

# Pender County Planning and Community Development

## Planning Division

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## Artisan Manufacturing Application Information Special Use Permit

**Case Number:** SUP 2023-41

**Application Type:** Special Use Permit

**Applicant:** Allan McVay

**Owners:** Joseph Brian West

**Location:** The subject property is located on NC Highway 133 approximately 1000 feet west of the intersection of NC Highway 133 and Cheshire Rd in the Rocky Point Township and may be further identified by PIN 3224-23-2136-0000.

**Property ID #(s):** 3224-23-2136-0000

**Description:** Allan McVay, applicant, on behalf of Joseph Brian West, owner, is requesting the approval of a Special Use Permit for Artisan Manufacturing to allow for the design, modification and crafting of custom artisan wood furniture, shelving and cabinetry within an approximately 2,400 square foot metal building. The use is proposed within the RP, Residential Performance zoning district.

**Current Zoning:** RP, Residential Performance

**Technical Review Committee Meeting:**

**Board of County Commissioners/Planning Board Meeting**  
03/13/2023

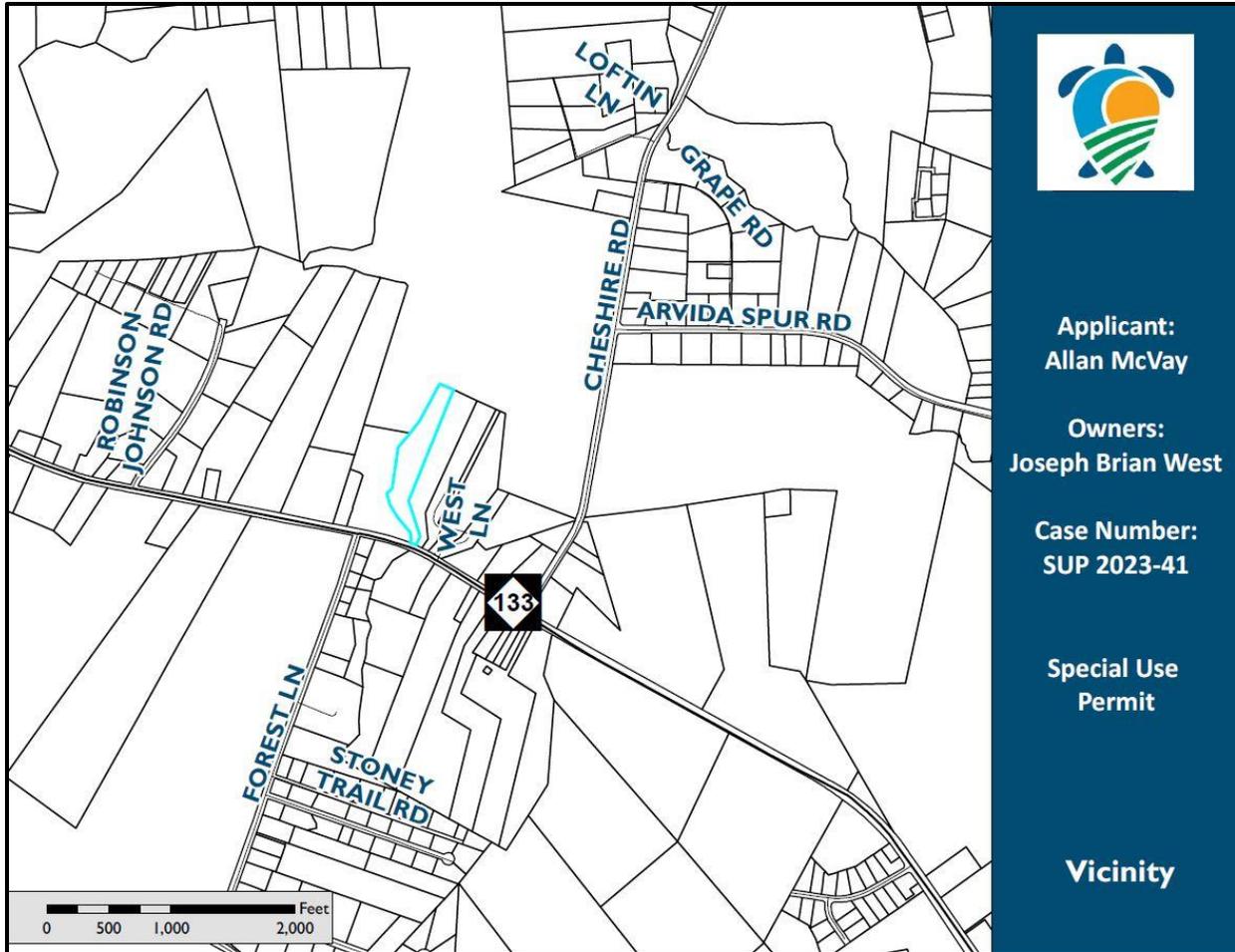
## Application Materials

Application Package  
Site Plan

# STAFF REPORT FOR SUP 2023-41 SPECIAL USE PERMIT APPLICATION

<b>APPLICATION SUMMARY</b>	
Case Number	SUP 2023-41
Hearing Date	March 13, 2023 Board of County Commissioners
Applicant	Allan McVay
Property Owner	Joseph Brian West
Parcel Identification Number	3224-23-2136-0000
Acreage	4.93
Township	Rocky Point
Zoning District	RP, Residential Performance
Pender 2.0 Future Land Use Category	Medium Density Residential

<b>SPECIAL USE PERMIT PROPOSAL</b>
Allan McVay, applicant, on behalf of Joseph Brian West, owner, is requesting the approval of a Special Use Permit for Artisan Manufacturing to allow for the design, modification and crafting of custom artisan wood furniture, shelving and cabinetry within an approximately 2,400 square foot metal building. The use is proposed within the RP, Residential Performance zoning district.
<b>LOCATION</b>
The subject property is located on NC Highway 133 approximately 1000 feet west of the intersection of NC Highway 133 and Cheshire Rd in the Rocky Point Township and may be further identified by PIN 3224-23-2136-0000.



## SPECIAL USE PERMIT PROPOSAL

The applicant, Allan McVay, is seeking to obtain a Special Use Permit in order to construct a 2,400 square foot metal building for artisan wood working. Within the proposed structure there would be a maximum of four employees to assist the applicant with designing and crafting custom wood furniture. The applicant stated that the purpose of this Special Use Permit request is to expand a Rocky Point business that has been in operation since 2020. The proposed building would be located approximately 1000 feet West of the intersection of Highway 133 and Cheshire Rd.



**Applicant:**  
Allan McVay

**Owners:**  
Joseph Brian West

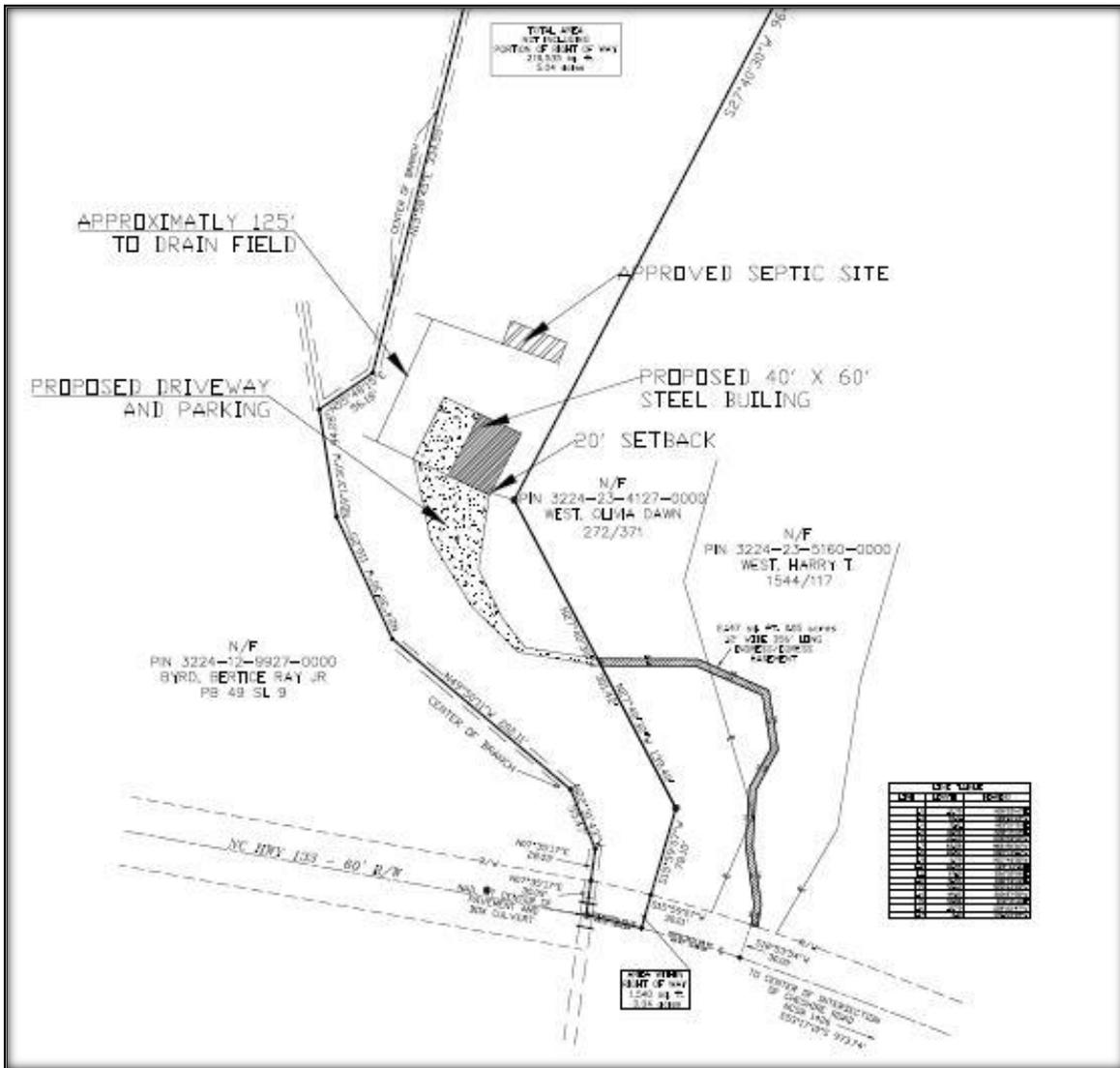
**Case Number:**  
SUP 2023-41

**Special Use  
Permit**

**2020 Aerial**

According to the applicant's submitted narrative, the property would be primarily used for design, modification and crafting activities of custom artisan wood furniture, shelving and cabinetry creations to be conducted potentially from 7:00am to 5:00pm, Monday through Saturday, although hours of operation may vary. The applicant's narrative can be found in the Board's packet as Attachment I. The applicant has also stated that there will not be more than four employees on site at any given time. The applicant is proposing to install a new septic tank, driveway and metal building over the next 12 months. Utilities required for the project include electric, septic and water via on-site well. Duke Energy has been contacted and will provide electrical service to the site. The Pender County Health Department has issued an improvement permit for the proposed septic system. Water will be accessed by an on-site well as approved by Pender Health Department and installed by an approved contractor.

**Below: Applicant's Site Plan (Attachment 2)**



**Access**

The site is proposed to be accessed from NC HWY 133. More specifically, the applicant has indicated that the proposed access will be through a recorded easement as shown in the applicant's site plan above and in Attachment 2.

## Traffic

A Traffic Impact Analysis (TIA) is not anticipated as the proposed use is estimated to generate less than 100 trips in the morning and evening peak hours and less than 1,000 trips per day. Any road improvements will be to NCDOT standards.

### **NCDOT Average Annual Daily Traffic (AADT)**

<b>Road</b>	<b>Location</b>	<b>Volume</b>	<b>Capacity</b>	<b>V/C</b>
NC HWY 133	West of its intersection with Cheshire Road	4,300	15,439	0.27

<sup>eat1</sup>Information based off **NCDOT Average Annual Daily Traffic (AADT) 2020**

<sup>2</sup>Information for Capacity is planned capacity

## Landscaping and Buffers

Commercial developments in residential districts are required to provide specific buffers along the certain parcel boundaries on the subject property. As proposed, the subject site will be required to meet the landscaping and buffering standards outlined in the table below. If approved, landscaping and buffering will be evaluated when a site-specific development plan is submitted. Given the size of the property and the size of the development the buffers are subject to change in accordance with Section 8.2.2, Location Exception.

<b>Required Buffers</b>	
<b>Buffer Type</b>	<b>Location of Buffer</b>
Type A	Along Southern property line (Hwy 133 Road Frontage)
Type C	Along Eastern property line
Type C	Along Northern property line
Type C	Along Western property line

## Signage

There is no proposed signage at this time. Any proposed signage shall be required to be in conformance with the standards of the Unified Development Ordinance.

## Utilities

Wastewater services to the site will be provided through an onsite septic system. Water will be provided by an on-site well and electrical will be provided by Duke Energy.

ENVIRONMENTAL CONCERNS	
Special Flood Hazard Areas	The subject property does not contain Special Flood Hazard Areas <sup>1</sup> .
Wetlands	Portions of the subject property may contain wetlands <sup>2,3</sup> . No Jurisdictional Determination for the U.S. Army Corps of Engineers has been submitted by the applicant, which will be required prior to any administrative approvals. Any disturbance within these wetlands is subject to review and approval by the U.S. Army Corps of Engineers.
Areas of Environmental Concern	The subject property does not contain any Areas of Environmental Concern (AEC) <sup>4</sup> .

<sup>1</sup> According to the effective regulatory and preliminary Flood Insurance Rate Maps NC Flood Risk Information System (NC FRIS)

<sup>2</sup> According to the NC Division of Coastal Management (NC DCM)

<sup>3</sup> According to the National Wetlands Inventory (NWI)

<sup>4</sup> According to the North Carolina Department of Environmental Quality (NCDEQ)

## EVALUATION

### Basis for Granting SUP

Approval and revocation procedures for Special Use Permits are located in Sections 3.12.3 and 3.12.4 of the Pender County Unified Development Ordinance. These sections are provided as Attachment 3.

### Zoning and Existing Land Use in Area

Much of the subject property is wooded and undeveloped. Surrounding zoning consists of RP,

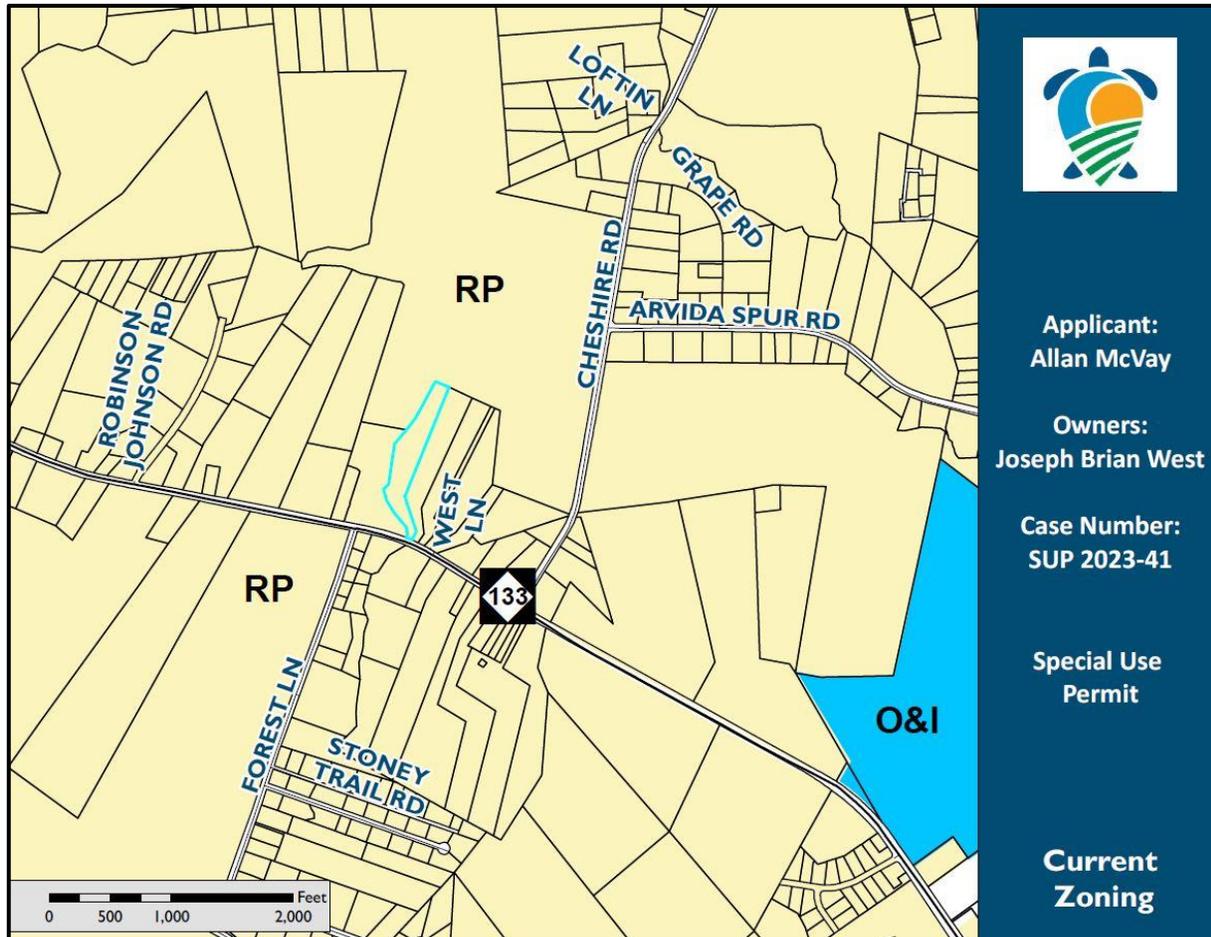
CHARACTERISTICS OF THE SURROUNDING AREA		
	LAND USE	ZONING
<b>North</b>	Residential	RP, Residential Performance
<b>East</b>	Undeveloped, Residential	RP, Residential Performance
<b>South</b>	Residential	RP, Residential Performance
<b>West</b>	Undeveloped, Residential	RP, Residential Performance

Residential Performance and the surrounding land uses are primarily residential.

## Unified Development Ordinance Compliance

The use, as proposed, is classified as Artisan Manufacturing, which is allowable through Special Use Permit approval within the RP, Residential Performance zoning district.

*Below: Zoning Map of the Area*

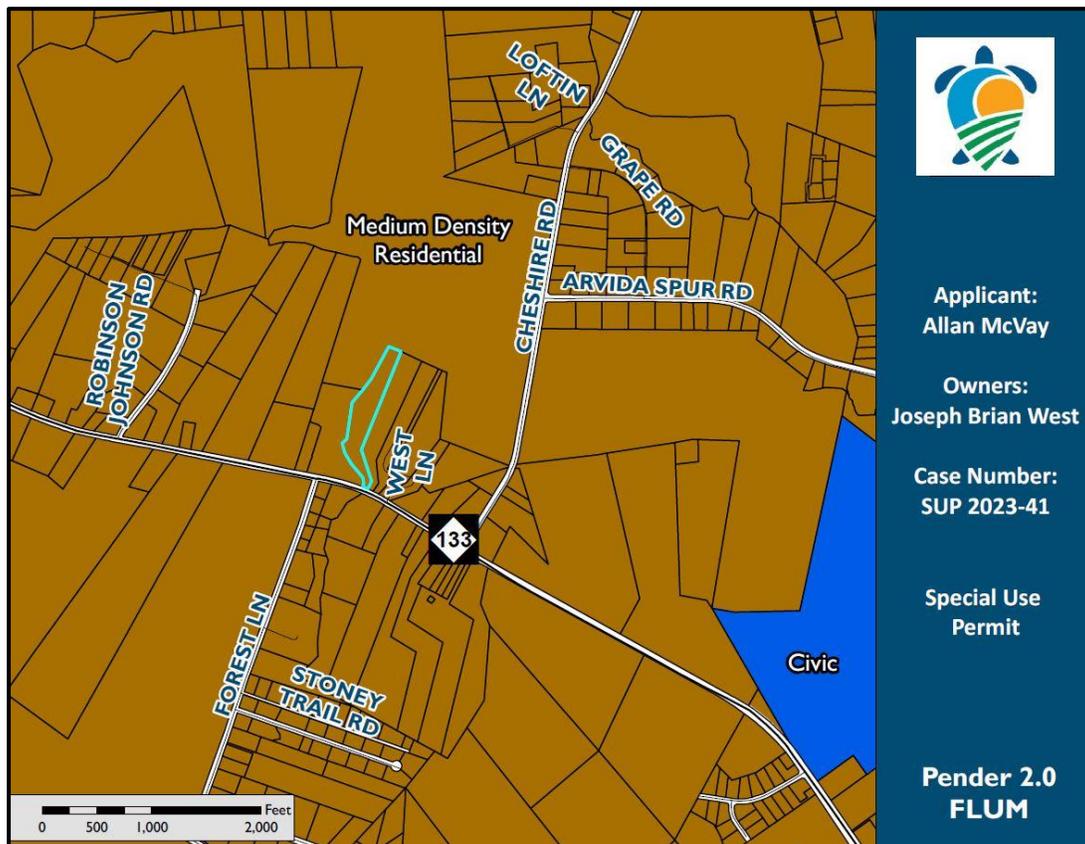


Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
<b>Manufacturing</b>											
Artisan Manufacturing		S	<b>S</b>			P	P		P		

Prior to issuance of final zoning approval, a site development plan must be submitted and approved in accordance with all applicable provisions of the Pender County Unified Development Ordinance. The site development plan shall be reviewed by members of the Pender County Technical Review Committee (TRC). Furthermore, the proposal is subject to all other applicable federal, state, and local permits and approvals.

## Pender 2.0 Comprehensive Land Use Plan Compliance

The Pender 2.0 Comprehensive Land Use Plan designates the subject property as Medium Density Residential. The Medium Density Residential future land use category is established in areas with proximity to supporting services and a mixture of development types. Appropriate uses are single-family residences, duplexes, townhomes, community recreation and open space uses, and neighborhood-scale institutional uses such as religious and civic organizations. Although this category is established to primarily include residential uses, some non-residential uses may be consistent if included within master planned communities with well-integrated neighborhood-scale commercial and office uses. The Pender 2.0 Comprehensive Land Use Plan defines “neighborhood scale” as development that conforms to the neighborhood fabric, and the footprint of neighborhood scale structures is typically limited to 15,000 square feet with parking facilities less than 20,000 square feet in area. Inappropriate uses for the Medium Density Residential future land use category are industrial and manufacturing uses, along with commercial office uses not located within a master planned community.



The proposed use is consistent with the Medium Density Residential Future Land Use Classification and Future Land Use Map because it would provide a small-scale commercial opportunity that is less than 15,000 square feet in a residential area while having minimal impacts on traffic.

In addition to the Future Land Use Map (FLUM), the request was found to be consistent with policies 5.1.E, 5.1.K, and 5.1.FF and support the request as the proposed use is intended to provide a needed service in an area experiencing significant growth.

**Policy 5.1.E: Compatible Development:** The County supports new commercial and multi-family developments that blend with surrounding neighborhoods and limit traffic, noise, and light impacts on existing residential uses.

**Policy 5.1.K: Commercial Development:** The County supports a wide range of commercial development, particularly those businesses that provide needed services to residents and visitors, provided that the impacts on traffic are minimized.

**Policy 5.1.FF: Rural Non-Residential Uses:** The County shall continue to accommodate limited non-residential uses in rural areas.

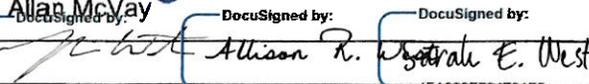
The proposed SUP is supported by the above policies because it has the potential to provide a small-scale commercial use that would be screened from surround residential properties while having a minimal impact to existing traffic conditions.

## PROPOSED CONDITIONS

### Conditions to Consider in Issuing a Special Use Permit for this Project

1. The project shall comply with all requirements of the Pender County Unified Developed Ordinance.
2. The obligations imposed by this permit will be the responsibility of the property owner and shall continue in effect for the duration of this permit.
3. The applicant shall meet all other local, state, and federal regulations.
4. Any violations of the conditions of this permit, confirmed by the Zoning Administrator shall result in the pursuit of revocation actions pursuant to N.C.G.S. 160D-403(f), if not corrected within 30 days of receipt of the notice of violation.
5. Unless a request for additional time is granted or approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void if final Zoning Approval has not been issued for the project within 24 months after the Notice of Approval of the Special Use Permit has been served on the applicant.

## APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP - 2023 - 00041	Date	2/13/2023
Application Fee	\$ 300	Invoice Number	00031217
Pre-Application Conference	2/13/2023	Hearing Date	3/13/2023
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Allan McVay	Owner's Name:	Joseph Brian West Allison R. West, Sarah E. West
Applicant's Address:	165 Gooseneck Rd. W	Owner's Address:	125 Great Oak Drive
City, State, & Zip	Rocky Point, NC 28457	City, State, & Zip	Hampstead, NC 28443
Phone Number:	(910)789-2399	Phone Number:	910-859-9054
Email Address:	alland73@icloud.com	Email Address:	jbwest17@gmail.com
Legal relationship of applicant to landowner: land purchaser			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3224-23-2136-0000	Total property acreage:	4.97 5.04 with easment
Zoning Classification:	RP	Acreage to be disturbed:	less than 1
Water Provider:	Well	Wastewater Provider:	Septic
Project Address:	XXXX NC HWY 133, Rocky Point, NC 28457		NAICS Code:
Description of Project Location:	approximately 200' west of West Rd. to property. Approximately 200' off HWY 133 to building site		
Describe activities to be undertaken on project site:	build a 40' x 60' metal building. For storage, constructing custom furniture, shelving, some cabinetry		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	01/22/2023
Applicant's Printed Name:	Allan McVay	Date:	01/22/2023
Owner's Signature		Date:	1/24/2023
Owner's Printed Name:	Joseph B. West, Allison R. West, Sarah E. West	Date:	1/24/2023
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Special Use Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing.</li> <li>4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application</li> <li>5. Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing.</li> </ol>			

Project Narrative for:

TBD

NC Hwy 133

Rocky Point, NC

PIN:	3224-23-2136-0000
Acreage:	4.96
Zoning:	RP
Township:	Rocky Point
Property Description:	4.97Ac PT James West Est div
Deed Reference:	4621/1075
Owner:	Joseph Brian West 125 Great Oak Dr. Hampstead, NC 28443
Applicant:	Allan McVay

Location of the project requires an address, TBD NC Hwy 133, Rocky Point, NC 28457. Standard driveway access needed to middle portion of lot where shop will be located – and accessible Hwy 133 along a deeded easement per site plan.

The applicant's intention for the special use permit is relevant to the design, modification and crafting activities of custom artisan wood furniture, shelving and cabinetry creations to be conducted on the specified property. The hours of operation for the site will vary; although, potential for active use is predominantly 7:00am to 5:00pm, Monday through Saturday. Employee activities on site will not exceed 4 at any given time.

The construction and installation of a new septic tank, driveway and metal building are proposed over the next 12 months.

Utilities required for the project include electric, septic and water. Duke Energy has been contacted and will provide electrical service to the site. Pender Health Department has approved and is designing a septic system. Water will be accessed by an on-site well as approved by Pender Health Department and installed by an approved contractor.

Required necessary permits include: Building permits for the structure and a permit for the Septic Tank

The special use permit is requested under the Miscellaneous Artisan Manufacturing Use permit.

The requested use would not impair the integrity or character of the surrounding and/or adjoining properties, nor adversely affect the safety, health, morals, or welfare of the community and its members. The intent of the special use permit is for the overall improvement and maintenance of the intended property to include optimal design for low impact development and the implementation of nature based solutions as a sustainable approach to development. The proposed use will not create hazards or nuisances. Use on the property will have no physical impact or change to air quality, noise levels or physical attributes to adjoining or surrounding properties. The proposed building will be sound resistant to minimize noise created by the use of power tools and the activity of modifying and creating custom wood designed objects.

The requested specialty use permit is in conformity with the Pender County Land Use plan and other official plans and policies adopted by the Board of County Commissioners as described by the special use of the Miscellaneous Artisan manufacturing guidelines.

All legwork to install appropriate utilities, access roads, sanitation and/or other necessary facilities is completed; and work ordered to initiate upon the approval of the special use permit.

Use of the property will not affect traffic. The property will be used primarily by the owner.

The applicant understands that the use of the property with the special use permit must conform to the applicable regulations of the district in which it is located.

The proposed use is for a lot size that readily accommodates the activities required for the design, modification and crafting of custom artisan wood furniture, shelving and cabinetry creations while adhering to setback guidelines.

This special use permit is for a local, Rocky Point based business that has been in operation since 2020. The increased clientele base and overall demand has created a need for storage and centralizing a location for constructing custom wood working pieces. In general, assessments occur at client site specific locations and the proposed use is for activity that will occur within the confines of the proposed structure. Power tools will be used within the proposed structure. Dust collection capabilities are included in the design portion of the finished structure. Sawdust collected will be composted and turned into soil. The design of the building will minimize the addition of noise decibels in the vicinity as a result of activities within the structure.

The applicant appreciates your consideration of the special use permit.

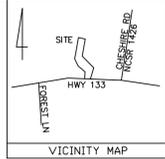
Allan McVay  
(910) 789-2399

NORTH CAROLINA

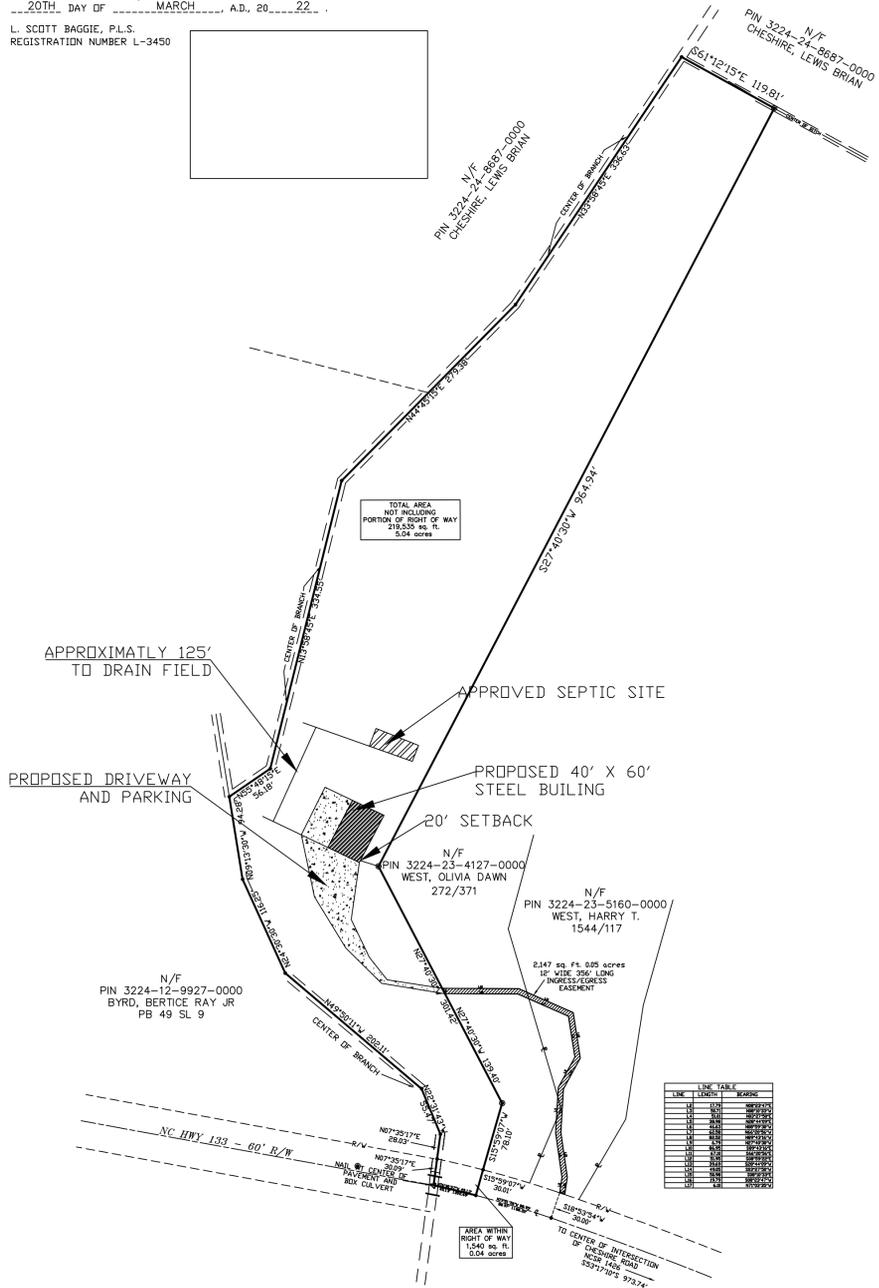
PENDER COUNTY

I, L. SCOTT BAGGIE, CERTIFY THAT THIS SURVEY PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DESCRIPTION RECORDED IN DEED BOOK 14621 PAGE 11075 PLOTTED FROM INFORMATION REFERENCED, THAT THIS PLAT WAS NOT PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20TH DAY OF MARCH A.D. 2022.

L. SCOTT BAGGIE, P.L.S.  
REGISTRATION NUMBER L-3450



LEGEND:  
R/W - RIGHT OF WAY  
N/F - NOW OR FORMERLY  
CP - COMPUTED POINT  
● - IRON PIPE FOUND  
— - GUARD RAIL



TOTAL AREA NOT INCLUDING PORTION OF RIGHT OF WAY 219,035 sq. ft. 5.04 acres

AREA WITHIN RIGHT OF WAY 1,540 sq. ft. 0.04 acres

LINE TABLE		
LINE	LENGTH	BEARING
1	118.12	S89°52'15"E
2	119.81	S89°52'15"E
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99	119.81	S89°52'15"E
100	119.81	S89°52'15"E

Current Owner Information	
Joseph Brian West	
Home Address:	125 Great Oak Dr. Hampstead, NC 28443
Site Address:	Street Number (TBD) Hwy 33 Rocky Point, NC 28457
PIN:	3224-23-2136-0000
Acreage:	4.97 acres
Zoning:	RP
Township:	Rocky Point
Property Description:	4.97 Ac PT James West Est Div
Deed Reference	4621/1075

- 7) Existing and proposed streams, drainage ways, ponds, lagoons, wetlands, flood plains, berms, etc.
- 8) Existing and proposed structures and on-site improvements;
- 9) Existing and proposed fencing, vegetative screening and buffering;
- 10) Existing and proposed signs, lighting, landscaping, walks, parking and drives;
- 11) Detail any expected impact to the community, such as; traffic, noise, vibration, glare, odor, dust, etc. and the method being used to lessen these impacts.

### **3.12.3 Procedures for Reviewing Applications**

- A. The special uses, as specified in the various districts, may be established only after review and approval by the Board of Commissioners.
- B. The Board of County Commissioners, acting in a quasi-judicial manner and setting, shall hear evidence from the applicant and any interested members of the public.
- C. The Board of Commissioners shall hold a public hearing on the application for a Special Use Permit within sixty (60) days after the completed application is filed.
- D. The Administrator shall cause notice of the hearing to be published once a week for two successive calendar weeks. The notice shall be published for the first time not less than ten (10) nor more than twenty-five (25) days before the date fixed for the hearing.
- E. All Special Use Permit applications must be presented to the Administrator for a determination of completeness.
- F. An appeal from a completeness determination may be made to the Board of Adjustment within twenty (20) days of the determination.
- G. The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:
  - 1) The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
  - 2) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
  - 3) The proposed use shall not constitute a nuisance or hazard;
  - 4) The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
  - 5) Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
  - 6) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
  - 7) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
  - 8) The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

### **3.12.4 General Provisions Concerning Special Use Permits**

- A. Compliance With Other Codes - Granting of a Special Use Permit does not exempt the applicant from complying with all of the requirements of building codes and other Ordinances.
- B. Revocation - In any case where the Special Use Permit or the conditions of a Special Use Permit have not been or are not being complied with, the Administrator may initiate a notice of violation for the provisions of this Ordinance and the conditions of the Special Use Permit not in compliance or the Administrator, may initiate notice of a public hearing to consider revocation of the permit by the Board of Commissioners or both actions may be initiated. Procedures for notice of such hearing shall be the same as procedures for consideration of an initial application for a Special Use Permit and the permittee shall be notified. After a public hearing has been held, the Board of Commissioners may revoke the Special Use Permit upon finding any of the following:
- 1) That the approval was obtained by fraud.
  - 2) That the use for which such approval was granted is not being executed.
  - 3) That the use for which such approval was granted has ceased to exist or has been suspended for one year.
  - 4) That the permit granted is being, or recently has been exercised contrary to the terms or conditions of such approval.
  - 5) That the permit granted is in violation of an Ordinance or Statute.
  - 6) That the use for which the approval was granted was so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.
- C. Expiration - Unless a request for additional time is granted or approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void if final Zoning Approval has not been issued for the project within 24 months after the Notice of Approval of the Special Use Permit has been served on the applicant. The Administrator may provide one extension of the expiration date by no more than 6 months, for complex projects requiring major state or federal permits, upon receipt of a written request for such extension by the applicant detailing the reasons for delay in completion of the requirements for the Zoning Approval.
- D. Duration of Special Use - Any conditions imposed on a special use authorized and exercised shall be perpetually binding upon the property unless expressly limited by the Special Use Permit or subsequently changed or amended by the Board of Commissioners after application to the Board of Commissioners and a public hearing.
- E. Conditions and Guarantees - Prior to the granting of any special use, the Board of Commissioners may stipulate such conditions and restrictions upon the establishment, location, or construction, maintenance, and operation of the special use as it deems necessary for the protection of the public and to secure compliance with the standards and requirements specified in this Ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary to assure that conditions stipulated in connection therewith are being and will be complied with.
- 1) Such conditions may include a time limitation.
  - 2) Conditions may be imposed which require that one or more things be done before the use requested can be initiated. For example, "that a solid board fence be erected around the site to a height of six (6) feet before the use requested is initiated".

Pender County UDO Article 8 Section 8.2 – Landscaping and Buffering

<p>Buffers Required for All Non-residential Uses (Excludes Industrial Uses) in All Residential Districts, (RA, RP, RM, MH) - Residential uses in Residential Districts are not required to have buffers, except as required for mobile home parks, Multifamily and Planned Developments. All commercial or uses other than residential uses (excluding industrial uses) in the Residential Districts shall provide the following buffers: Uses in these districts that require a special use permit will in addition, provide other buffers as specified in the special use permit.</p>	
<p>Location of Buffer for Non-residential Uses in the Residential Districts</p>	<p>Type Buffer</p>
<p>Along all street boundaries of the Development</p>	<p>Buffer A</p>
<p>Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development</p>	<p>Buffer C</p>
<p>Along all other non-street boundaries</p>	<p>Buffer B</p>

Buffer A Buffer "A" This buffer is designed primarily for road frontage areas and should run parallel to the street to provide a continuous, aesthetically pleasing streetscape. The requirements for buffer "A" shall be met by any one of the following:

A-1) 15-foot-wide strip with 3 canopy trees, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet (width may be reduced to 10' for existing developed lots that are subject to new buffer requirements), or

A-2) 20-foot-wide strip with 3 canopy trees, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 18 shrubs per 100 linear feet, or

A-3) 25-foot-wide strip with 1 canopy tree, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet, or

A-4) 30-foot-wide strip with 1 canopy tree, 2 understory trees and either a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 32 shrubs per 100 linear feet.

Buffer B Buffer "B" This buffer is a medium density planting area to be used primarily along non street boundary lines to provide spatial separation between similar types of uses. The requirements for buffer "B" shall be met by any one of the following:

B-1) 10-foot-wide strip with 3 canopy trees, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

B-2) 15-foot-wide strip with 3 canopy tree, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

B-3) 20-foot-wide strip with 1 canopy tree, 2 understory tree and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 15 shrubs per 100 linear feet, or

B-4) 25-foot-wide strip with 0 canopy trees, 5 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet.

C Buffer "C" This buffer is designed to provide a high-density screen primarily along non street boundary lines to provide buffer and separation between different categories of uses such as commercial adjacent to residential uses or other non-residential uses adjacent to high density single family residential uses. The requirements for buffer "C" shall be met by any one of the following:

C-1) 10-foot-wide strip with a 6-foot-high wood stockade, basket weave, or other solid wood fence and 2 canopy trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-2) 15-foot-wide strip with a 6-foot-high wood stockade, basket weave, or other solid wood fence or an evergreen hedge\* that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

\*Reference spacing requirements in plant list for specific species and spacing to achieve evergreen hedge

C-3) 20-foot-wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree or 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-4) 25-foot-wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet.