

Qualifications for a Minor Site Plan
 * must satisfy the following four criteria

- Does not change the internal or external traffic patterns of the site
- Alterations or additions does not increase the building size by more than 5,000 square feet or 25% of the gross building area, whichever is less.
- Site is occupied by only one primary building containing less than 30,000 sq ft.
- Land disturbing activity is under 12,000 square feet

Minor Site Plan Requirements	
Minor	Gross square feet of each structure
Minor	Show the relation of the proposed development to: the street system, the surrounding use district, surrounding properties
Minor	All plans shall be drawn to scale as required by Zoning Officer, 1"=100' or greater
Minor	All existing and proposed roads and drainage ways
Minor	Curb cuts, drives, and parking areas as required by Section 4.010
Minor	Set back lines to be shown on the plat/plan
Minor	The existing zoning
Minor	Proposed use of the land and buildings
Minor	Acreage of the site
Minor	Include a vicinity map indicating site or distance to nearest intersection
Minor	Square feet of land to be disturbed where applicable
Minor	Where applicable show limits of established flood hazard Zones "A" or "AE" and Floodway
Minor	Where applicable show buffering plan and/or solid waste disposal area plan per definitions and Section 3.110
Minor	Utilities locations serving site
Minor	All commercial and industrial sites shall either be landscaped or returned to a natural state. An irrevocable letter of credit or other surety instrument shall be posted with City of Lewisburg prior to occupancy to ensure such conditions

For information:

- **Development shall comply with sign ordinance.**
- **Application for Sign Permit and Sign Permit Fee of \$25 per Sign is Required. Contact Codes Enforcement Officer, City of Lewisburg (931) 359-1544.**
- **Lighting is not required, but indicate locations if used.**
- **Grades for parking and sidewalks must meet North Carolina Handicap Code.**

- **All entrances to a State Highway will require a permit from TDOT. Contact Local Office at (931) 276-2219.**
 - **Buffer Strips are Required for any Commercial or Industrial Property that abuts at any point a Residential Property**
 - **Solid Waste Disposal areas are Required for all Commercial eating and drinking places**
 - **If a blueline stream is found to be on the site, an Aquatic Resources Permit may be required**
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