



## **Board of Adjustment**

**December 22, 2020**

**7:00 P.M.**

**WINTERVILLE TOWN HALL ASSEMBLY ROOM**

- I. CALL TO ORDER.**
- II. WELCOME.**
- III. APPROVAL OF AGENDA.**
- IV. APPROVAL OF MINUTES (NOVEMBER).**
- V. ADMINISTRATIVE MATTERS.**
  - 1. NEW MEMBER APPOINTMENT.**
- VI. NEW BUSINESS.**
  - 1. PARCEL 55092 - SPECIAL USE PERMIT APPLICAITON.**
- VII. REPORTS FROM STAFF - INFORMATIONAL ITEMS.**
- VIII. ADJOURN.**

***SPECIAL NOTICE:*** Anyone who needs an interpreter or special accommodations to participate in the meeting should notify the Town Clerk, Don Harvey at 215-2344 at least forty-eight (48) hours prior to the meeting. (Americans with Disabilities Act (ADA) 1991.)



**PLANNING BOARD OF ADJUSTMENT  
NOVEMBER 17, 2020  
BOARD OF ADJUSTMENT MEETING MINUTES**

The Planning Board of Adjustment met on the above date at 7:00 PM in the Town Hall Assembly Room, with Chairman Jeffrey Briley presiding. The following were present:

Jeffrey Briley, Chairman  
Joseph Pierce, Vice Chair  
Alfred Phillips, Member (absent)  
Edward Reynolds, Member  
Brian Miller, ETJ Alternate Member  
Bryan Jones, Planning Director  
David Moore, Fire Chief  
Donald Harvey, Town Clerk

**CALL TO ORDER:**

Chairman Briley called the meeting to order.

**WELCOME:**

Chairman Briley welcomed all Board members and the public to the meeting.

**APPROVAL OF AGENDA:**

**Motion made by Member Pierce and seconded by Member Miller to approve the agenda as presented. Motion carried unanimously, 4-0.**

**APPROVAL OF MINUTES:**

Minutes of the October 20, 2020 meeting presented for approval.

**Motion made by Member Reynolds and seconded by Member Pierce to approve the October 20, 2020 minutes as presented. Motion carried unanimously, 4-0.**

**NEW BUSINESS:**

1. 403 Castlewood Drive – Variance Application (Side Yard Setbacks).

Planning Director Jones gave the following presentation:

## 403 Castleford Drive Variance Application

Presenter:  
Bryan Jones,  
Planning Director

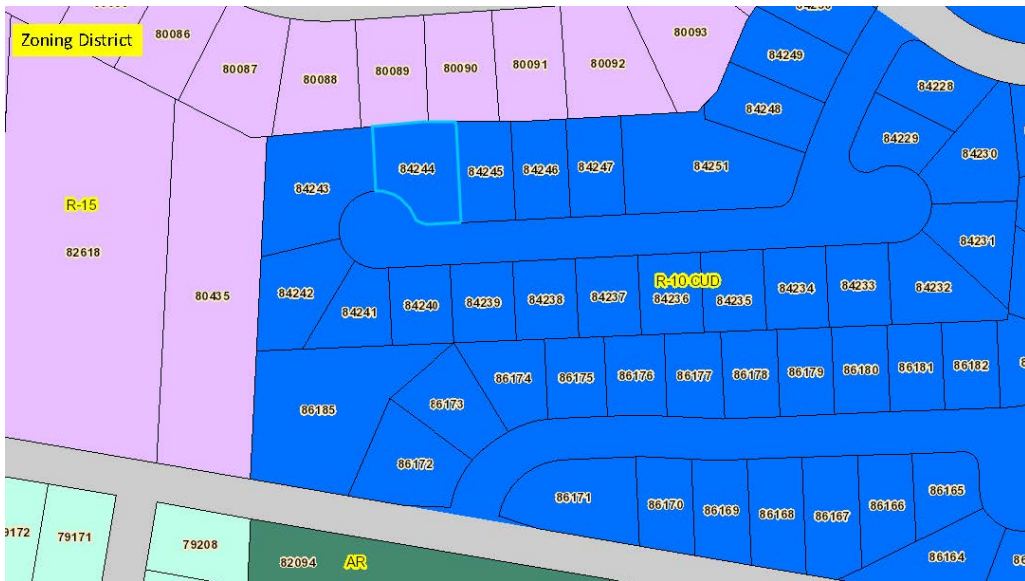
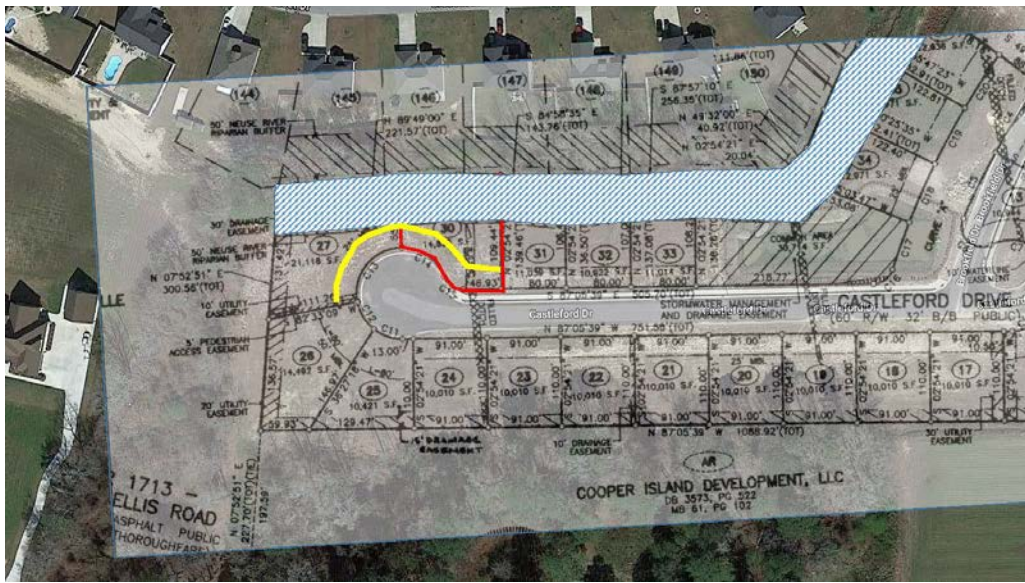


- Applicant: William O. Kuhn (Will Kuhn Homes, LLC)
- Location: Castleford Drive in Brookfield Subdivision
- Parcel Number: 84244
- Site Data: 0.34 Acres
- Zoning District: R-10
- Variance Request: 8' side setback



- Notice was posted on site on October 5, 2020
- Adjacent property owners were mailed notification on October 5, 2020.
- Notice of the hearing was published in the Daily Reflector on October 7, 2020 and October 14, 2020.
- Action was tabled until November 17, 2020 (lack of voting members present).





	Districts	Lot Area Square Feet	Lot Width (in feet) (1)	Front yard setback (in feet)	Side yard (in feet)	Rear yard (in feet)	Maximum height (in feet)
A-R	Single-family	20,000	90	25	15	20	35
	Two-family (4)	25,000	90	25	20	20	35
	Multi-family (2)	(3)	90	25	20	25	35
R-20	Other Principal Structures	40,000	150	35	20	20	35
	Single-family	20,000	90	25	15	20	35
R-15	Other Principal Structures	25,000	90	25	20	20	35
	Single-family	15,000	80	25	12.5	20	35
R-12.5	Other Principal Structures	17,000	90	25	20	20	35
	Single-family	12,500	80	25	12.5	20	35
R-10	Other Principal Structures	14,500	80	25	17.5	20	35
	Single-family	10,000	80	25	10	20	35
R-8	Other Principal Structures	12,000	90	25	15	20	35
	Single-family	8,000	70	25	10	20	35
	Two-family (4)	10,000	80	25	15	20	35

**Variance**

To authorize upon appeal in specific cases such variances from the terms of the Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship where the Board of Adjustment makes the following affirmative findings:



**Variance**

a) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance.

- 1) If he complies with the provisions of the Ordinance, the property owner can secure no reasonable return from or make no reasonable use of, his property.
- 2) The hardship results from the application of the Ordinance.
- 3) The hardship is suffered by the applicant's property.
- 4) The hardship is not a result of the applicant's own actions.
- 5) The hardship is peculiar to the applicant's property.

b) The variance is in harmony with the general purpose and intent of the Ordinance and preserves its spirit.

c) In granting the variance the public safety and welfare have been assured and substantial justice has been done.



**QUESTIONS and DISCUSSION**

Chairman Briley requested that anyone wishing to speak, please come forward. Will Kuhn, Applicant, sworn in to provide testimony. Chairman Briley opened the public hearing.

Discussion and comments followed relative to the 403 Castleford Drive variance request.

Chairman Briley closed the public hearing.

The following criteria was presented:

Variances. To authorize upon appeal in specific cases such variances from the terms of the Ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will, in an individual case, result in practical difficulty or unnecessary hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship where the Board of Adjustment makes the following affirmative findings:

- a) There are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of the Ordinance.
  - 1) If he complies with the provisions of the Ordinance, the property owner can secure no reasonable return from or make no reasonable use of, his property.
  - 2) The hardship results from the application of the Ordinance.
  - 3) The hardship is suffered by the applicant's property.
  - 4) The hardship is not a result of the applicant's own actions.
  - 5) The hardship is peculiar to the applicant's property.
- b) The variance is in harmony with the general purpose and intent of the Ordinance and preserves its spirit.
- c) In granting the variance, the public safety and welfare have been assured and substantial justice has been done.

**Motion made by Member Pierce and seconded by Member Reynolds to approve Variance Criteria a) 1). Motion carried unanimously, 4-0.**

**Motion made by Member Pierce and seconded by Member Miller to approve Variance Criteria a) 2). Motion carried unanimously, 4-0.**

**Motion made by Member Reynolds and seconded by Member Pierce to approve Variance Criteria a) 3). Motion carried unanimously, 4-0.**

**Motion made by Member Pierce and seconded by Member Miller to approve Variance Criteria a) 4). Motion carried unanimously, 4-0.**

**Motion made by Member Reynolds and seconded by Member Pierce to approve Variance Criteria a) 5). Motion carried unanimously, 4-0.**

**Motion made by Member Pierce and seconded by Member Reynolds to approve Variance Criteria b). Motion carried unanimously, 4-0.**

**Motion made by Member Pierce and seconded by Member Reynolds to approve Variance Criteria c). Motion carried unanimously, 4-0.**

**Chairman Briley stated the variance approved.**

**REPORTS FROM STAFF – INFORMATIONAL ITEMS:**

Planning Director Jones provided informational items to the Board.

**COMMENTS FROM BOARD OF ADJUSTMENT MEMBERS:**

There were no comments from the Board.

**ADJOURN:**

Having no further business to come before the Board, Chairman Briley requested a motion to adjourn.

**Motion made by Member Pierce and seconded by Member Reynolds to adjourn the meeting. Motion carried unanimously, 4-0. Meeting adjourned at 7:22 pm.**

Adopted this the 22<sup>nd</sup> day of December 2020.

\_\_\_\_\_  
Jeffrey Briley, Chairman

ATTEST:

\_\_\_\_\_  
Donald Harvey, Town Clerk



**Town of Winterville  
Board of Adjustment  
Agenda Abstract**

**Item Section:** New Business

**Meeting Date:** December 22, 2020

**Presenter:** Bryan Jones, Planning Director

**Item to be Considered**

**Subject:** 717 Laurie Ellis Road (Parcel 55092)

**Action Requested:** Special Use Permit

**Attachments:** SUP Application, Site Plan, Notification to Adjacent Property Owners

**Prepared By:** Bryan Jones, Planning Director

**Date:** 12/15/2020

**ABSTRACT ROUTING:**

TC

FD

TM

Final

**Supporting Documentation**

Applicant: F & A Construction

Location: 717 Laurie Ellis Road

Parcel Number: 55092

Site Data: 11.12 Acres

Current Zoning District: AR

**Application:** Development of 62 single-family attached dwelling units in 14 buildings.

- ❖ Adjacent property owners were mailed notification of the SUP application on December 7, 2020.
- ❖ Notification was posted on the site on December 1, 2020.
- ❖ Notification of the hearing was published in the Daily Reflector on December 8, 2020 and December 15, 2020.

**Budgetary Impact:** N/A

**Recommendation:** N/A





CONDITIONAL USE PERMIT APPLICATION
TOWN OF WINTERVILLE
2571 Railroad Steet
P O Box 1459
Winterville, NC 28590
Phone: (252) 756-2221

Staff Use Only
Appl. #

DATE 11/13/2020

NAME OF APPLICANT F&A CONSTRUCTION LLC

ADDRESS 1537 W. 5TH STREET, WASHINGTON, NC 27889 TELEPHONE 704-771-4366

PROPERTY OWNER F&A CONSTRUCTION LLC

ADDRESS 1537 W. 5TH STREET, WASHINGTON, NC 27889 TELEPHONE 704-771-4366

1) Application is hereby made for permission to: Erect X, Repair, Alter, Extend, Remove, or Demolish, a Building X, Sign, Other Structure. (Explain) PROPOSED DEVELOPMENT OF 62 SINGLE FAMILY ATTACHED DWELLING UNITS IN 14 BUILDINGS

2) The building, sign or land is located at: Street Address 717 LAURIE ELLIS ROAD Zoning District AR

3) The intended use of the building, sign, structure, or land would be Conditional Use SINGLE FAMILY ATTACHED in the AR District and is described as follows: PROPOSED DEVELOPMENT OF 62 SINGLE FAMILY ATTACHED DWELLING UNITS IN 14 BUILDINGS, ALONG WITH ASSOCIATED DRIVEWAYS, STORM DRAINAGE, AND UTILITIES.

4) After completing sign the statement below:

**OWNER/AGENT STATEMENT**

I, SCOTT T. ANDERSON, being the Owner or Agent (if Agent, complete section below) request approval of a Conditional Use Permit as described herein. I agree that this permit, if granted, is issued on the presentation made herein and that this permit may be revoked in the event of any breach of representation or noncompliance of conditions of the permit. It is further understood that action implementing the proposed use must be completed within twelve (12) months from the date of issuance, or this permit shall become invalid.

DATE 11/13/2020 APPLICANT F&A CONSTRUCTION LLC

**NOTE: AGENTS ACTING ON BEHALF OF THE PROPERTY OWNER MUST HAVE A NOTARIZED STATEMENT FROM THE PROPERTY OWNER GIVING THEM THE AUTHORITY TO ACT ON THE OWNER'S BEHALF.**

I, LUIS LIBREROS FOR F&A CONSTRUCTION LLC, being the Owner of the property described herein, do hereby authorize SCOTT T. ANDERSON as agent for the purpose of this application

[Handwritten Signature]  
Signature

11/13/2020  
Date

Sworn to and subscribed before me, this 13<sup>th</sup> day of November, 20 20.



[Handwritten Signature]  
Notary Public

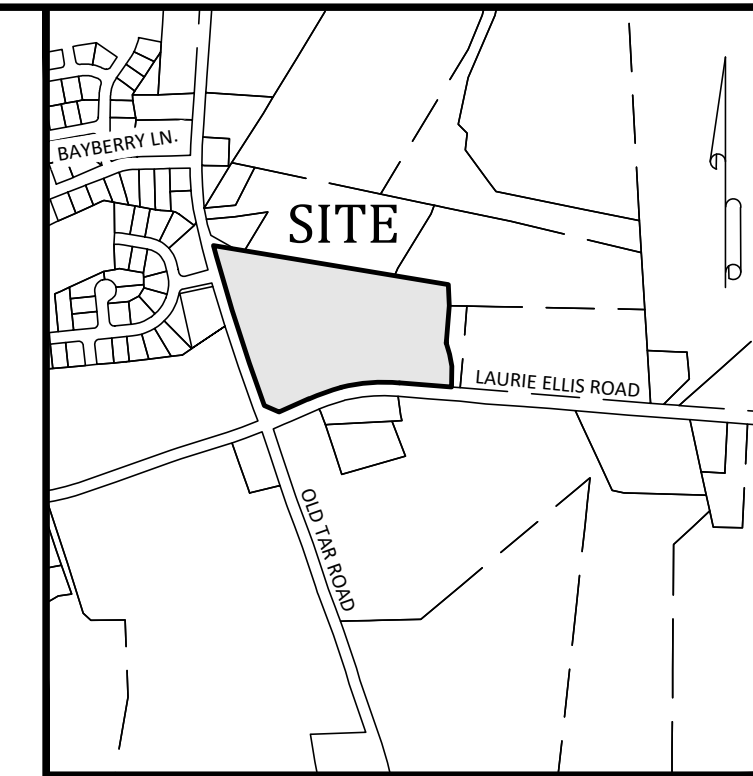
My Commission Expires:  
Sept. 25, 2021



# SUNSET MEADOWS

## CONDITIONAL USE PLAN

PROPOSED ATTACHED SINGLE FAMILY DEVELOPMENT  
LAURIE ELLIS ROAD, WINTERVILLE TWSP.  
PITT COUNTY, NORTH CAROLINA



Vicinity Map  
SCALE: 1" = 1000'

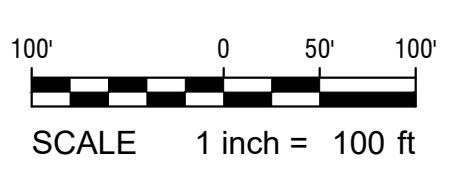
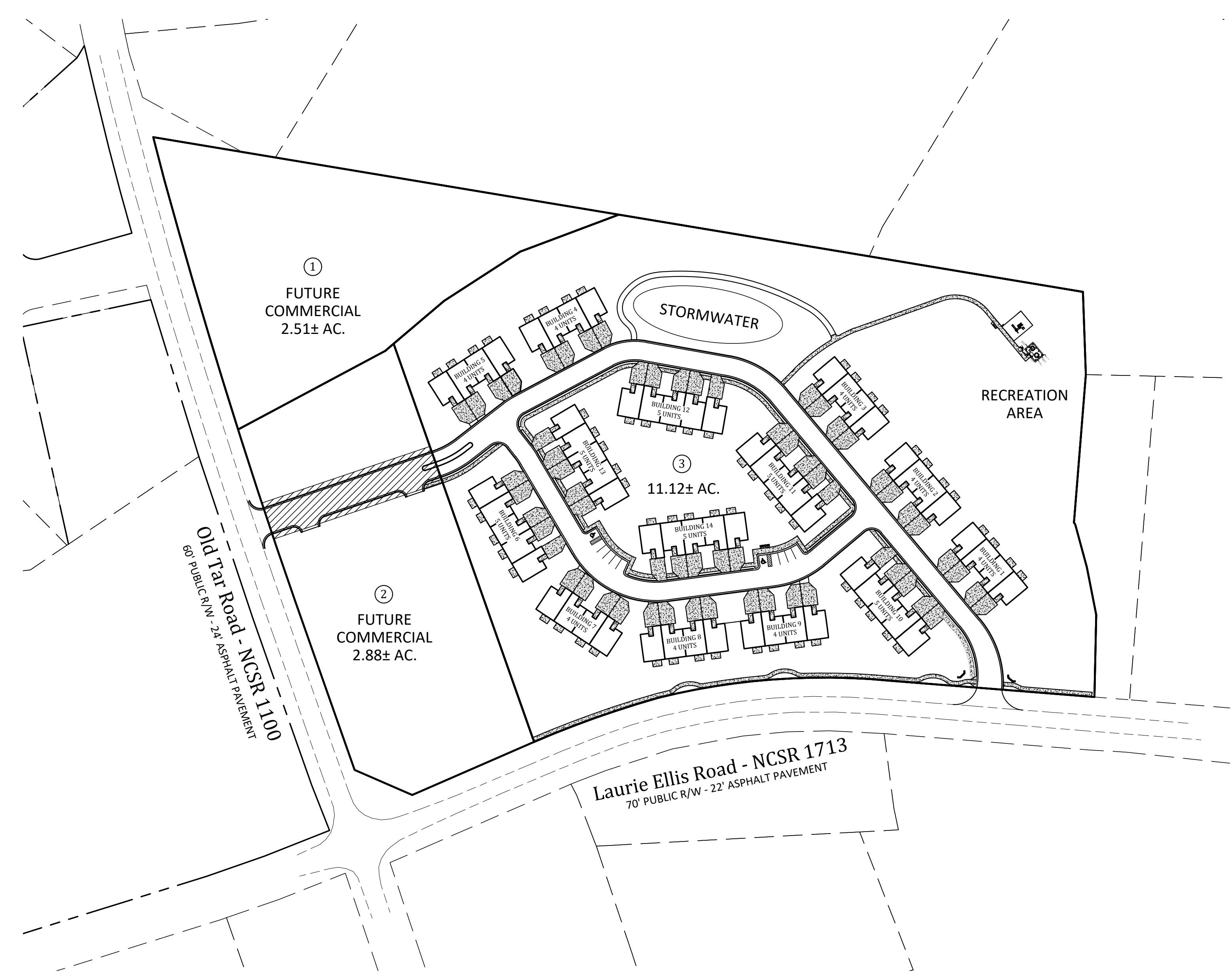
COMMENTS  
1. 12/20/20 - ADS SEWER ALONG LAURIE ELLIS ROAD

Final Drawings  
Issued For Permit  
Review Purposes Only

REVISIONS:

### LEGEND:

EXISTING	PROPOSED
EIP - EXISTING IRON PIPE	LOD - PROPOSED ROAD GRADE
IPS - IRON PIPE SET	L/D - LIMIT OF DISTURBANCE
R/W - RIGHT OF WAY	SF - SILT FENCE
B/B - BACK TO BACK	SD - STORM DRAIN PIPE
P/P - POWER POLE	WM - WATER MAIN/SERVICE
TEL/PED - TELEPHONE PEDESTAL	SS - SANITARY SEWER MAIN/SERVICE
L/P - LIGHT POLE	FM - FORCE MAIN
F/H - EXISTING FIRE HYDRANT	GM - GAS MAIN/SERVICE
WM - WATER METER	DEM - DEMO/TO BE REMOVED
WV - WATER VALVE	UE - UNDERGROUND ELECTRIC
TSP - TRAFFIC SIGNAL POLE	TD - TEMPORARY DIVERSION DITCH
GM - GAS METER	TL - TREE LINE
EB - ELECTRICAL BOX	RIS - ROCK INLET SEDIMENT TRAP
MH - MANHOLE	GE - GROUND ELEVATION
CO - CLEAN OUT	BC - BACK OF CURB
CB - CATCH BASIN	CON - CONCRETE
DI - DROP INLET	R/W - RIGHT OF WAY
E/FE - ROAD ELEVATION	PL - PROPOSED PL
	BSP - BACTERIOLOGICAL SAMPLE POINT



### Site Data

TOTAL ACRES IN TRACT:	16.51± AC.
TOTAL ACRES IN LOT 3:	11.12± AC.
TAX PARCEL NUMBER:	55092
CURRENT ZONING:	AR (AGRICULTURAL RESIDENTIAL)
ACREAGE IN RECREATION AREA AND THE LIKE:	1.11 AC
TOTAL NUMBER OF UNITS:	62
GROSS FLOOR AREA:	89,032 S.F.
BUILDING LOT COVERAGE:	0% EXIST., 14% PROPOSED
BUILDING HEIGHT IN FT. & STORIES:	28' (2 STORY)
TOTAL NO. OF PARKING SPACES REQUIRED:	124 SPACES
TOTAL NO. OF PROPOSED PARKING SPACES:	136 SPACES (INCL. 2 HC)
TOTAL SQ. FEET OF EXIST. IMPERVIOUS AREA:	767 SF
TOTAL SQ. FEET OF PROP. IMPERVIOUS AREA:	3.87 AC
REFERENCES:	DEED BOOK 3759, PAGE 648-652 MAP BOOK 45, PAGE 156 717 LAURIE ELLIS ROAD WINTERVILLE, NC 28590
ADDRESS:	

### SHEET INDEX

Sheet No. C-1	Cover
Sheet No. C-2	Site Plan
Survey (Surveyor)	1 Sheet

### General Notes:

1. NCDOT DRIVEWAY PERMIT APPROVAL IS REQUIRED.
2. CONTACT NORTH CAROLINA ONE-CALL CENTER, INC. (NC ONE-CALL) AT 811 TO HAVE ALL UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.
3. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE TOWN OF WINTERVILLE ZONING ORDINANCE AND THE TOWN OF WINTERVILLE MANUAL OF STANDARD DESIGNS AND DETAILS.
4. THIS PROPERTY ARE LOCATED IN A FLOOD ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 37204684001, EFFECTIVE JANUARY 2, 2004.
5. ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
6. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. REFER TO M.E.P. PLANS FOR COORDINATION OF BUILDING UTILITY SERVICES.
8. THIS PROJECT DISTURBS MORE THAN 1 ACRES. STORMWATER MANAGEMENT IN ACCORDANCE WITH THE TOWN OF WINTERVILLE STORMWATER MANAGEMENT ORDINANCE IS REQUIRED FOR THIS SITE
9. THIS PROJECT DISTURBS MORE THAN 1 ACRE. EROSION AND SEDIMENTATION CONTROL PLAN APPROVAL BY NC DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF ENERGY, MINERAL, AND LAND RESOURCES IS REQUIRED.
10. REFUSE COLLECTION SHALL BE PROVIDED BY PRIVATE SERVICE.
11. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
12. SITE SHALL MEET ALL RELATED ACCESSIBILITY CODE REQUIREMENTS.

### Parking Requirements:

PARKING REQUIRED:	SINGLE-FAMILY ATTACHED RESIDENCES
	2 SPACES PER DWELLING UNIT
	124 SPACES
TOTAL REQUIRED PARKING:	124 SPACES
TOTAL PROVIDED PARKING:	135 SPACES

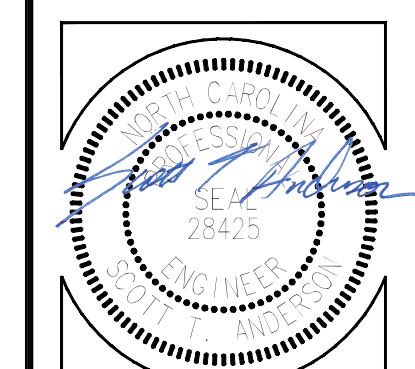
### Owner / Developer

F & A CONSTRUCTION, LLC.  
1537 WEST 5TH STREET  
WASHINGTON, NC 27889  
PHONE: (252) 974-0100

### Survey Note:

BOUNDARY SURVEY INFORMATION SHOWN HEREON WAS PREPARED BY SORRELL LAND SURVEYING, INC., AS SHOWN ON DRAWING ENTITLED "A SURVEY OF AN EXISTING PARCEL OF LAND FOR F&A CONSTRUCTION LLC, DATED MAY 9, 2019, ATTACHED TO THIS DRAWING SET FOR REFERENCE.

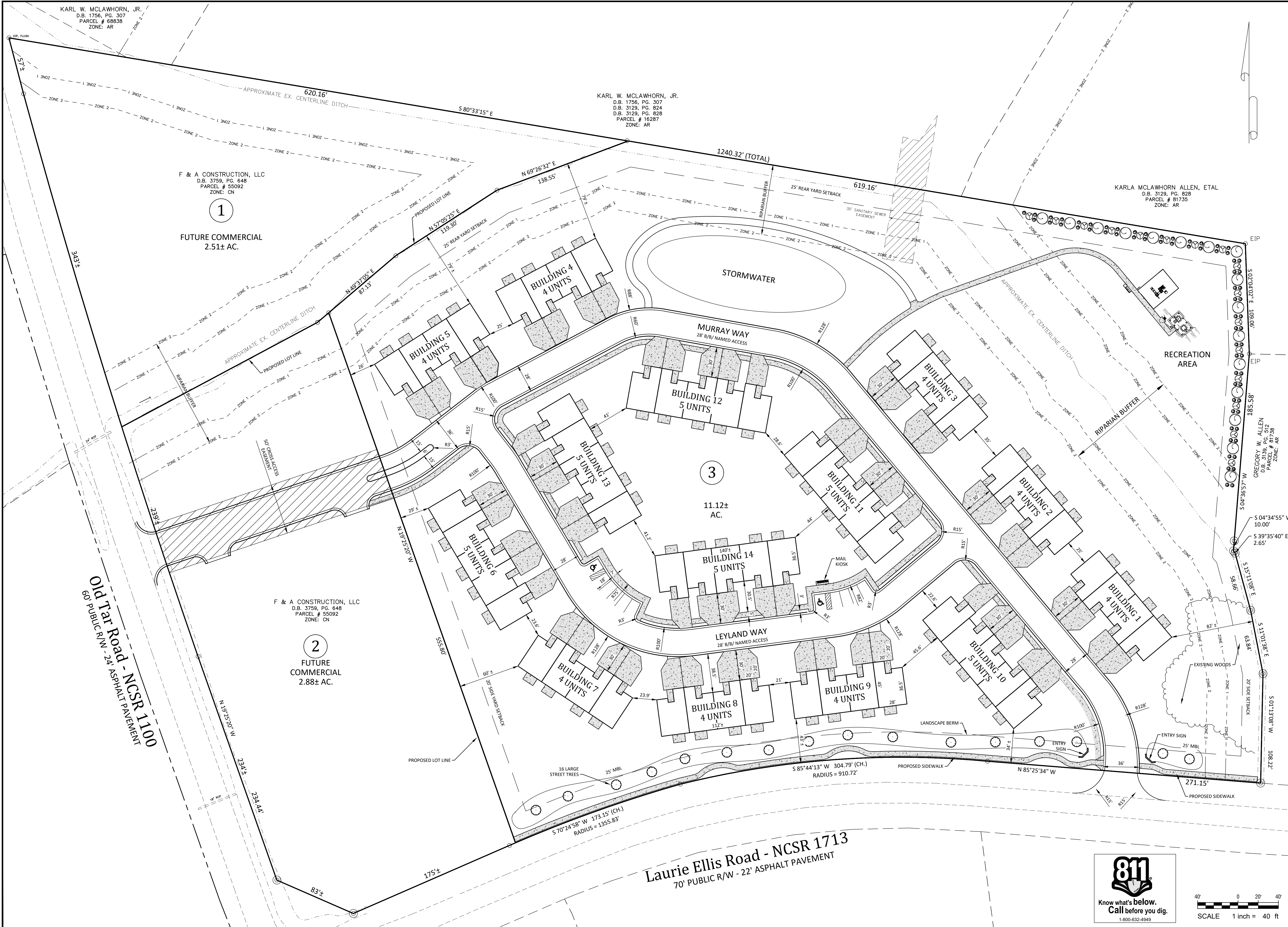
**SITE PLAN**  
**SUNSET MEADOWS**  
 INTERSECTION OF OLD TAR RD & LAURIE ELLIS RD  
 Town of Winterville, Pitt County, North Carolina



NC License P-1109  
**ARK CONSULTING GROUP, P.L.L.C.**  
 ENGINEERS & PLANNERS  
 2755-B Charles Blvd.  
 Greenville, NC 27858  
 (252) 558-0888  
 www.arkconsultinggroup.com

Project Manager: STA  
 Drawn By: CED  
 Checked By: STA  
 Project Number: 20021  
 Drawing Number: D-1238

**C-1**  
 Date: 11-11-2020



COMMENTS  
 1 12/10/20 ADD SIDEWALK ALONG LAURIE ELLIS ROAD

REVISIONS:

**SITE PLAN**

**SUNSET MEADOWS**

INTERSECTION OF OLD TAR RD & LAURIE ELLIS RD

Town of Winterville, Pitt County, North Carolina

REV. 12/10/20

ARK CONSULTING GROUP, PLLC  
 ENGINEERS & PLANNERS  
 2755-B Charles Blvd.  
 Greenville, NC 27858  
 (252) 558-0888  
 www.arkconsultinggroup.com

Project Manager: STA  
 Drawn By: CED  
 Checked By: STA  
 Project Number: 20021  
 Drawing Number: D-1238

**C-2**

Date: 11-11-2020

**811**  
 Know what's below.  
 Call before you dig.  
 1-800-632-4949

SCALE 1 inch = 40 ft



# WINTERVILLE

*A slice of the good life!*

2571 Railroad Street  
PO Box 1459  
Winterville, NC 28590

Phone (252)215-2358  
Fax (252)756-3109  
[www.wintervillenc.com](http://www.wintervillenc.com)

## Board of Adjustment Hearing Conditional Use Permit

NOTICE IS HEREBY GIVEN that the Winterville Board of Adjustment will meet on Tuesday, December 22, 2020 at 7:00 pm in the Town Hall Assembly Room at 2571 Railroad Street, in order to have a Board of Adjustment hearing on the Conditional Use Permit Application described below:

An application has been submitted for 717 Laurie Ellis Road (Parcel 55092) requesting a Conditional Use Permit for a single-family attached development. The subject property is zoned Agricultural Residential (AR). The proposed development will consist of 62 single family attached dwelling units in 14 buildings. Per the Winterville Zoning Ordinance, the development must meet the special requirements for "SR 2–Two Family, Single Family Attached and Multifamily Dwellings" as listed in "Section 6.5–Special Requirements to the Table of Permitted and Conditional Uses."

Copies of the Zoning Ordinance and Map are on file at the Planning Department Office in the Town Hall and are available for public inspection by contacting [bryan.jones@wintervillenc.com](mailto:bryan.jones@wintervillenc.com) or the Winterville Planning Department at (252) 215-2358 or at [wintervillenc.com](http://wintervillenc.com).

\*\*The Town of Winterville will be keeping measures in place in an ongoing effort to mitigate the spread of COVID-19. These measures include barring physical attendance at the meeting, employing social distancing, and implementing remote participation. The public is encouraged to watch the meeting live on YouTube ([www.wintervillenc.com/videos](http://www.wintervillenc.com/videos)). Those that wish to address the Board of Adjustment during the Hearing should contact the Town Clerk at (252) 215-2344 to register by **one business day before the meeting at 5:00 p.m.** Prior to or within 24-hours following a public hearing, the public may submit written comments to the Town Clerk's office, 2571 Railroad Street, Winterville, NC 28590, or via email to [don.harvey@wintervillenc.com](mailto:don.harvey@wintervillenc.com). Please include your name and address.

SIDETTE BOYCE BROWN  
EMANUELL BROWN  
5108 OLD TAR ROAD  
WINTERVILLE NC 28590

LINDA VERNELSON MCLAWHORN  
2351 OLD CREEK ROAD  
GREENVILLE, NC 27834

KARL WESLEY MCLAWHORN, JR  
KARLA MCLAWHORN ALLEN  
PO BOX 611  
WINTERVILLE, NC 28590

ALVA WAYNE WORTHINGTON, JR  
JONI B. WORTHINGTON  
5921 HEATHERSTONE DRIVE  
RALEIGH, NC 27606

KARL W. MCLAWHORN, JR  
5111 OLD TAR ROAD  
WINTERVILLE, NC 28590

FISHER ISLAND, LLC  
PO BOX 72  
Winterville, NC 28590

COOPER ISLAND DEVELOPMENT  
PO BOX 606  
GREENVILLE NC 27835

JANE MELLON BOFENKAMP  
MARY F MELLON  
PO BOX 1827  
WAKE FOREST, NC 27588

**MAILED ON**  
**12/7/2020**

ASHLEY MARIE CRAFT  
5079 OLD TAR ROAD  
WINTERVILLE, NC 28590

BROOKFIELD HOA OF  
WINTERVILLE NC  
300 COTANCHE STREET  
GREENVILLE, NC 27858

PEDRO BALDERA TRUST  
1036 MADISON AVE  
SAN DIEGO, CA 92116

MATTHEW J GASKILL  
DENISE C GASKILL  
716 LAURIE ELLIS ROAD  
WINTERVILLE NC 28590

KARLA MCLAWHORN ALLEN  
GREGORY W. ALLEN  
753 LAURIE ELLIS ROAD  
WINTERVILLE NC 28590



# WINTERVILLE

*A slice of the good life!*

2571 RAILROAD ST  
PO BOX 1459  
WINTERVILLE, NC  
28590

PLANNING DEPARTMENT  
BRYAN JONES  
DIRECTOR

**To:** Board of Adjustment  
**From:** Bryan Jones, Planning Director  
**Date:** December 15, 2020  
**Re:** Monthly Report

Please find below a summary of the projects, tasks and issues the Planning Department has been working on during the month of **November 2020**.

<b>ZONING COMPLIANCES</b>	<b>Total = 9</b>	<b>YTD (2020) = 178</b>
New Single-Family Residential	0	49
Accessory Structures	1	33
New Business	4	12
Residential Fence	2	38
Additions/ Pools/ Other	2	46
<b>Other Activities/Projects</b>		
Development Review Committee	11/3/2020	PCC Student Advancement Center – Site Plan
Town Council Meeting	11/9/2020	David Evans Property Rezoning (Set PH); Zoning Ordinance Amendments – Chapter 160D (Set PH).
Board of Adjustment Meeting	11/17/2020	403 Castleford Drive Variance (Approved)
Pitt County Comprehensive Transportation Plan Steering Committee	11/23/2020	Met to discuss development of the multi-modal plan to identify transportation needs for the next 30 years.