

From: [Gruber, Meredith](#)
To: [Parker Evans](#); "[Alex Perry](#)"
Cc: [Trey Little](#); [Elabarger, Michael S](#)
Subject: RE: [External] TIA - Tidal Wave Auto Spa (SDP-23-08)
Date: Wednesday, February 14, 2024 11:48:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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Hello Parker,

We are fine waiving the TIA for Tidal Wave Auto Spa (SDP-23-08) due to the reasons outlined in the email chain below. Mike and I plan to add a note to the approval stamp for the Site Development Plan that will document the reason for the TIA waiver.

Best regards,
Meredith

Meredith A. Gruber, PLA, AICP

Planning Director

Town of Rolesville

P.O. Box 250

502 Southtown Circle

Rolesville, NC 27571

www.rolesvillenc.gov

919.554.6517

RVL Final Logo



From: Parker Evans <PEvans@seamonwhiteside.com>
Sent: Wednesday, February 14, 2024 11:21 AM
To: 'Alex Perry' <alex.perry@shjconstructiongroup.com>; Gruber, Meredith <meredith.gruber@rolesville.nc.gov>
Cc: Trey Little <TLittle@SeamonWhiteside.com>
Subject: RE: [External] TIA - Tidal Wave Auto Spa (SDP-23-08)

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Good morning Meredith,

I wanted to check on you assessment of whether or not we will be required to provide any level of TIA based on Alex's last email?

Thanks,
Parker



Parker Evans, EIT

Civil Designer II

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From: Alex Perry <alex.perry@shjconstructiongroup.com>

Sent: Thursday, January 18, 2024 8:57 AM

To: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>; Parker Evans <PEvans@seamonwhiteside.com>

Cc: Trey Little <TLittle@SeamonWhiteside.com>

Subject: RE: [External] TIA - Tidal Wave Auto Spa (SDP-23-08)

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Meredith,

I have seen in other similar cases something like “the impact of this development will not have a significant effect on the existing traffic at this location and/or all practical Right – Of – Way improvements have already been installed or are currently planned to be installed. There are no additional practical Right- Of- Way improvements that would result from performing a TIA for this development that are not already installed or planned to be installed. Therefore Rolesville will not require a TIA for this development at this time but reserve the right to reanalyze prior to issuing construction permits if existing and/or proposed Right – Of – Way improvements were to significantly change prior to the start of construction” you can probably word it a little better but I

have run into similar situations where all the DOT improvements are there and there are no real additional improvement that would be feasible.

Thanks,

Alex Perry, PE

Engineering Design Manager

Tidal Wave Auto Spa

124 East Thompson Street
Post Office Drawer 311
Thomaston, Georgia 30286
(c) 478-972-2418

From: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>
Sent: Wednesday, January 17, 2024 3:52 PM
To: Alex Perry <alex.perry@shjconstructiongroup.com>; Parker Evans <PEvans@seamonwhiteside.com>
Cc: Trey Little <TLittle@SeamonWhiteside.com>
Subject: RE: [External] TIA - Tidal Wave Auto Spa (SDP-23-08)

Hello,

Sorry for the delay—I've been pondering this one. Rolesville's LDO states TIAs are required when there are more than 50 peak hour trips and/or more than 500 daily trips generated. The LDO also states **the Land Development Administrator (LDA) may waive the requirement for a 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. This decision shall be documented with specific reasoning provided by the LDA.** Based on the location of the proposed project and road improvements going on now, I am inclined to waive the requirement as long as I have reasonable documentation to put on file. Any thoughts on the text highlighted in yellow?

Best regards,
Meredith

Meredith A. Gruber, PLA, AICP
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From: Alex Perry <alex.perry@shjconstructiongroup.com>
Sent: Wednesday, January 10, 2024 10:24 AM
To: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>; Parker Evans <PEvans@seamonwhiteside.com>
Cc: Trey Little <TLittle@SeamonWhiteside.com>
Subject: RE: [External] TIA - Tidal Wave Auto Spa (SDP-23-08)

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Parker,

To be conservative we usually just use the peak trip data times the 12 hr we are open. So 480 cars for a peak daily or 960 trips. Also note that when we run a true TIA for our sites impact on the adjacent roadway it is going to show a 70% reduction in trips generated. So for our access point we will increase the trips but for the roadway we are utilizing the existing vehicles and don't generate many actual new trips so our impact to the intersections north and south is significantly reduced; typical TIA will reduce by 70% but I would argue its probably closer to 90%; people don't drive across town just to wash their car we are a convenience for the existing traffic. If you need something more detailed let me know or if we are close to a threshold I can put together some more exact numbers specific to this site and what are expected sales are.

Thanks,

Alex Perry, PE

Engineering Design Manager

Tidal Wave Auto Spa

124 East Thompson Street
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(c) 478-972-2418

From: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>
Sent: Wednesday, January 10, 2024 10:05 AM
To: Parker Evans <PEvans@seamonwhiteside.com>
Cc: Trey Little <TLittle@SeamonWhiteside.com>; Alex Perry <alex.perry@shjconstructiongroup.com>
Subject: RE: [External] TIA - Tidal Wave Auto Spa (SDP-23-08)

Hi Parker,

Thank you for sending the peak hour trip gen information. Do you happen to have the projected daily trip total for Tidal Wave?

Thanks again,
Meredith

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From: Parker Evans <PEvans@seamonwhiteside.com>
Sent: Monday, January 8, 2024 9:25 AM
To: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>
Cc: Trey Little <TLittle@SeamonWhiteside.com>; 'Alex Perry' <alex.perry@shjconstructiongroup.com>
Subject: [External] TIA - Tidal Wave Auto Spa (SDP-23-08)

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Good morning Meredith,

I am reaching out regarding the TIA comment received on the proposed Tidal Wave Auto Spa off S

Main Street (SDP-23-08). During our TRC meeting we discussed the possibility of conducting a “Lite TIA” for this site if we exceeded the maximum daily trips trigger number. I have attached the trip generation calculations for Tidal Wave Auto Spas. Our Saturday Peak Hour just barely exceeds the 50 trips threshold (LDO 8.C.1). Considering the undergoing improvements to S Main Street, how should we proceed and what are the next steps?

Thanks,
Parker



Parker Evans, EIT

Civil Designer II

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