

**Camden County Planning Board  
Regular Meeting  
October 18, 2023; 7:00 PM  
Board Room in the New Camden County Library  
Camden, North Carolina**

**MINUTES**

The regular meeting of the Camden County Planning board was held on October 18, 2023 in the Board Room in New Camden County Library Camden, North Carolina.

**ITEM 1. CALL TO ORDER & WELCOME**

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<i>Attendee Name</i>	<i>Title / Organization / Representing</i>	<i>Status</i>	<i>Arrived</i>
Steven Bradshaw	Chairman	Present	Arrived by 7pm
Nathan Lilley	Vice-Chairman	Present	Arrived by 7pm
Ray Albertson	Board Member	Absent	
Marshall “Lee” Powell	Board Member	Present	Arrived by 7pm
Wayne “Roger” Lambertson	Board Member	Present	Arrived by 7pm
George “Tom” White Jr.	Board Member	Present	Arrived by 7pm
David Bundy	Board Member	Present	Arrived by 7pm
Amber Curling	Planning Director	Present	Arrived by 7pm
Macie Carver	Permit Clerk	Present	Arrived by 7pm
Jason Mizelle	Timmons Group, Representing Dollar General	Present	Arrived by 7pm

**ITEM II. CONSIDERATION OF AGENDA**

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***Motion to Approve the Agenda as Written.***

<b>RESULT:</b>	<b>PASSED [6-0]</b>
<b>MOVER:</b>	<b>George “Tom” White Jr</b>
<b>SECONDER:</b>	<b>Marshall “Lee” Powell</b>
<b>AYES:</b>	Steven Bradshaw, Marshall “Lee” Powell, Wayne “Roger” Lambertson, Nathan Lilley, George “Tom” White Jr and David Bundy
<b>ABSENT:</b>	Ray Albertson

**ITEM IV. CONSIDERATION OF MINUTES – October 18, 2023**

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***Motion to Approve Minutes from October 18, 2023 As Written.***

<b>RESULT:</b>	<b>PASSED [6-0]</b>
<b>MOVER:</b>	<b>George “Tom” White Jr</b>
<b>SECONDER:</b>	<b>Wayne “Roger” Lambertson</b>
<b>AYES:</b>	Steven Bradshaw, Marshall “Lee” Powell, Wayne “Roger” Lambertson, Nathan Lilley, George “Tom” White Jr and David Bundy
<b>ABSENT:</b>	Ray Albertson

Steve Bradshaw gave the floor to Amber Curling.

Amber stated on the Agenda tonight is Major Commercial Site Plan Application for Dollar General Store. Jason Mizelle with Timmons Group is here representing the applicant and to answer any questions concerning the application.

Amber went over the staff report which is shown below.

Mr. Lambertson asked if there is a long-term plan to add a traffic light out on 17? Mr. Lambertson then stated that hasn’t come up and Amber Curling stated no and not that she knows of.

Mr. Lambertson stated he went out there to look at it and coming back out to make that left to come back out. Amber stated it is a little tight out there and a lot of traffic. Mr. Lambertson stated yes and both Amber and Mr. Lambertson stated a lot of traffic at certain times.

Mr. Powell stated that Future Interstate 87 might take care of that.

Mr. White Jr asked is this going to have any impact on them widening that road thru there. Jason Mizelle stated not on this particular area and that there was already established non-access buffer along 17. That was actually put in place when we did the subdivision on Wharf’s Landing back in late 90’s early 2000’s. Jason stated he thinks the connection point that comes back in Jason wasn’t sure if any of them have seen the TIP Plans. Mr. White Jr stated he has seen the plans. Jason stated it’s odd it’s in an out. Mr. White Jr. didn’t know if they had changed because the last time he seen it has been 8 years or more ago. Jason stated the most part if he sees it in my career we will be lucky. Mr. White Jr. agreed. Jason stated what he remembers it comes in a little farther east down near Keeter Barn area and then migrates back in line with 17 at this location. Actually, for the most part it goes back to Keeter Barn Landing according to what’s on the TIP. Amber agreed. Mr. White Jr. stated he didn’t know if Jason has heard anything. Jason stated the last time he spoke to David Olts(sp) in the beginning of summer they were talking about a couple of different areas. Jason stated they were talking about South Mills area and Westside of Elizabeth City and Perquimans. Jason stated there were so many things that weren’t’ consider when they put that TIP together. Jason stated back then DOT did not put it together it was whoever was there consultant is the one that put it together. Jason stated they didn’t consider current land use, land use plans that were being presented and there is a lot of areas along I 87 as far as the projection where both Pasquotank, Perquimans, Elizabeth City and Camden all have projections for growth. Mr.

White Jr. stated he thinks they have changed you know with developments that are taken place since that plan was presented. Mr. White Jr. thinks they almost will have to go back to ground zero and start over again. Jason agreed with Mr. White Jr. Jason stated the other point is land acquisition and you waited so long there are more developments, property owners and more valuable property in these areas.

Mr. Bradshaw stated my question is how are they going to tie it in, right there where they have all the major roads coming together The Great Bridge By-pass, 17, 64 and 464.

Amber stated they don't know. Mr. Bradshaw stated that is my point. Mr. Bradshaw stated they need to skip on the other side of the canal tie in to way on the other side of Deep Creek to make it a though fare and other than that just add one more road to get across. Jason stated just pass the point of congestion. Mr. Bradshaw stated it is ridiculous.

Mr. White Jr. stated there was talk of putting a connector road from 17 to Moyock way. Both Jason and Amber agreed. Mr. White Jr stated that was so long ago and he was on the Board of Commissioners and went to several meetings and met with the State so many times. Mr. White Jr. stated so much development and so much has changed that they are going to have to start over and rethink everything. Jason mentions like Currituck. Jason stated they have additional right of way along Old Swamp South Mills road for widening for that road itself and to put paved shoulders but beyond that they have not furnished any additional right of way acquisitions. Jason stated know that Currituck ban for Mega site would say all bets are off for that connector. Jason stated I digress.

Amber asked if anyone has any other questions for Jason.

Mr. Lilley stated he does. Nathan stated so the way I am looking at this on my right up there that is 17 right and Culpepper is coming off. Mr. Lilley stated so the building parking lot is going to be along side and behind the building? Jason stated it will be on Culpepper side and to North side of 17. Mr. Lilley stated cosmetically how does with the building with the required like coverage with all that HVAC and all that kinds of stuff. Jason stated the HVAC is on the roof. Jason stated it meets all the architect requirements for Camden County. Mr. Lilley asked it will still look like the building facing the front of the road. Mr. Lilley right there where the road comes in off of Culpepper is that planned to extent on. Jason stated it is a shared access any connection point from that would veer off to the left. Mr. Lilley asked so it would not go thru the parking spot? Jason stated no. Mr. Lilley stated he was just curious.

Amber stated she could probably pull up some pictures. Amber stated it basically looks like the store in Moyock. Jason stated yes and that it would have Hardy board on outside. Amber stated it meets all the requirements.

Mr. Bradshaw stated that there was a set of drawings in the packet. Amber stated yes there are and she was going to try to blow them up bigger. Mr. Lilley stated he did not get that far and then he found them. Amber stated on the back there is some metal however this probably will not be the rear forever since chances are they will be development going in behind. Amber stated they will be putting up landscaping so you will not be able

to see it. Will have the pond back there. Amber show the planning board on the big screen. Mr. Lilley asked the front of the building will be facing Culpepper? Jason and Amber both stated yes. Mr. Lilley know understand and that is what he was trying to wrap is head around. Jason stated there is a permit option with DOT for clearing and thinning right of ways so they are good like they did up at Morgan's Corner. Jason stated they will do the thinning and clearing to get some visibility from there and for the most part the store front will be towards Culpepper. Mr. Lilley stated gotcha.

Amber asked anymore questions for him or me?

Mr. Bradshaw stated he likes his little store down in my end of the county.

Mr. White Jr stated that's our supermarket. Amber stated that's because we don't have anything else. All laughing. Mr. Lilley stated this looks good.

Mr. Bradshaw stated do I have a motion on this?

Mr. Lilley made a motion to approve it with the recommendations from the board or staff.

<b>RESULT:</b>	<b>PASSED [6-0]</b>
<b>MOVER:</b>	<b>Nathan Lilley</b>
<b>SECONDER:</b>	<b>Steven Bradshaw</b>
<b>AYES:</b>	Steven Bradshaw, Marshall "Lee" Powell, Wayne "Roger" Lambertson, Nathan Lilley, George "Tom" White Jr and David Bundy
<b>ABSENT:</b>	Ray Albertson

## **STAFF REPORT**

**UDO # 2023-07-63**

# **ARTICLE 151.1 MAJOR COMMERCIAL SITE PLAN FOR DOLLAR GENERAL**

### **PROJECT INFORMATION**

**File Reference:** UDO # 2023-07-63  
**Project Name:** Dollar General  
Culpepper & US Hwy 17  
South Mills, NC 2  
**PIN:** 01-7080-00-07-3293.0000

**Applicant:** Glandon Forest Equity, LLC  
**Address:** 3825 Barrett Drive, Suite 100  
Raleigh, NC 27609  
**Phone:** 919-459-2602  
**Email:** gbarnes@vanguardpg.com

**Agent for Applicant:** Timmons Group  
**Address:** 1805 West City Drive Unit E  
Elizabeth City, NC 27909  
**Phone:** 252-621-5028  
**Email:** Jason.Mizelle@Timmons.com

**Current Owner of Record:**  
Camden Square Associates

**Meeting Dates:**  
**Neighborhood Meeting: optional Waived**  
**Planning Board Meeting: October 18, 2023**

**Application Received:** 7/21/2023  
**By:** Amber Curling, Planning

**Application Fee paid:** \$200 Ck#17290  
**Stormwater Fee paid:** \$3700 Ck# 17286

**Completeness of Application:** See Below

**Documents received:**

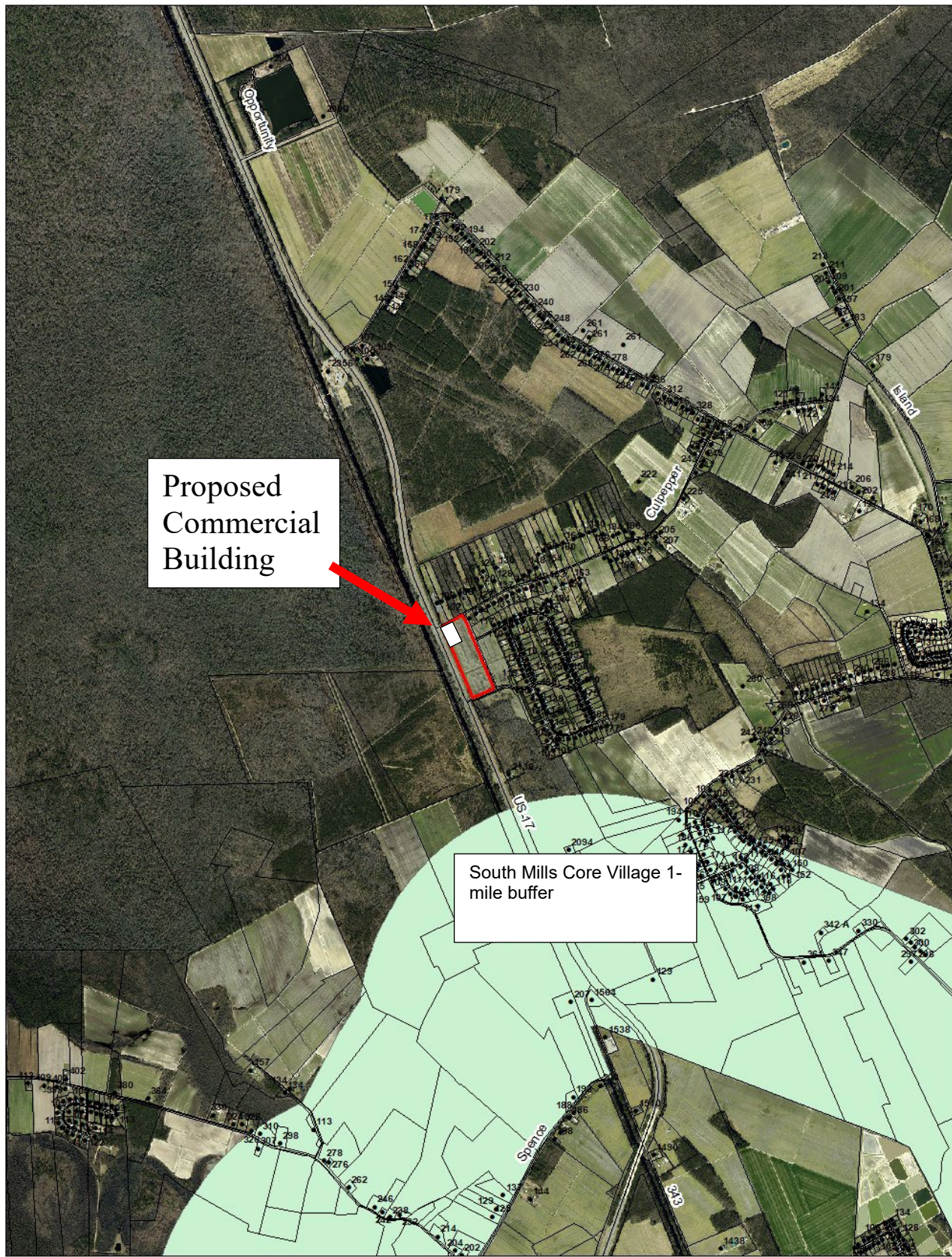
- A.** Major Site Plan Application
- B.** Commercial Site Plan/Construction Plan
- C.** Pending DEQ - Stormwater Permit
- D.** Pending DEQ - Erosion and Sediment Control Plan Permit
- E.** Pending DEQ - Wastewater Permit
- F.** Pending DEQ Public Water System
- G.** Pending County Water & Sewer Approval for connection
- H.** Pending NCDOT Driveway Permit
- I.** Pending County Stormwater Management Plan Approval
- J.** Pending Stormwater Facility Operation and Maintenance Agreement

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**REQUEST:** Approval of Major Commercial Site Plan Application for South Mills Dollar General located on north east corner of Culpepper Road and US Hwy 17.

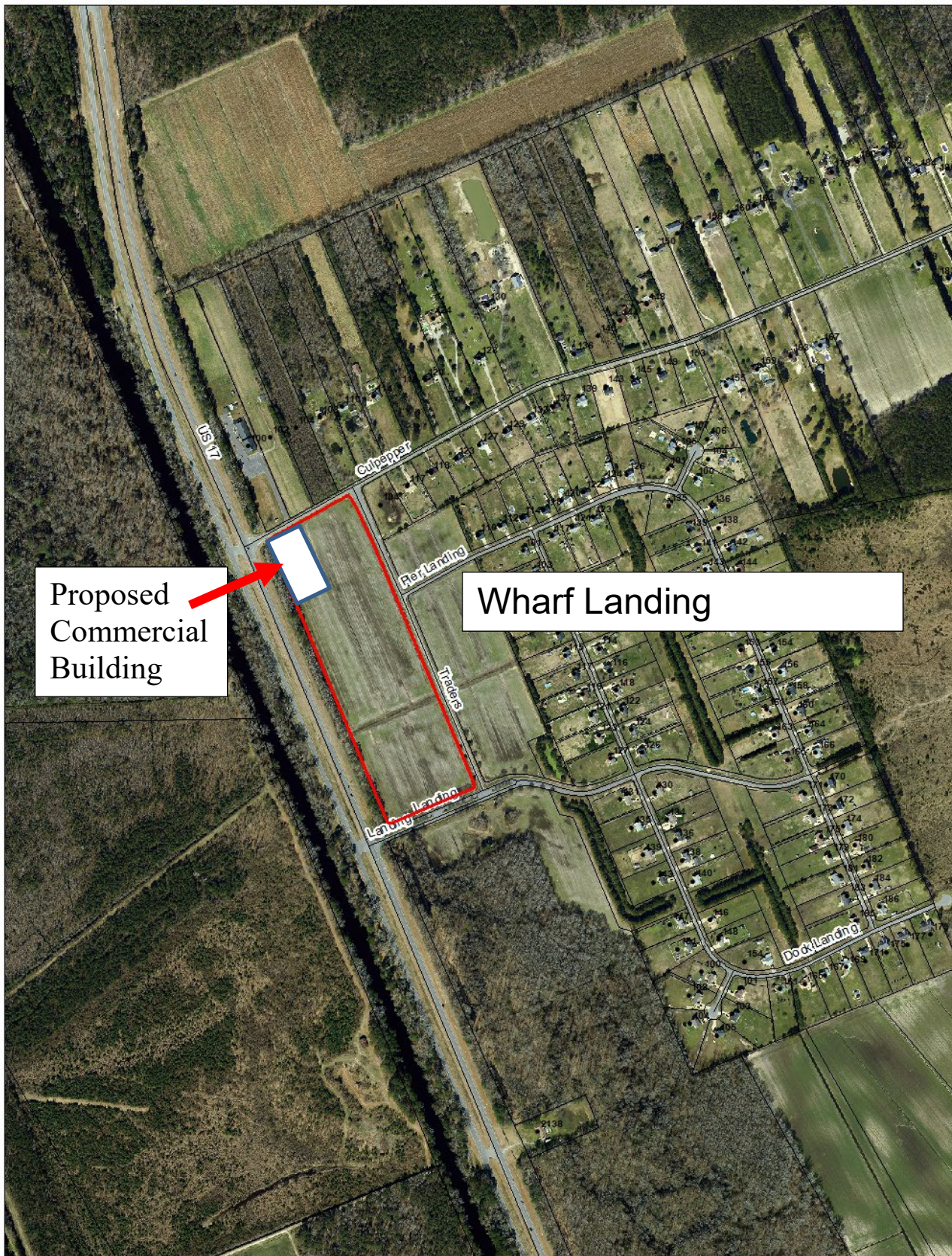
**Description/Location:** The Major Commercial Site Plan Application is for Dollar General located on Commercial parcel of Wharfs Landing Subdivision. The site consists of 1.84 acres from a 21.98 acre parcel (approximately) located in the South Mills Township. The parcel ID number is 01-7080-00-07-3293.0000.

## Vicinity Map



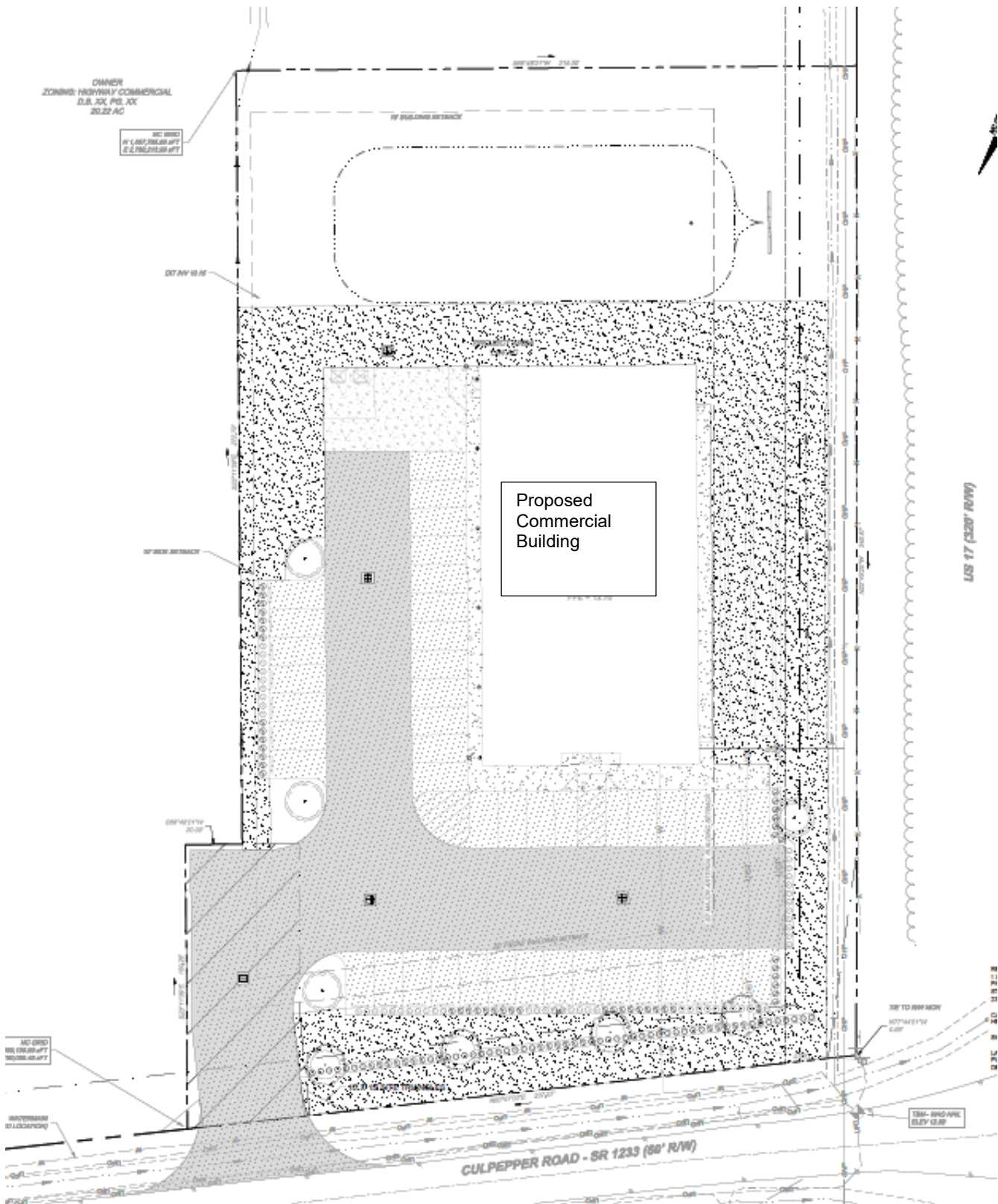


## Wharf Landing



Proposed  
Commercial  
Building

Wharf Landing



## SITE DATA

Size of Lot:	Approximately 1.84 acres from a 21.98-acre parcel
Flood Zone:	X
Zoning District(s):	Highway Commercial
Existing Land Uses:	Vacant Farmland

**Adjacent Zoning & Uses:**

	<b>North</b>	<b>South</b>	<b>East</b>	<b>West</b>
<b>Zoning</b>	Rural Residential	Highway Commercial	Highway Commercial	Zoning District
<b>Use &amp; size</b>	Church	Farmland	Vacant land and Farmland,	US Hwy 17

**INFRASTRUCTURE & COMMUNITY FACILITIES**

**Water:** Water lines are located adjacent to property

**Sewer:** Sewer lines are located adjacent to property

**Fire District:** South Mills Fire District.

**Schools:** No impact on schools.

**Traffic :** Unknown

**PLANNING STAFF RECOMMENDATION:** Planning Staff recommends approval of Commercial Site Plan for the South Mills Dollar General with the following recommendations:

1. Approval Letter by Camden County for County Sanitary Sewer System
2. Approval Letter by Appropriate Agency for County Water System.
3. Approved DEQ Stormwater Management Permit
4. Approved DEQ Erosion and Sediment Control Plan Permit
5. Final approval from NCDOT for driveway permit
6. Construction Plans show details Exterior Building Design approved with landscaping Buffer in rear
7. Construction Plans with Updated Setbacks
8. Construction Plans show of the required screening to be placed around the dumpster, details to be included/approved with Building Permit Application
9. Exterior Lighting in parking lot/on building details required to be included/approved with Building Permit Application
10. Wall Mounted and/or Stand-Alone Sign details required to be included/approved with Building Permit Application showing Locations and Sign specifications
11. Construction Plans include all easements for public infrastructure (water, sewer and stormwater)
12. Construction Plans include any other utility easements
13. Construction Plans show details from approved Stormwater Management Plan by County Engineer
14. Construction Plans to show stormwater easement for drainage ditch
15. Expedited Subdivision Application completed and recorded
16. Construction Plans contain all updates from Expedited Subdivision Application/Plat
17. Updated set of Construction plans showing these items and any required by Planning Board



**Land Use /  
Major  
Site Plan**

**Application**

CK# 17290-  
CK# 17284-

**OFFICIAL USE ONLY:**

UDO Number: 2023-07-63 Zoning Dist.: HC  
Date Filed: 7/21/2023 Flood Zone: X  
Received By: RB Watershed (Y/N): N  
Application Fee: \$200.00 LLC current(Y/N): Y  
Storm Water Fee: \$3700.00  
auc

**Contact Information**



PROPERTY  
OWNER



APPLICANT



AGENT

Name: Camden Square Associates

Address: 524 Winston Salem Ave  
Virginia Beach, VA 23451

Telephone: 757-425-0594

Email: bob@widenercorporation.com

Name: Glandon Forest Equity, LLC

Address: 3825 Barrett Drive, Suite 100  
Raleigh, NC 27609

Telephone: 919-459-2602

Email: gbarnes@vanguardpg.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: Purchaser

DOCUMENTATION OF PROPERTY OWNER GIVING CONSENT TO APPLICANT (Y/N/NA): Y

**Project/Property Information**

Project/Business Name: Dollar General - South Mills

Physical Street Address Culpepper Road (no address number assigned)

General Location Description: Intx of US Hwy 17 and Culpepper Road

Parcel ID Number(s): 017080000732930000 Culpepper

Deed Book / Page Number and/or Plat Cabinet / Slide Number: Deed Book 133, Page 839

Total Acreage of Parcel: 1.84 acres Total area of land disturbing activity 1.99 acres

Existing Land Use of Property Vacant Proposed Use Retail

Existing Impervious Surface 0 Proposed Impervious Surface 37,943 SF

Existing Total Floor area 0 Proposed Total Floor Area 8513 Gross Retail Space

Describe Water Availability/Approval (Existing, Well, County) SMWA

Perc Test (Y,N,NA): Y County Approval Sewer Connection (Y,N,NA): N/A

Is Special Use Permit Required? (Y,N,NA) N If yes UDO# and status

**Building and Site Design**

Does the Commercial Design Meet Standards of UDO Article 5.1.2? Y

**Meeting**

Date Neighborhood Meeting Held: N/A Meeting Location:

Proposed Date of Planning Board Meeting

**Documents (If Applicable-Yes, No, NA)**County Storm water Management Plan Review/Approval YesState Erosion & Sediment Control Permit YesState Stormwater Permit YesIs lot served by NCDOT maintained road? Yes NCDOT Approval YesDoes the plan shall clearly indicate the steps that will be taken for restoring a Stormwater Management Facility to design specifications if a failure occurs? N/AStormwater Maintenance Performance Guarantee N/A**Additional Fees**Water Fee Paid (Y,N,NA): N/A (SMWA) Sewer Fee Paid (Y,N,NA): N/A**Brief Description of Construction Activities`**Proposed Retail Store with associated sidewalks, parking, septic system and Stormwater BMP.

*I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property during reasonable business hours for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.*

Property Owner(s)/Applicant\*7/17/2023

Date

**\*Note: Forms must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.**

11/17/2020



PERMIT DRAWINGS  
JUL 18, 2023  
NOT FOR  
CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF  
TIMMONS GROUP, INC. AND IS NOT TO BE  
REPRODUCED OR TRANSMITTED IN ANY FORM  
OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING, OR BY  
ANY INFORMATION STORAGE AND RETRIEVAL  
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF  
TIMMONS GROUP, INC.

DATE: 07/18/2023  
DRAWN BY: KCHH  
CHECKED BY: KCHH  
SCALE: 1" = 20'

PROJECT: DOLLAR GENERAL  
LANDSCAPE PLAN  
SOUTH MILLS, NORTH CAROLINA

PROJECT NO: 47389-0000  
SHEET NO: 01

DATE: 07/18/2023  
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SCALE: 1" = 20'

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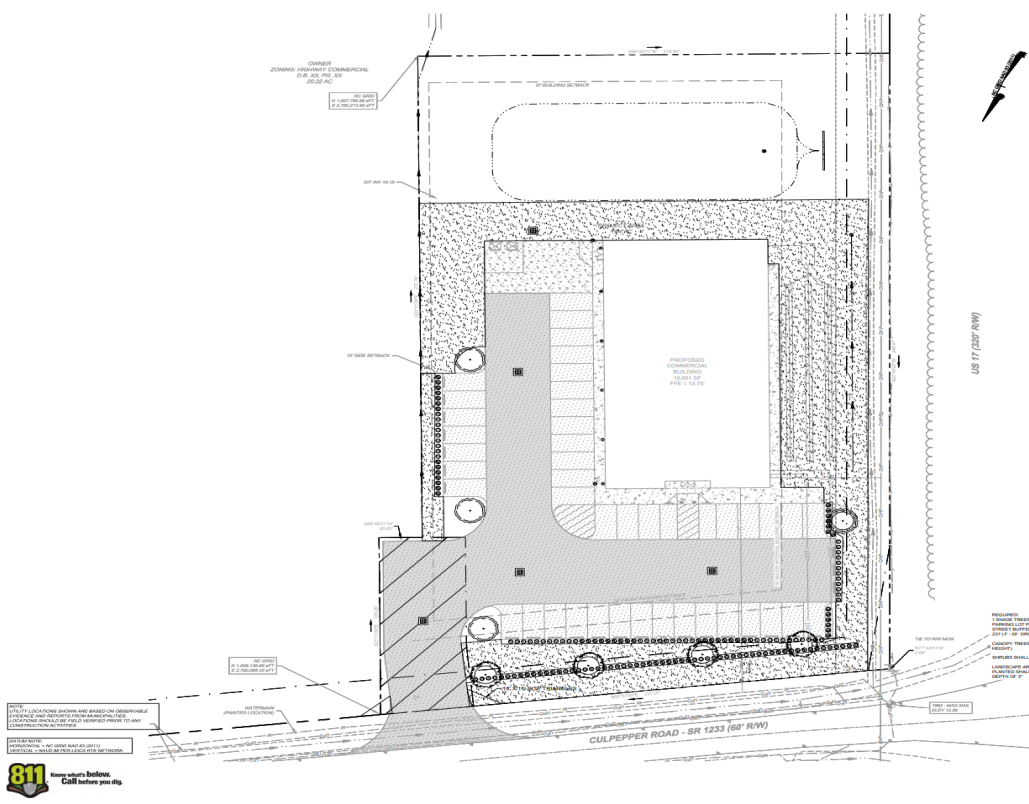
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LANDSCAPE PLAN  
SOUTH MILLS, NORTH CAROLINA

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SHEET NO: 01



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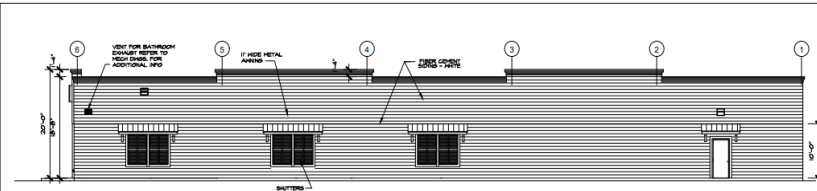
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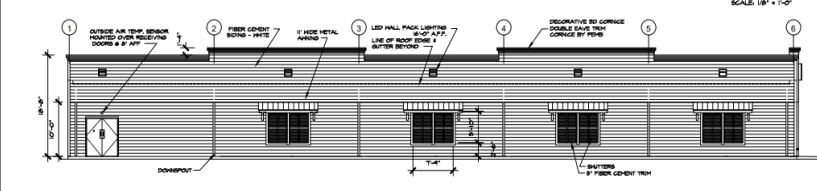
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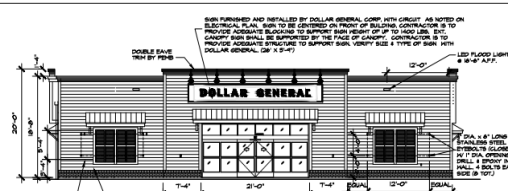
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



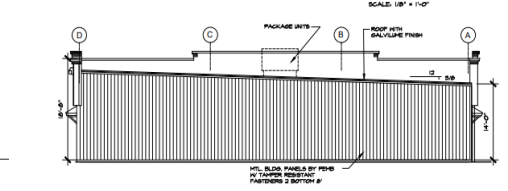
LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

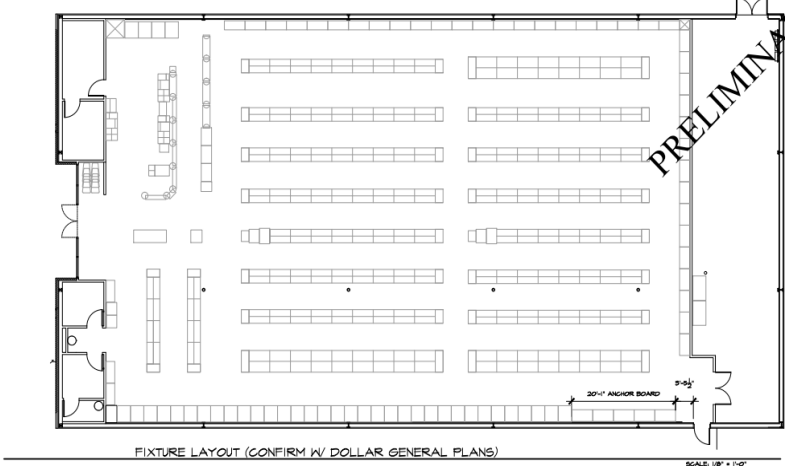
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61	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
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65	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
66	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
67	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
68	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
69	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
70	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
71	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
72	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
73	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
74	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
75	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
76	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
77	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
78	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
79	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
80	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
81	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
82	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
83	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
84	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
85	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
86	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
87	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
88	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
89	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
90	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
91	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
92	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
93	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
94	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
95	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
96	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
97	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
98	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
99	1" HIDE METAL ANCHOR	10	EA	1.50	15.00
100	1" HIDE METAL ANCHOR	10	EA	1.50	15.00



DRINK FIXTURE SUPPORT DETAIL

SCALE: 1/2" = 1'-0"



FIXTURE LAYOUT (CONFIRM W/ DOLLAR GENERAL PLANS)

SCALE: 1/8" = 1'-0"

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ARCHITECTURE

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