

**PLANNING BOARD
REGULAR MEETING
Tuesday, August 25, 2020
7:00 PM
Remote Meeting**

The regular meeting of the Planning Board will be conducted remotely using the Zoom virtual meeting platform.

TO WATCH LIVE: The meeting will be available via Zoom. To join from a PC, Mac, iPad, iPhone or Android device, click this URL: <https://zoom.us/s/94896308756>. An account is not necessary to join.

TO LISTEN LIVE: The meeting audio will be available by calling 888-788-0099 (Toll Free) or 877-853-5247 (Toll Free) and entering meeting ID 948 9630 8756

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES – July 28, 2020
- III. REZONING APPLICATION 2020-713 - Home Depot, Change of Conditions, 1837 Matthews Township
- IV. SILVER LINE UPDATE
- V. ADJORNMENT

**MINUTES
PLANNING BOARD
TUESDAY, JULY 28, 2020
7:00 PM
ZOOM VIRTUAL MEETING**

ALL PARTICIPANTS MET REMOTELY

PRESENT: Chairman Mike Foster; Vice-Chairman Natasha Edwards; Members Jonathan Clayton, Jim Johnson, Kerry Lamson, Jana Reeve, and Mike Rowan; Alternate Member Tom Dorsey; Acting Town Attorney Craig Buie; Planning Director Jay Camp; Senior Planners Mary Jo Gollnitz and Rob Will; Planner Darin Hallman; Senior Administrative Specialist/Deputy Town Clerk Shana Robertson

ABSENT: Alternate Member Matt Main

CALL TO ORDER

Chairman Mike Foster called the meeting to order at 7:00 pm.

APPROVAL OF THE MINUTES

Johnathan Clayton motioned to approve the minutes from the June 23, 2020 Planning Board meeting as presented. Natasha Edwards seconded the motioned and it was unanimously approved.

REZONING APPLICATION 2020-711 – Christlife Church, 1641 Matthews Township Parkway, B-H (CD) (Business Highway Conditional) Change of Conditions

Senior Planner Mary Jo Gollnitz said that Rezoning Application 2020-711 was a request to add banquet facility to the list of allowed uses. At the June 13, 2020 Public Hearing, there were several questions about alcoholic sales. Ms. Gollnitz said that there were updates that included alcoholic beverages would only be served in conjunction with catering event held within the building. The term “bar” was only used in the interior site plan as a reference to where a servicing area would be for events. Ms. Gollnitz reviewed the definition for brewpub in the Matthews Unified Development Ordinance (UDO) and informed the Board that the applicant has agreed to delete the use of funeral homes and brewpub from the Table of Permitted Uses. Ms. Gollnitz reviewed the updated list of permitted uses.

Kerry Lamson motioned that Rezoning Application 2020-711, Christlife Church B-H (CD) Change of Conditions to allow banquet facility be recommended for approval as presented. The request was found to be consistent with the Matthews Land Use Plan as it allows a retail use to the existing building and allowable uses have been removed that would not be compatible with neighboring properties. The rezoning was found to be reasonable because it allowed for the building to house a banquet facility for meetings and other events in close proximity to local businesses that would otherwise have to look outside of Matthews for such facilities. Mr. Clayton seconded the motion and it passed unanimously.

REZONING APPLICATION 2020-712 – Morris Family Investments, N Fremont Street O (Office) to R-VS (Residential Varied Style)

Senior Planner Rob Will said that during the Public Hearing there were several questions and concerns for the proposed rezoning. Mr. Will said that one of the issues included the storm water designs for the impacted portion of Fremont Street and informed the Board that Planning staff, the Town Engineer, and the applicant had a productive meeting earlier that afternoon to settle on a possible solution. Mr. Will said that there were also concerns that the scale of the proposed home design was larger than that of surrounding residences. He noted that the proposed elevations would not have a front porch. Mr. Will said that the applicant was proposing five foot side setbacks using the flexible design standards that are permitted in the R-VS zoning district and explained that otherwise the side

setbacks would have to be six feet. Mr. Will said that public comments received after the Public Hearing expressed concern over the limited parking, with only a one-car garage and limited driveway space.

Mr. Will said that staff felt that the rezoning is appropriate and suggested that the Planning Board forward a favorable recommendation for the rezoning request to the Board of Commissioners with the condition the applicant continues to address the concerns voiced at the Public Hearing.

Mr. Foster asked if the members of Planning Board could view the plans for storm water. Mr. Will reviewed the proposed storm drainage plans that included an enhanced level spreader, placement of curb and gutter, and plans to regrade portions of N Freemont Street (Exhibit A attached and made part of these minutes). The level spreaders will be located on the development side of N Freemont Street, in the front yards of the homes.

Mr. Lamson asked if there was anything in the design standard about the height of the structure. Mr. Will said that the applicant was not requesting anything more than the 35 foot height limit. Mr. Lamson noted that at the Public Hearing there was concern that the structures were planned to be taller than others in the community. Mr. Will said that it would be difficult to limit the maximum height of what was allowed by the UDO.

Mike Rowan said that he went to assess the site and asked if the applicant intended on addressing any of the parking issues. Mr. Rowan said that it was a narrow street and with a single garage and a 20 foot driveway. He asked where guests would park. Mr. Will said that was a topic of concern and the applicant had looked into on-street parking, but street width did not warrant that design. Planning Director Jay Camp said that there was striped on-street parking on W Matthews Street in existence and a portion of Freemont Street, on the other side of W Matthews, was being assessed by the Town to possibly add 50 public parking spaces.

Mr. Lamson asked if the applicant was installing sidewalk. Mr. Will said they would be installing sidewalk, curb, and gutter. Mr. Lamson said that the neighborhood had a couple of cut-in style parking spaces and asked if there was any chance that the applicant could set the homes back a little further and do something in addition to their driveways. Mr. Will said that the way the lots were, the site was limited in area. The outdoor living space would be in the rear yards. Mr. Lamson stated that in rear of the homes there was a parking lot. Paul Jamison, representing the applicant, said that they had looked into pulling the homes back and at the Town's recommendation, that idea did not make sense. Mr. Jamison said that they did want to have a back yard and from a real estate perspective, outdoor living areas has become very important and the front of the homes would not be conducive for such a space. Mr. Jamison said that none of the other houses had any quality type of outdoor living space in the front.

Mr. Lamson said that the five foot setbacks would require the applicant to remove the trees to the right of property. Mr. Jamison said that was the plan. Mr. Lamson said he felt there was a value to that buffer as it was screening the building, the three AC units, power line distributor, and parking lot lights. Mr. Lamson said this would not only impact the residence of the new homes but the ones across the street if the trees were removed. Mr. Jamison said that those bushes took up about 12 feet of property and that was too much property loss. Mr. Jamison said that the only property that could potentially be impacted would be the property across the street if they were looking out one particular window at an angle. Mr. Jamison said that landscaping or privacy fence could be further discussed in the future.

Mr. Lamson asked if other orientations were considered for the homes as the lot looked to be similar length and width. Mr. Jamison said that they had looked at multiple options, but they created more impervious area. Mr. Jamison added that it was consistent to the neighborhood that the homes all face forward.

Mr. Jamison reviewed the applicants recent project in Waxhaw to give perspective to the five foot setback request. He said that the elevations would differ as the homes that were proposed for Matthews would have a front stoop and not a porch.

Tom Dorsey said that he agreed with Mr. Lamson and there could be room to save some of the trees. Mr. Dorsey asked if the utility easements would disrupt the level spreaders. Mr. Will said that the Public Works Director and Town Engineer had both reviewed the storm water plan. If a small modification was found to be needed for the easements or storm water management, the applicant would need to review those changes with staff and possibly submit an Administrative Amendment. Mr. Camp explained that if changes did not influence the architecture or the

site plan, then it would not have to go before the Board of Commissioners. Discussion ensued regarding storm water management.

Mr. Rowan asked if the Waxhaw project had rear entry parking. Mr. Jamison said that there were no garages, but they did have rear driveways and carports with no parking on the front street. Mr. Jamison added that there was guest parking available up the street. Mr. Rowan said he still had concerns about the parking and the impact on the neighbors.

Jim Johnson noted that the side lot had an angled lot line and that may be the reason the houses could not be moved back as they would interfere with the setbacks. Mr. Johnson said if the homes could be moved back, one row of on-street parking could be added and that may ease the parking concern. Mr. Jamison said that the original plan had a set space between each driveway but it was found to be not feasible. Mr. Camp explained that with the narrow street frontage, curb cuts for the driveways would make it difficult to fit the parking bays in between the driveways. Mr. Camp added that with the addition of the level spreaders, parking bays may not be possible.

Mr. Foster asked what the minimum requirement was for driveway length. Mr. Will said it would be 20 feet from the sidewalk. Mr. Foster asked what the width of the driveways were. Mr. Will said he did not have a dimension, but they looked to be 10 feet wide. Mr. Foster said that two cars could fit in the driveway. Mr. Jamison confirmed and added one additional vehicle could be in the garage.

Mr. Lamson asked if the curb and gutter would begin at the first lots property line and extend the length of the third lot. Mr. Will said that was correct. Mr. Lamson asked what the transition was from the open culvert to the curb and gutter. Mr. Will said that the applicant would be regrading to meet the proposed gutter line. Mr. Lamson said that he had concerns that this could push a lot of water onto other properties with the transition and details were needed before the final Board of Commissioner decision. Mr. Jamison added that the other solution will be the regrading of N Fremont and that should have been done a long time ago as it would have resolved the storm water problems for those current residents.

Mr. Foster asked at what point the elevations would be finalized. Mr. Jamison said that the property was being rezoned from an office zoning to a residential zoning. Mr. Jamison reviewed the example elevations that were presented at the Public Hearing and said that they were not planning to do architectural drawings until after the rezoning was decided on. He added that Council may choose to review final elevations before construction.

Mr. Camp reviewed homes that were being built off Monroe Road in the Oakhurst neighborhood and said they were comparable to what was being presented.

Ms. Edwards said that it looked like the cars would be parked across the sidewalk and she did not know if that was allowed. Ms. Edwards added that she could see parking being an issue.

Mr. Lamson said that he was a fan of the R-VS zoning but there were many unknowns and he felt three homes on the site was too tight. Mr. Jamison said that when this was presented to the neighbors, they were extremely happy with what was planned.

Mr. Johnson said that he was for residential density in the downtown core. He noted that the applicant was working to get the drainage issues resolved and added that a lot of the screening that was in place was inherited because it was an office zoning and a buffer was required by the UDO when it bordered residential developments. Mr. Johnson added that his concern was more with the tightness of the road and parking issues.

Mr. Rowan said he agreed with Mr. Johnson and supported residential development in the downtown district but felt parking needed to be addressed and its impact on the surrounding residents.

Mr. Lamson said that there was a commercial property to the right of the proposed development and suggested that the culvert there could be used for possible parking. Mr. Camp said that the Board could direct staff to look at that option but it was not typical to request the Town or taxpayers to make an investment associated with a private development.

Mr. Lamson motioned that Rezoning Application 2020-712, Morris Family Investments, be recommended for approval contingent on additional efforts resolving parking concerns and water runoff. The request was found to be consistent with the Matthews Land Use Plan which encourages residential close to the downtown urban core. The request was found to be reasonable because it allowed for residential use of the property which is adjacent to other single family residential, rather than the office use for which it is currently zoned. Mr. Rowan seconded the motion and it was unanimously approved

REZONING APPLICATION 2020-714 – Elizabeth Lane Elementary, 121 Elizabeth Lane, Residential/Institutional District (R/I (CD)), Change of Conditions

Planner Darin Hallman said that Charlotte-Mecklenburg Schools (CMS) had requested that the current mobile unit boundary extension be extended for an additional two years. The current boundary extension allows for the addition of nine mobile unit structures, which include eight mobile classroom units and one mobile restroom unit. These would be required to be removed when the boundary extension expires in August 2020. Mr. Hallman said that there are plans currently under way to build a new school to help alleviate enrollment pressure on Elizabeth Lane Elementary.

Mr. Hallman said that at the Public Hearing, there were questions regarding the safety and upkeep of the mobile classrooms and the ramps and walkways. CMS noted that they had made repairs to wood panels and washed-out gravel areas. CMS had also taken safety precautions to add wide-angle peep holes to the exterior doors for teaches, add a new emergency exit ramp leading to the playground, and re-routing student pedestrian traffic between the units and main building to make use of a secondary entrance. Mr. Hallman said there was also some conversation about past discussions and plans to build an addition to the school but it was noted these plans were not feasible.

Ms. Edwards motioned that Rezoning Application 2020-714, Elizabeth Lane Elementary School, be recommended for approval. The request was found to be consistent with the Matthews Land Use Plan as it would allow Matthews students to continue attending Elizabeth Lane Elementary School. The request was found to be reasonable because it allowed for the continued usage of additional mobile classrooms at Elizabeth Lane Elementary and helps ensure that Matthews students attend a local school while CMS determines a best permanent solution for use of the mobile units. Ms. Reeve seconded the motion and it was unanimously approved

ADJOURNMENT

Mr. Clayton motioned to adjourn. Ms. Edwards seconded the motion and it passed unanimously. The meeting adjourned at 8:23 pm.

Respectfully submitted,

Shana Robertson
Senior Administrative Specialist/Deputy Town Clerk

Agenda Item: Rezoning 2020-713 Home Depot – Change in Conditions

TO: Matthews Planning Board Members
DATE: August 25, 2020
FROM: Darin Hallman, Planner

Home Depot is requesting changes to allow for outdoor equipment storage and for changes to their current outdoor seasonal sales.

A few points of clarity regarding the 120-day requirement for the garden corral. That requirement is from the original conditional notes approved back in 2010. That condition only applies to the garden corral. The proposed straw trailers are governed by Unified Development Ordinance Section 155.506.36.B.6 which regulates outdoor sales from semi-truck trailers, temporary greenhouses, and tents. Under that section of the ordinance, sales from tents, trailers, and temporary greenhouses may only occur 120 days per calendar year.

In the public meeting, the applicant stated that they did not wish to remove 120-day requirement from the garden corral. Home Depot has also clarified their application statement and indicated that they do desire that the corral be allowed year-round. So please add to your considerations that a year-round corral is part of the requested changes in conditions.

Home Depot has also agreed to the Conditional Note regarding the rear driveway access to the future Independence Pointe Parkway. An exact location would need to be determined and approved by NCDOT and the property owner as the road project materializes. Home Depot does request that the original note change to as follows:

“To the extent that Property owner requests or allows an additional access driveway for vehicle and/or pedestrian access in the future in connection with the NCDOT project to extend Independence Pointe Parkway, Property owner will work with NCDOT and the Town to determine the placement of said driveway without waiving any rights or claims Property owner may have related to the NCDOT project.”

Also, the applicant has submitted a new site plan for consistency and for comments made during the public hearing. These include minor changes such as renaming the notes “Conditional Note”; changing the bullets to numbers; and including all of the required conditions as noted during the Public Hearing Staff Report. The text of the landscaping note was changed as well to indicate that tree maintenance will be an ongoing commitment. A diagram of the garden corral was also included. This diagram is from the original 2010 zoning approval.

Staff suggests that the Planning Board forward a favorable recommendation of zoning Application 2020-713 Change in conditions

DRAFT – FOR APPROVAL

**STATEMENT OF CONSISTENCY WITH LOCAL ADOPTED GROWTH POLICIES
Planning Board Recommendation on Zoning-Related Issues**

ZONING APPLICATION # 2020-713
ZONING MOTION # _____
ADMINISTRATIVE AMENDMENT _____

Matthews Planning Board adopts the checked statement below:

A) _____ The requested zoning action, as most currently amended, is recommended for **approval**, and has been found to be **CONSISTENT** with the Matthews Land Use Plan (or other document(s)), as follows:

CONSISTENT: The rezoning changes in conditions are consistent with the Matthews Land Use Plan as it supports the economic viability of the existing business in a retail center.

REASONABLE: The rezoning is reasonable as it brings the use into further conformity with the current zoning district and standards set in the Unified Development Ordinance

OR

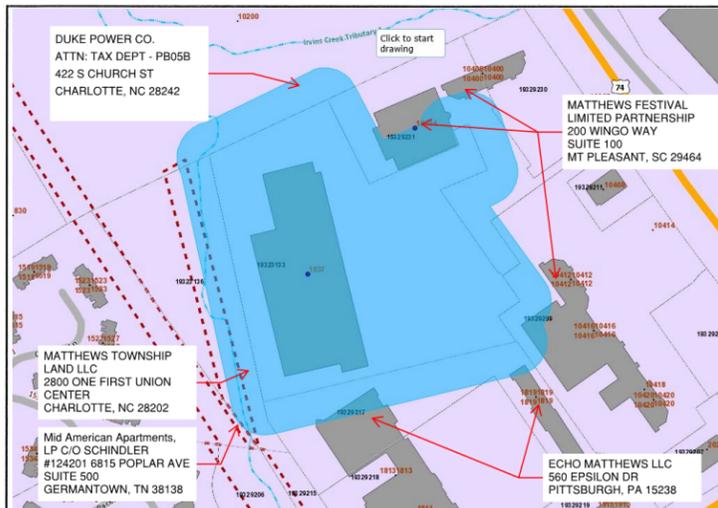
B) _____ The requested zoning action, as most currently amended, is **not approved**, and has been found to be **INCONSISTENT** with the Matthews Land Use Plan (or other document(s)), as follows:

INCONSISTENT: The rezoning is inconsistent with the Land Use Plan along Independence Boulevard as it does not encourage the redevelopment of existing retail centers into mixed use concepts.

NOT REASONABLE: The rezoning is not reasonable as it will create additional traffic within the parking lot.

(In each case, the Statement must explain why the Board deems the action reasonable and in the public interest (more than one sentence). Reasons given for a zoning request being "consistent" or "not consistent" are not subject to judicial review.)

Date: *August 25, 2020*



PARKING SUMMARY:
REGULAR SPACES PROVIDED = 556
COMPACT SPACES PROVIDED = 25

TOTAL SPACES PROVIDED = 581
SPACES REQUIRED 1/230 SF (NET) = 532 REQUIRED

OVERAGE = 49 SPACES

PERMITTED OUTDOOR STORAGE = 14 SPACES
PROPOSED ADDITIONAL ISLAND = 8 SPACES
PROPOSED TRAILER PARKING = 5 SPACES
PROPOSED LARGE FORMAT EQUIPMENT - 15 SPACES
EXISTING CART CORRALS = 6 SPACES

REMAINING SPACES = 1 SPACE

PARCEL SUMMARY:
PARCEL AREA = 12.0 ACRES, 522,928 SF
PARCEL ID = # 193-231-33
MECKLENBERG COUNTY, TOWNSHIP OF MATTHEWS, NC
DEED BOOK 5985 AT PAGE 441 MARCH 16, 1989

BUILDING SUMMARY:
133,065 SF GROSS BLDG AREA
- 4,918 SF RECEIVING AREA
- 4,854 SF OFFICE / BATHROOM REAR OF STORE
- 278 SF FRONT OFFICES
= 123,015 SF NET SALES AREA
5,058 SF GARDEN CORRAL (PICKUP-ZONE)



GIS MAP

NOTES POINTED TO EACH TAX PARCEL NUMBER ON THE ADJACENT PROPERTY OWNERS LISTING PARCEL ADDRESS, PROPERTY OWNER AND OWNER ADDRESS.

LARGE FORMAT EQUIPMENT STORAGE AREA

RESTRIPING FOR COMPACT PARKING (11 SPACES)

RESTRIPED PARKING FOR TRAILER STORAGE (5 SPACES) SURROUNDED BY MOBILE PLANTER BOXES TO PROVIDE PERIMETER SCREENING. SEE BELOW FOR EXAMPLE.

LARGE FORMAT EQUIPMENT STORAGE (15 SPACES) SURROUNDED BY MOBILE PLANTER BOXES TO PROVIDE PERIMETER SCREENING. SEE BELOW FOR EXAMPLE.

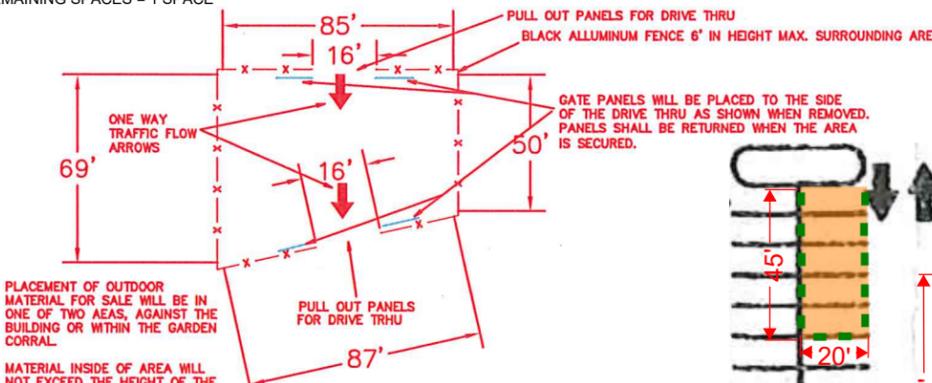
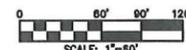
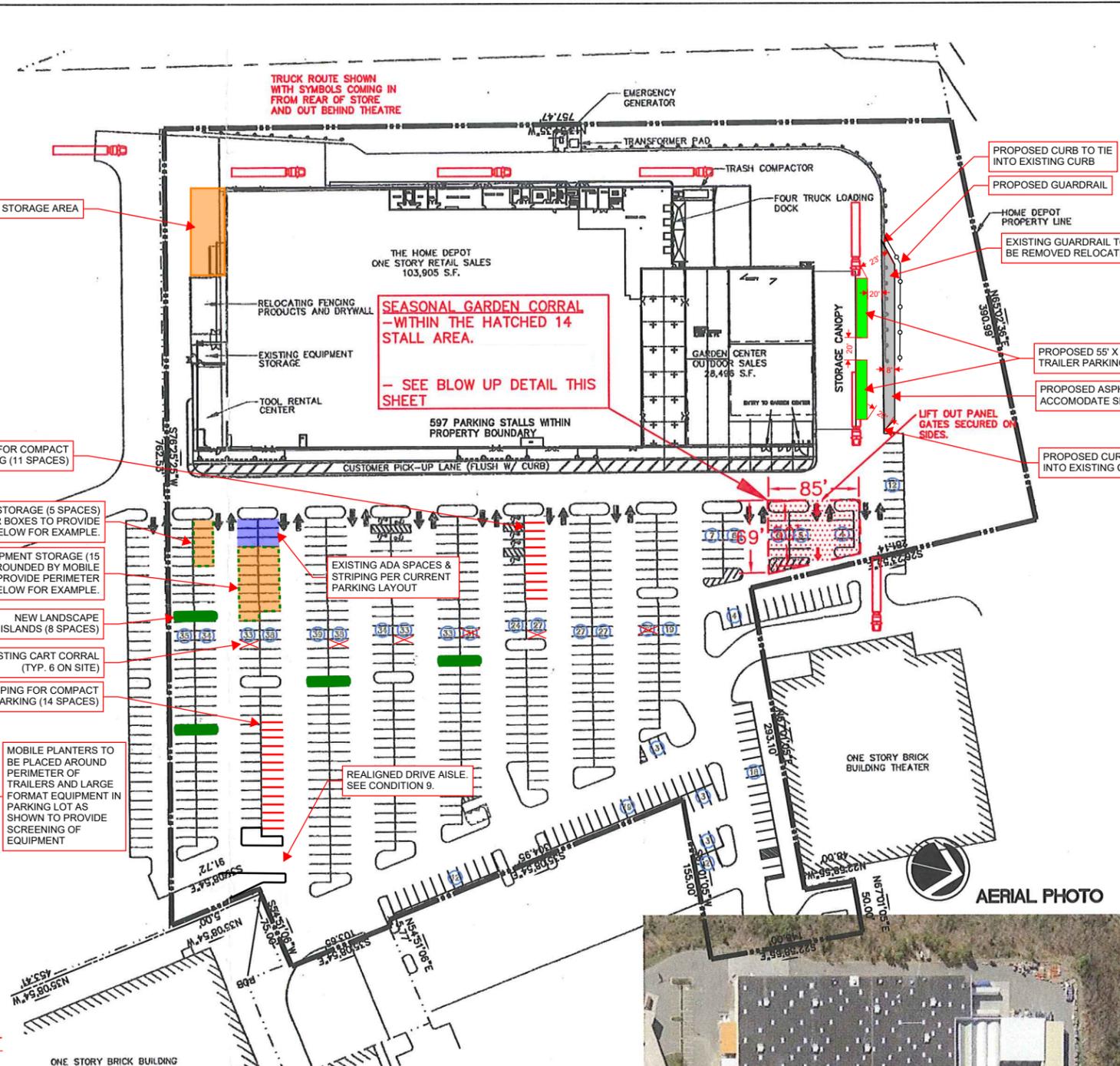
NEW LANDSCAPE ISLANDS (8 SPACES)

EXISTING CART CORRAL (TYP. 6 ON SITE)

RESTRIPING FOR COMPACT PARKING (14 SPACES)

MOBILE PLANTERS TO BE PLACED AROUND PERIMETER OF TRAILERS AND LARGE FORMAT EQUIPMENT IN PARKING LOT AS SHOWN TO PROVIDE SCREENING OF EQUIPMENT

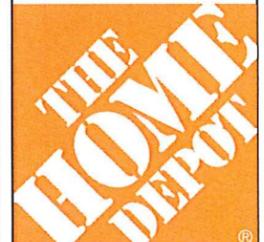
TRAILER AND LARGE FORMAT EQUIPMENT STORAGE SCREENING IN PARKING LOT



SITE PLAN CONDITIONAL NOTES:

- GARDEN CORRAL:** THE SEASONAL GARDEN CORRAL WILL BE LOCATED WITHIN THE HATCH AREA DESIGNATED ON THE ATTACHED SITE PLAN. THE GARDEN CORRAL WILL FUNCTION AS A "PICK UP ZONE" FOR CUSTOMERS TO EASILY LOAD LIVE GOODS AND OTHER GARDEN MATERIALS (FOR SALE IN OTHER AREAS OF THE STORE) INTO THEIR VEHICLES. EXAMPLES OF MERCHANDISE THAT WILL BE AVAILABLE FOR PICK UP FROM THE GARDEN CORRAL ARE PLANTS, FLOWERS, MULCH AND SOD. THE MERCHANDISE WITHIN THE GARDEN CORRAL WILL NOT EXCEED THE HEIGHT OF THE FENCE.
- FENCE:** A BLACK COATED ALUMINUM SIX (6) FOOT HIGH FENCE WILL SURROUND THE SEASONAL GARDEN CORRAL. THE FENCING SYSTEM INCLUDES FOUR (4) PULL OUT GATE PANELS; TWO (2) PANELS FOR ENTRY AND TWO (2) PANELS FOR EXIT. THE GATE PANELS WILL BE PLACED TO THE SIDE OF THE DRIVE THRU OUT OF SIGHT WHEN REMOVED, BEFORE THE CLOSE OF BUSINESS EACH EVENING. THE GATE PANELS WILL BE RETURNED TO THEIR ORIGINAL LOCATIONS AND SECURED.
- LANDSCAPE:** THE LANDSCAPING OF THE SITE IS A COMMITMENT TO PRESERVE EXISTING VISIBLE TREES AND SHRUBS ON SITE; REPLACE EXISTING TREES IN POOR CONDITION; REPLANT LANDSCAPE ISLANDS WHERE TREES AND SHRUBS ARE MISSING AND PROVIDE FOR THE PERMANENT MAINTENANCE OF ALL LANDSCAPED AREAS. ALL LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED WITHIN 30 DAYS OF APPROVAL OF THIS ZONING PETITION. THE IRRIGATION NOT PRESENT IN THE LANDSCAPING FOR MAINTAINING THE PLANT MATERIAL SHALL BE IRRIGATED BY HAND. STORE ASSOCIATES WILL MANUALLY WATER THE TREES AND SHRUBS WITH A GARDEN HOSE EXTENDED FROM THE STORE'S SPIGOT.
- TO THE EXTENT THE PROPERTY OWNER REQUESTS OR ALLOWS AN ADDITIONAL ACCESS DRIVEWAY FOR VEHICLE AND / OR PEDESTRIAN ACCESS IN THE FUTURE IN CONNECTION WITH THE NCDOT PROJECT TO EXTEND INDEPENDENCE POINT PARKWAY, PROPERTY OWNER WILL WORK WITH NCDOT AND THE TOWN TO DETERMINE THE PLACEMENT OF SAID DRIVEWAY WITHOUT WAIVING ANY RIGHTS OR CLAIMS PROPERTY OWNER MAY HAVE RELATED TO THE NCDOT PROJECT.
- REMOVE SEASONAL GARDEN CORRAL SPECIFIED TIME OF MID-MARCH TO MID-JULY.
- INCORPORATE MOVEABLE PLANTERS TO SURROUND THE TRAILERS AND LARGE FORMAT EQUIPMENT IN PARKING LOT IN FRONT OF BUILDING AS SHOWN ON THE SITE PLAN.
- LIMIT 15 LARGE FORMAT EQUIPMENT AND 5 EQUIPMENT TRAILERS IN FRONT OF BUILDING. BALANCE OF EQUIPMENT AND TRAILERS TO BE LOCATED ALONG SOUTH SIDE OF BUILDING BEHIND TOOL RENTAL CENTER AND OUT OF DIRECT VIEW OF CUSTOMERS.
- REPLACE 20 PARKING SPACES FOR STORAGE OF TRAILERS AND LARGE FORMAT EQUIPMENT.
- 25 PARKING SPACES TO BE RESTRIPED TO COMPACT SPACES AS SHOWN ON THE SITE PLAN.
- INSTALL 4 NEW LANDSCAPE ISLANDS WITH APPROPRIATE ISLAND TREES AND GATOR BAGS.
- REALIGN THE DRIVE AISLE CLOSEST TO METRO DINER, AS SHOWN ON THE SITE PLAN, IN ORDER TO PROVIDE A SAFER ACCESS FOR PATRONS OF THE SHOPPING CENTER.
- ADD SPACE FOR TRAILERS ALONG NORTH SIDE OF GARDEN CENTER FOR OUTDOOR SALE OF GOODS.

HOME DEPOT STORE # 3602
MATTHEWS
PROPOSED RE-ZONING TO B-1 (SCD)
1837 MATTHEWS TOWNSHIP PKWY
MATTHEWS, NC 28105



THE HOME DEPOT USA, INC
2455 PACES FERRY RD NW.
ATLANTA, GEORGIA
30339-4024
ATTN: DAVID KAZEROON, PE
770-384-2280

PLAN SHEET NAME:

CHANGE OF CONDITIONS SITE PLAN

PLAN SHEET DATE:

08-19-2020

PLAN SHEET NO.:

SP-1



Home Depot Example Trailers and Large Format Equipment

1837 MATTHEWS TOWNSHIP PARKWAY

NOTE: THIS PRESENTATION IS FOR ILLUSTRATIVE PURPOSES ONLY TO PROVIDE EXAMPLES OF POTENTIAL EQUIPMENT THAT COULD BE STORED AT THIS STORE LOCATION BUT IS IN NO WAY MEANT TO LIMIT OR EXCLUDE STORAGE OF ADDITIONAL EQUIPMENT NOT PICTURED HEREIN

Example Trailers

6' X 10' DUMP TRAILER



Dump Trailer: 33-387

5' X 8' DUMP TRAILER



Mini Dump Trailer: 33-389

Example Large Format Equipment

EXAMPLE MOWER



EXAMPLE AERATOR



Example Large Format Equipment – Trenchers



Possible Model / CAT-GRPs:

- Barreto 2036RTK: 33-107
- Toro Trencher: 33-122
- Barreto 36" Boom: 33-226
- Barreto Steerable: 33-227
- Boxer 120: 33-522



Possible Model / CAT-GRPs:

- Trencher (24 Boom): 33-109
- Barreto Mini Trencher: 33-912

Example Large Format Equipment

EXAMPLE CONCRETE BUGGY



Possible Models / CAT-GRPs:

- Canyoncom SC-75: 33-399
- Toro MBTX2500: 33-399

EXAMPLE WOOD CHIPPER



Possible Model / CAT-GRPs:

- Chipper 6" - Altec: 33-449
- Chipper 6" Morbark: 33-604

EXAMPLE STUMP GRINDER



Possible Model / CAT-GRPs:

- Toro: 33-121
- Barreto: 33-944

Example Large Format Equipment – Tractors/Loaders/Backhoes and Skid Steer



Possible Model / CAT-GRPs:

- John Deere 2032R: 33-455
- Kubota B26: 33-442



Possible Model / CAT-GRPs:

- Kubota BX25/BX23: 33-395
- Yanmar SA424: 33-401
- John Deere 2025R: 33-402



Possible Models / CAT-GRPs:

- Terex PT30/RT30: 33-423
- Gehl TR105: 33-419
- ASV RC-30: 33-443

Example Large Format Equipment – Mini Excavators



Possible Model / CAT-GRPs:

- Mini Excavator KX71: 33-116
- John Deere 26G: 33-588
- Bobcat E26: 33-125
- Mini Excavator KX91: 33-112



Possible Model / CAT-GRPs:

- Mini Excavator U17: 33-336
- Bobcat E20: 33-124
- Mini Excavator TC16: 33-331



Possible Model / CAT-GRPs:

- Mini Excavator 8008: 33-296
- Mini Excavator K008: 33-396
- Gehl/Yanmar Z08: 33-308
- Mini Excavator 418: 33-117
- Mini Excavator 9NX-2: 33-413

Example Large Format Equipment

EXAMPLE SCISSOR LIFT



26' Scissor Lift w/Trailer: 33-451

EXAMPLE BOOM LIFTS



JLG 340AJ Boom Lift: 33-415



Genie Z33 Boom Lift: 33-408