



TOWN OF CRAMERTON

Planning & Zoning Department

TO: Town of Cramerton Board of Commissioners

FROM: Dave Pettine, AICP; Planning Director

DATE: 3/21/18

RE: Lakewood Area Overlay Land Development Code Amendment

This amendment will create a new Overlay District for the area studied in the Lakewood/Wilkinson South Small Area Plan. This overlay focuses mainly on form and design, as well as uses that may be considered to be included, and prohibited. The goal of the Overlay is to facilitate the type of development that was envisioned in the Wilkinson South Small Area Plan (see image below). This includes ensuring building placement is set appropriately to establish the desired streetscape, building design standards are in place to encourage quality architecture, and providing an area of transition to single family uses to ensure existing single family development in Lakewood is minimally impacted.

Please see the included draft of this Land Development Code Amendment below.



6.3.4 Lakewood Area Overlay

6.3.4.1 Purpose

The purpose of the Lakewood Area Overlay is to facilitate the goals for development of the area on the south side of Wilkinson Blvd/US 74/29, at the intersection of Lakewood Rd. This area was the focus of the Wilkinson South Vision Plan (Plan), adopted in February 2017, which serves as an addendum to the overall Build a Better Boulevard Corridor Plan. This area plan was a detailed study of this key intersection into the Town of Cramerton, and laid out goals for development of the area to create a mixed-use environment, with a Town Center and gateway feel. The Lakewood Area Overlay will incorporate elements of design for streetscapes and architecture, non-vehicular transportation networks, and use restrictions, to achieve the goals of the adopted Plan.

6.3.4.2 Applicability

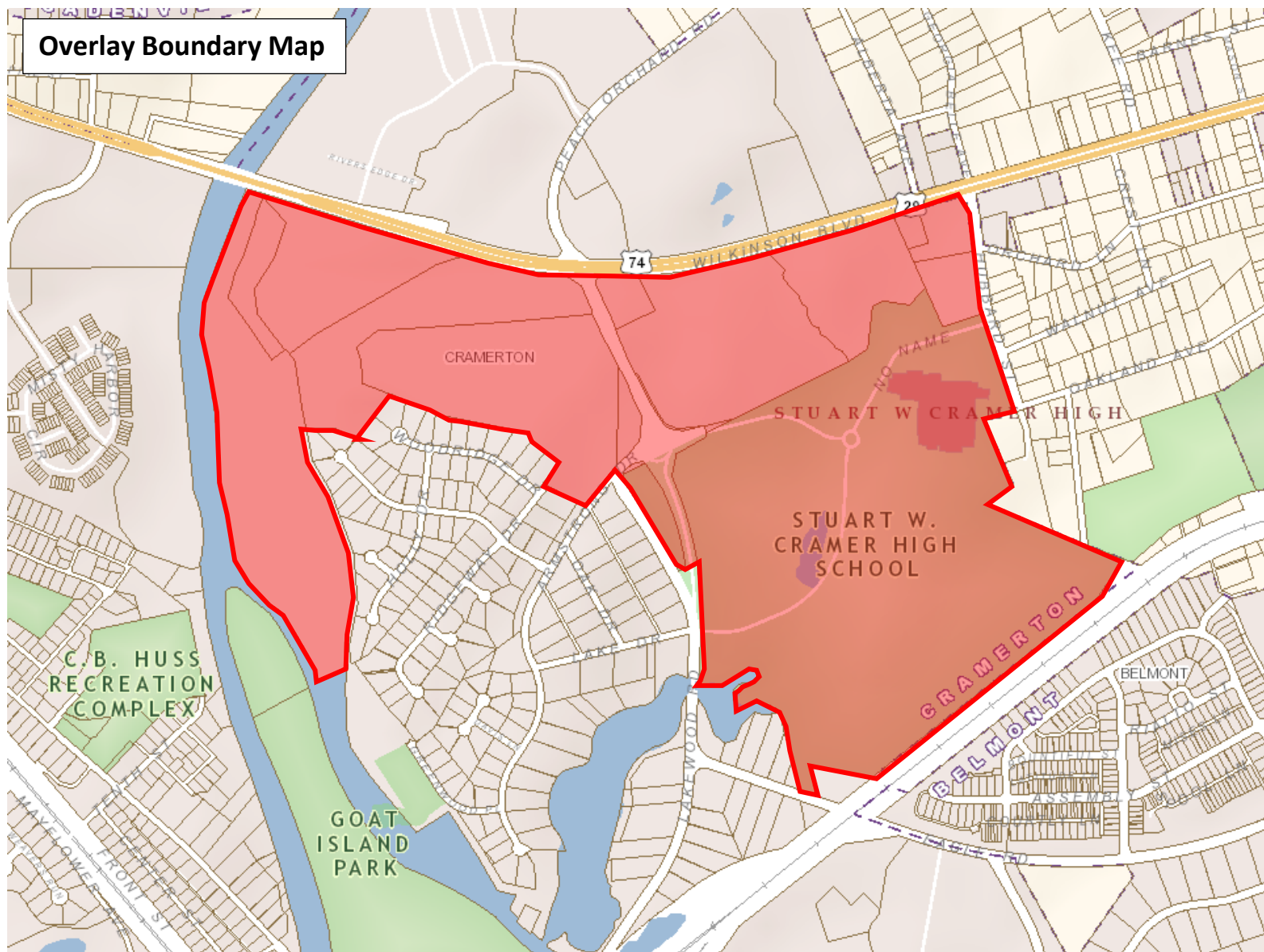
- A. The Administrator shall be responsible for the administration of this District and the issuance of all related zoning permits, except:
 - i. Where exceptions are noted in these requirements; and
 - ii. The subdivision of land which shall be processed in accordance with normal procedures outlined in the Subdivision Ordinance.
- B. Exceptions to the provisions of this Ordinance (except for Permitted Uses and Excluded Uses) may be approved as a Conditional District rezoning approval by the Board of Commissioners upon a recommendation by the Planning Board. In granting a Conditional District rezoning approval as an exception to these provisions, the Board shall first determine that:
 - i. The variations/exceptions requested are consistent with the purpose and intent of this District, as well as 5.18.1.7 of the Land Development Code General Building Design Guidelines.

6.3.4.3 Geographic Boundary

The Lakewood Area Overlay shall be comprised of properties identified by the following Tax Parcel ID numbers, and corresponding map:

- 217169
- 2236842
- 23685
- 212358
- 205259
- 219624
- 221099
- 212139
- 185894
- 185895
- 185896

Overlay Boundary Map



Modification of these Tax Parcel Numbers as a result of recombination, subdivision, or other changes to property boundaries where a new Tax parcel ID is created will not relieve the resulting, newly created properties from the requirements of this ordinance.

6.3.4.4 Non-residential Building Design Requirements

Building Elements for non-residential structures shall be designed in accordance with Section 5.18.1.7 of the Land Development Code. In addition, the following requirements shall apply:

- A. All buildings shall have a maximum front setback of 20' from the sidewalk;

6.3.4.5 Streets

All streets shall be constructed in accordance with the design and construction standards in this code and shall permit public access whether by easement or by public dedication. Typical street widths (as measured from edge of pavement to edge of pavement as opposed to including curb and gutter) shall be:

- A. 34--38 feet for a main street with marked parking on both sides;

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- B. 32--34 feet for lesser streets with marked parking on both sides);
- C. 27--29 feet for through streets with marked parking on one side;
- D. 24--26 feet for standard streets with unmarked parking allowed to stagger from side to side;
- E. 20--24 feet for low density local streets with unmarked parking on one side;
- F. 20 feet for one-way streets with parking on one side;
- G. and 12-14 feet with a 20 foot easement for residential alleys and commercial alleys typically being 24 feet;
- H. Street trees shall be planted along all new internal roadways;
- I. Where possible, streets are encouraged to narrow to 22--24 feet at intersections and at mid-block cross walks;
- J. Curve radii at intersections are 10-20 feet, depending on street function;
- K. Standard vertical curb is required on all streets;
- L. Mountable curbing is permitted around center medians, roundabouts, and other features in order to facilitate the infrequent use by vehicles with larger turning radii;

6.3.4.5.1 Sidewalk requirements

- A. Sidewalks are required on both sides of all new roads and shall be a minimum of 6 feet in width, with a minimum of 5 feet of landscaped buffer between sidewalk and edge of curb;
- B. Sidewalk along Wilkinson Blvd. shall be a minimum of 8 feet in width, with a minimum of 4 feet of landscaped buffer between sidewalk and edge of curb.
- C. Lighting
 - i. The area of existing sidewalk along the west-side of Lakewood Rd. shall have decorative light poles installed in the planting strip by the developer(s) to mimic the appearance of the existing light poles on the east-side of Lakewood Rd;
 - ii. Decorative lighting may be installed in the planting strip of any new internal roadways with the installation to be paid by the developer(s).

6.3.4.7 Parking

Parking lots shall not front along a street. On-street parking is provided throughout the development, and particularly so on streets with commercial buildings and attached housing. Where additional parking is needed, it is provided behind buildings in the interior of the block. The calculation of parking needs for nonresidential uses should always take into consideration available on-street parking and the expected walkable patronage. Parking lots shall include shade trees and no space in an outside parking lot shall be further than sixty (60) feet from the trunk of a shade tree. Each shade tree shall be planted in a planting area sized and shaped to enable healthy growth, and containing a minimum of 160 square feet including curbing. Pedestrian access from interior block parking area is best provided via a mid-block passageway to the street front. This passageway can also be used for other activities such as front entrances for small shops, access to second floor apartments, outdoor dining, outdoor vendors and outdoor display of plants, flowers and other appropriate items for sale.

6.3.4.8 Uses

6.3.4.8.1 All uses currently permitted in the R-1, R-2, R-3, R-4, B-1, B-2, B-3, CBD/TND, and O-I Zoning Districts of the Land Development Code's Table of Uses shall be permitted, with the exception of the following:

- A. Auction House
- B. Auto Body Shop
- C. Automobile Repair Shop
- D. Auto, Truck, Boat, Motorcycle Sales
- E. Automobile Service Station
- F. Automobile Parts Supply Store
- G. Building Material and Lumber Sales
- H. Car Wash (Automatic and Self-Service)
- I. Golf Course
- J. Laundromat
- K. Mini-Warehouse
- L. Moving and Storage Facilities
- M. Nursery (Landscape)
- N. Pawn Shop
- O. Pool Hall
- P. Rental Center
- Q. Restaurant, Drive-in
- R. Restaurant, Drive-Through
- S. Rooming House
- T. Video Rental and Sales Store
- U. Wholesale Sales Operation

6.3.4.8.2 Existing Single Family Development

The area of the Overlay where single family lots exist at the adoption of these regulations shall adhere to the following use restrictions:

- A. Development proposed adjacent to existing single family lots shall be limited to single family uses only. This includes single family attached (townhomes).
- B. A 20' natural buffer shall be platted separately between any proposed new development and adjacent single family lots.
 - a. Buffer area should remain in its natural, undisturbed state where practical.
 - b. If the buffer area must be disturbed, replacement plantings to provide natural screening shall be submitted for review and approval by the Planning Director.