

SDP-23-09 – 306 S Main / Scooters – 1st Submittal review cycle

START DATE: NOVEMBER 11-03-23	DUE DATE: <u>12-11-23</u>	TRC/STAFF Comments issued on: <u>12/10/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel / Karen Mallo & Liza Monroe	<ol style="list-style-type: none"> 1. Provide a Written response to ALL the comments received; mark-ups to marks-up is OK. 2. Revise the dates on all submittals to indicate revision/resubmittal. 3. <u>Traffic Impact Analysis (TIA) / Submitted Trip Generation analysis</u> – Based on the numbers expressed, please discuss with Staff the holistic expected business operation based on these low customer counts. Staff would like to know other customer volumes from existing stores (understanding no two sites are the same especially given the high pass-by rate of customer capture.) Regardless of whether a TIA is triggered under the LDO or not, nearby roadways and intersections are essentially set with no improvement option driven by new development. 4. See PDF of 20 written Memo comments. 5. See PDF of mark-up comments (there are 19 entries/comments). 	
Parks & Recreation - Eddie Henderson	<p>Revise landscape plan/plantings to show more of a diversity of native shrubs, which currently has none. Per Rolesville LDO 6.3.4.7c: “All developments shall provide a diverse plant palette...” See attachment and these links: https://ncwildflower.org/recommended-native-species/ https://content.ces.ncsu.edu/extension-gardener-handbook/12-native-plants</p>	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	<ol style="list-style-type: none"> 1. See PDF of mark-up comments (there are 31 entries/comments). 2. See PDF of 28 written Memo comments. 	
Wake County Watershed Management - Janet Boyer	(12/5/23) Wake County permitting is required; no plans have been submitted to date.	
COR Public Utilities - Tim Beasley	<ol style="list-style-type: none"> 1. Contact FOG@raleighnc.gov for a determination if a grease interceptor will be required. 2. Stub permits will need to be obtained for the proposed water/sewer taps. Contact this reviewer directly for these fees. 	
Wake County Fire / EMS - Brittany Hocutt	<ol style="list-style-type: none"> 1. PROVIDE FIRE TRUCK ACCESS/DIAGRAM PLAN 2. ENTRANCE/EXITS WIDTHS ARE NOT WIDE ENOUGH FOR FIRE TRUCKS PER MY MEASUREMENTS 	
NCDOT – Jacob Nicholson	<ol style="list-style-type: none"> 1. The pass-by should be capped at 10% of the adjacent street (South Main St.) volume. 2. Submit for a Driveway Permit (direct to NCDOT) if not already performed. 	