



**Planning, Development  
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**DATE:** 12.18.2019  
**TO:** ProTrak  
**FROM:** Bill McDow  
 Transportation Planning

■ **TRU COLORS BREWERY [TRC Plan Review]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

**TRAFFIC IMPACT:**

- ❖ The project has proposed changing the vacant, Century Mills manufacturing building, to a multiple use Brewery, Administrative office, Daycare, Clinic and Restaurant. The current use for the site is Vacant Building.
- ❖ The proposed land use chart does not show the estimated Trip Generation for each proposed usage.
- ❖ The site has 6,002 SF for High Quality Site Down Restaurant. The estimated trip generation for this use is 0 AM Peak Hour Trips and 66.9 PM Peak Hour Trips.
- ❖ The site has 17,641 SF for Brewery Land Use. The 17,641 SF for brewery has generated an estimated 8 AM Peak Hour Trips and 97.7 PM Peak Hour Trips on similar Wilmington Brewery Sites, (source ITE Manual, and Trip Generations for Flying Machine Brewery and Wrightsville Beach Brewery).
- ❖ The site has a total 8,249 SF for office and administrative land use, (including class rooms, studio and clinic) The 8249 SF has an estimated trip generation of 13.2 AM Peak Hour Trips and 14.35 PM Peak Hour Trips.
- ❖ The total estimated Trip generation for the site, [Restaurant, Brewery, Office and Administrative uses] exceed 100 new trips in the PM Peak Hour, therefore, a TIA will be required.
- ❖ Please contact Abby Lorenzo, Sr. Transportation Planner, at (910)341-7890, [Abigail.Lorenzo@wilmingtonnc.gov](mailto:Abigail.Lorenzo@wilmingtonnc.gov) to discuss the TIA review process and begin the scoping discussion.

**TECHNICAL STANDARDS – PARKING:**

1. Please show No Parking Areas on the site plan. The proposed R7-202P signage must be approved by Traffic Engineering, (Randall Glazier, Signs and Marking Supervisor).

2. The site plan does not show parking for the Office/ Administrative use and Brewery/ Manufacturing Use. Please update the standard and handicap parking count for these uses.
3. Please ensure the proposed Lace Elm Trees do not hinder the access to the Loading Zones.

**MISCELLANEOUS:**

- ❖ Transportation Planning Staff reserves the right to review and comment on any additional plans submitted for this development.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.