

## ***SHABELDEEN ENGINEERING, PA***

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January 10, 2020

Mr. Chris Timberlake  
Catawba County Planning Dept.  
25 Government Dr.  
Newton, NC 28658

**SUBJECT:** Cooke Rentals Site Rezoning Request  
PIN 3686-01-35-1353  
Denver, NC

Mr. Timberlake:

Cooke Rental of Denver, NC, Inc. (applicant) is requesting the rezoning of the parcel located at the northwest quadrant of Hwy 16 and E. Maiden Road from R-40 to a planned development-conditional district (PD-CD). On behalf of the Applicant, Shabeldeen Engineering, PA is submitting 15 copies of the site plan and architectural sketches and a check for \$720 for the rezoning application.

The 20.62-acre parcel (PIN 3686-01-35-1353) is currently zoned R-40 and is within the WS-IV Protected watershed and the Mixed-Use Corridor (MUC-O) overlay. The parcel is not within a flood hazard zone. There are no "blueline" streams in the vicinity of the project.

### **PROJECT DESCRIPTION**

Cooke Rental of Denver is a light-equipment rental business and event planning/rental business currently located at 5743 Hwy 150 E. in Denver, NC. Due to the growth in the Denver area and the success of their businesses, the Applicant proposes to relocate and expand to the referenced site.

The Applicant has an option on the referenced property and intends to use it for commercial and retail. The Applicant is requesting that the parcel be rezoned to a planned development – conditional district (PD-CD). This will allow the applicant to develop the parcel as high density with a percent built upon area (BUA) up to 70%.

Cooke Rental of Denver is currently located on two (2) parcels totaling 3.87 acres. The light equipment rental occupies approximately 28,000 sf of sales and warehousing space. The event planning business occupies approximately 2,500 sf of retail space.

The proposed site will be subdivided into four (4) parcels. The southern two (2) parcels will be occupied by Cooke Rentals. The northern two (2) parcels will be set aside for as commercial/retail space for future development.

### **Parcel 1**

Parcel 1 is 5.88 acres located in the southwest corner and will house the light-equipment rental business. This will be the first phase of the project. The impervious area has been calculated t

4.68 acres with a percent Built Upon Area (%BUA) of 79%. The site will contain a primary building with space for an office, a shop, storage, and a wash bay. There will also be two (2) accessory structures for storage and a dumpster pad. Approximately 4.0 acres of the site will be either asphalt, concrete, or gravel for access, parking and equipment storage. Municipal water is available; however, there is sewer system is not.

Phase 1 will have septic system with effluent being pumped to a proposed drainfield in the northwest corner of the site. The location and size of the drainfield will depend on soils evaluation and permit coordination with the County Environmental Health Department.

The parcel will be enclosed in an 8-ft. fence. The section along E. Maiden Road and the southern portion of the interior road will be wrought iron fence with sliding gates at the entrances. The rest of the site will be enclosed with wooden privacy fence. The dumpster pad will be screened from view by the privacy fence and the proposed storage lean-to.

A lighted 18-ft. in diameter concrete pad will constructed within the fence area to display equipment.

#### **Parcel 2**

Parcel 2 is 5.12 acres located in the southeast corner and will be a future phase for the event planning/rental business and additional light-equipment storage building. The parcel will also include a Wet Pond stormwater control measure designed to treat and detain stormwater runoff from parcels 1 and 2 and the internal road.

#### **Parcels 3 and 4**

Parcels 3 and 4 are 4.10 acres and 2.91 acres, respectively, located in the northern half of the site. These parcels will be set aside for future development when there is a demand and sewer is available. Stormwater runoff from these sites will be treated and detained on-site with a subsurface system.

The total percent built upon area (%BUA) of the development shown on the accompanying site plan is 62%. Phase 1 of the project will include Parcel 1, the new road up to the north driveway into Parcel 1, and the Wet Pond located on Parcel 2. Phase 2 of the project will include Parcel 2. Parcels 3 and 4 will be future phases.

#### **Building Design**

Attached are architectural sketches for the Phase 1 buildings showing the building's exterior features. The future buildings will be similar in exterior finishes as Phase 1. All buildings will be limited to 45 feet in height. The locations, square footages of the buildings are shown on the accompanying site plan.



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### **Signage**

Two types of signs will be constructed on the site. Lighted monument signs, as shown on the accompanying Sign Layout, will be installed at the East Maiden Road entrance. The sign will list primary occupants within the development. Similar lighted monument signs will be installed in front of each building listing the occupants of that particular building. A lighted pole sign will be placed at the corner of East Maiden Road and Bucks Garage Road. The pole sign will be limited to 16 feet in height. All signs will comply with Division 7 Sign Regulations of the County's Unified Development Ordinance. Design of the signs and foundations will be submitted to the County for review and approval.

### **Landscaping**

The accompanying site plan shows proposed landscaping for the site. Street trees will be planted along the interior road and East Maiden Road. Parking lot landscaping generally complies with the UDO. The applicant is requesting that the landscape strip along the parking fronting East Maiden Road be installed in lieu of landscape islands. This will eliminate obstructions to truck traffic. The perimeter landscape buffer is provided along the southeast property line. The existing vegetation along the northeast property line will remain in lieu of additional landscape buffer. Privacy fence will be installed along the southwest property line.

I appreciate the opportunity to work with the County on this rezoning. Please do not hesitate to contact me if you have any questions or comments.

Sincerely,



Dan Shabeldeen, P.E.