

From: [Gruber, Meredith](#)
To: [Nicholson, Jacob P](#); [Jon Frazier](#)
Cc: [McFarland, Mical](#); [Brian Laux](#); [Jacqueline Thompson](#); [Robert Shaar](#); [Elabarger, Michael S](#)
Subject: RE: [External] RE: SDP-24-05, 414 S Main (Pine Glo), 1st Sub - NCDOT Driveway Permit request
Date: Wednesday, June 26, 2024 1:27:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Jacob and Jon,

I hope you are doing well. As far as Rolesville's LDO requirements go, I am comfortable waiving the TIA based on the site location on Main Street and the current construction activity. It sounds like NCDOT needs trip generation data to determine if they will require a TIA—Jacob, do I understand that correctly? If so, Jon, please coordinate through Jacob and Rolesville's TRC (via Mike) to provide trip generation information so we know what the next steps are and can work with you and the Glo on Main team.

Best regards,
Meredith

Meredith A. Gruber, PLA, AICP
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From: Nicholson, Jacob P <jpnicholson@ncdot.gov>
Sent: Tuesday, June 11, 2024 2:48 PM
To: Jon Frazier <jfrazier@flmengineering.com>; Elabarger, Michael S <michael.elabarger@rolesville.nc.gov>
Cc: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>; McFarland, Mical <mical.mcfarland@rolesville.nc.gov>; Brian Laux <Brian.Laux@bolton-menk.com>; Jacqueline Thompson <Jacqueline.Thompson@bolton-menk.com>
Subject: RE: [External] RE: SDP-24-05, 414 S Main (Pine Glo), 1st Sub - NCDOT Driveway Permit request

Mike & Jon,

I want to make a few clarifications:

- Since this proposed development is a change in use, a new driveway permit will be required.
- The driveway permit does not have to be signed by the town to initiate NCDOT's review. This policy varies Division to Division, and I believe our District Office used to require the municipality signature prior to beginning review, but we no longer require that in an effort to have more concurrent reviews. I will From my experience, most municipalities don't sign until they are comfortable with the site plan/CDs.
- At minimum, a trip generation memo will be needed to determine if a TIA is required or not. Looking at the plans on the town's TRC website, the proposed land use is a highly variable use in terms of trip intensity.

Thanks,

Jacob Nicholson
Assistant District Engineer
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North Carolina Department of Transportation

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From: Jon Frazier <jfrazier@flmengineering.com>

Sent: Monday, June 10, 2024 11:42 AM

To: Elabarger, Michael S <michael.elabarger@rolesville.nc.gov>

Cc: Nicholson, Jacob P <jpnicholson@ncdot.gov>; Gruber, Meredith <meredith.gruber@rolesville.nc.gov>; McFarland, Mical <mical.mcfarland@rolesville.nc.gov>; Brian Laux <Brian.Laux@bolton-menk.com>; Jacqueline Thompson <Jacqueline.Thompson@bolton-menk.com>

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Thanks, Mike.

To answer your question, the only work in the R/W proposed as of now is a water line tap as we're tying into each of the existing driveway cuts without alteration.

Jon D. Frazier, PE, LEED AP
Principal

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From: Elabarger, Michael S <michael.elabarger@rolesville.nc.gov>

Sent: Monday, June 10, 2024 11:33 AM

To: Jon Frazier <jfrazier@flmengineering.com>

Cc: Nicholson, Jacob P <jpnicholson@ncdot.gov>; Gruber, Meredith <meredith.gruber@rolesville.nc.gov>; McFarland, Mical <mical.mcfarland@rolesville.nc.gov>; Brian Laux <Brian.Laux@bolton-menk.com>; Jacqueline Thompson <Jacqueline.Thompson@bolton-menk.com>

Subject: RE:SDP-24-05, 414 S Main (Pine Glo), 1st Sub - NCDOT Driveway Permit request

Jon,

Please remember, this property had a Traffic Impact Analysis waived at the time of Rezoning (MA 22-04) - see excerpt from the Staff Memo for the rezoning (*I think the last sentence is b/c at that time, Site Plans required Town Board approval via a QJ Hearing, but a Text Amendment fixed or negated that, making Site Plans fully administrative reviews...*).

Transportation and Traffic

As per LDO Section 8.C.4., the Land Development Administrator (LDA) may waive the requirement for a Traffic Impact Analysis (TIA) upon determining that a TIA is not necessary to determine needed road improvements, that adequate capacity exists to serve the proposed development, and that no unsafe or hazardous conditions will be created by the development as proposed. The decision shall be documented with specific reasoning provided by the LDA.

- Based on the level of detail available for this Map Amendment (Rezoning), a TIA would be more beneficial at the Site Plan stage when additional information and confirmation of development plans are available.
- The Town has been awarded funding from the Locally Administered Projects Program (LAPP) to enhance and revitalize Main Street. The grant project will re-create Highway 401 Business into Rolesville's Main Street and includes streetscape improvements, crosswalks, curb and gutter, new sidewalks, and bicycle transportation enhancements from Burlington Mills Road to Young Street. The Main Street construction plan design already shows all or some of the pending roadway improvements.

The LDA recommends the TIA be initiated at Site Plan submittal. The Site Plan will be required to be approved by the Town Board of Commissioners.



Development Review

The Technical Review Committee (TRC) reviewed the rezoning request, and a few planning-

So unless the LDA looks at this project and location, and again decides that a waiver of the TIA requirement is warranted, I fully expect the SDP application to receive a V1 comment of “initiate a TIA through the planning Director, as it is now required based on the waiver at time of Rezoning”.

Typically, TIA precedes Driveway Permits b/c the TIA will cement/approve/confirm driveway locations. We all know the LAPP project is honoring/respecting and/or rebuilding each of the property's 2 driveway entrances (one becomes RIRO as a median is being installed opposite it).

I've cc'd Jacob Nicholson with NCDOT, to ask his knowledge of this project – did DOT greenlight this project to make a Driveway Permit submittal? Jon, what work in the ROW is anticipated to require (Driveway or encroachment permit) ?

From: Jon Frazier <jfrazier@flmengineering.com>

Sent: Monday, June 10, 2024 10:12 AM

To: Elabarger, Michael S <michael.elabarger@rolesville.nc.gov>

Subject: RE: [External] RE: SDP-24-05, 414 S Main (Pine Glo), 1st Submittal-STATUS & INVOICE

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Hey, Mike.

One last question on this one – are you able to sign the driveway permit so that we can go ahead and get started with the NCDOT process?

Thanks again!

Jon
