







MA 22-04 – 414 S. Main St. (Pine-glo) – 1st Submittal review cycle

START DATE: MAR Cycle – 3/2/22	DUE DATE: MAR Cycle 03/30/22	TRC/STAFF Comments issued on: _ MAR Cycle by 4/4/22__
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Review Group	Staff	RCVD on:	Comments	Clear of Staff Comments
Planning Dept.	Mike Elabarger/ Meredith Gruber		<p>Staff suggests Revising the Application to a proposed Conditional Zoning (CZ) district, and providing a list of voluntary conditions on/about the future development of the property under the General Commercial (GC) District. Conditions could include:</p> <ol style="list-style-type: none"> 1. Removing a list of Permitted uses. 2. Property Owner shall submit and process a Site Plan and, regardless of applicability per the LDO, demonstrate compliance with: <ol style="list-style-type: none"> a. LDO Section 6.2, Open Space, Buffering, Compatibility, Landscaping, and Trees. b. LDO Section 6.4, Parking (inc. parking lots). c. LDO Section 6.5, Fences, Walls, Berms. d. LDO Section 6.6, Lighting e. LDO Section 6.8.2, Building Design 3. <i>Any others the Applicant wishes to provide.</i> 	Clear of Staff Comments
Planning & Zoning	Karen Mallo, WR	3/16/22	See PDF of written memo comments.	
Parks & Recreation	JG Ferguson	3/23/22	No comments.	
COR Utilities (W/WW)	Tim Beasley	3/24/2022	(via email) No comments.	
Engineering	Brian Laux / Jacqueline Thompson	3/25/22	(via email) No comments.	
Fire / EMS	Brittany Hocutt	3/23/22	(via email 03/23/2022) No comments.	

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NCDOT	Matt Nolfo	3/22/22	The NCDOT has no issue with the rezoning of 414 S. Main (US 401).	
Open Space/Greenway Committee	Derek Versteegen	3/18/2022	(via email) No Comment.	
Watershed Management	Jeevan Neupane	3/16/22	(viam email 03/16/2022) No comments.	