

To: Robert Lindgren
From: Pat O’Mahony, Associate Planner; 910-341-0189
CC: File;
Date: 9/12/2022
Re: 7-Eleven Market Street TRC Rev. 1

The following is a list of comments for review from planning regarding the project. Please provide your corrections as listed below. A staff summary of comments:

Staff	Department	Notes
Pat O’Mahony	Planning, Plan Review	Comments attached
Richard Christensen	Engineering	Comments attached
Chris Walker	Fire	Comments attached
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached
Sally Thigpen	Urban Forestry	Comments attached
Anna Reh-Gingerich	Stormwater Services	Comments attached
Patrick Wurzel	NCDOT	Comments attached

Pat O’Mahony- Planning – Attached

Site Plan Comments:

- Please provide appropriate Map Book and Page Number of divided lots. Has the plat been recorded for the car wash lot?
- Setbacks should reference the frontage standards of Sec. 18-407 Semi-Urban.
- Section 18-341 Parking Calculations:
 - There are no parking minimums. Parking calculations should follow the section referenced above. “Vehicle wash”, “general retail”, and “restaurant” should be used for calculations.
- Section 18-342: Bicycle parking shall be provided with each new multiple-dwelling, mixed-use, commercial, institutional, or office development and any redevelopment with 15 or more vehicle parking spaces per the requirements in Table 18-342: Bicycle parking requirements.
 - Show bicycle parking space requirements and number of spaces provided in data tables along with vehicle parking.
- Section 18-344: Parking Facilities Design: In parking facilities where 25 or more parking spaces are provided, including expansions of an existing parking facility, the following shall apply:
 - One space for every 25 parking spaces provided shall be designated for use or combination of uses as motorcycle and moped parking.
 - At least two percent of all provided parking spaces shall be electric vehicle-ready spaces with necessary infrastructure to permit conversion to full vehicle

charging stations. At least one such station for every 50 parking spaces shall be a full charging station.

Landscape Plan:

- Please add plant schedule on Sheet L2.2 to Sheet L2.1.
 - Please add the minimum planting sizes for all trees and shrubs, unless otherwise required (See parking lot screening comments), as shown below. I recommend updating the table to show only the minimum planting size required to avoid any issues at final zoning.

Table 18-315: Plant specifications		
Plant type	Minimum size at time of planting	Minimum height at time of planting
Canopy	2 inch caliper	
Understory		8 feet
Shrubs		24 inches

- Remove bonding estimate chart on Sheet L.2.2.
- Parking shading (18-318)
 - Provide required and provided shading percentage in the data table for parking lot shading coverage.
- Streetscape (18-319)
 - Minimum dept – 15 feet max depth 40 – feet
 - Show dimensions of streetyards on Market Street and Birchwood Drive.
 - For every 100 linear feet, 1 Canopy Tree and 3 understory trees and 6 shrubs required
 - Please change notation for “buffer” plantings, to streetscape plantings. Tree references should note “canopy” and “understory”, not large and small deciduous.
 - Birchwood Drive plantings look to be in the right-of-way. Please clarify. Streetscape plantings are only permitted on-site.
- Street trees (18-320)
 - Street trees shall be planted in the right-of-way wherever a new street right-of-way is constructed, where new construction occurs along an existing street right-of-way, and where an existing principal building is expanded by 2,500 square feet or more
- Parking lot (18-321)
 - Show all landscape islands meet the minimum size of 333 sq ft.
 - Provide island square footage on landscape plans.
 - When a parking lot is within 50 feet of a right-of-way, a 3-foot tall, 4-foot wide low screen shall be incorporated into the streetscape landscaping. The screen shall consist of shrubbery, a grade change, low wall, or planted berm or any combination that serves to screen the parking lot from the adjacent roadway.
 - Screening shall be provided for the parking spaces nearest to Market Street.
 - Sec. 18-322 requires perimeter landscaping along all driveways. Canopy trees are required along the northern driveway at a rate of one tree every 18-27 feet.
- Foundation Plantings (18-322)
 - The area of the ground-floor of the building face adjacent to the parking area or internal drive shall be multiplied by 12 percent to determine the minimum total area (square footage) that shall be planted as foundation landscaped areas.
 - Provide foundation planting calculations, both required and proposed.

Project Name: Market Street 7-Eleven
Reviewer: Richard Christensen, PE
Department: Engineering – Plan Review Section

Engineering has reviewed the plans for the Market Street 7-Eleven project submitted August 8, 2022, for TRC review and have the following comments:

SWMP Application

1. IV. Project Information;
 - a. 8: The site had a permitted impervious allocation of 82,657 square feet. The project is proposing 78,968 square feet. Please list the remaining allocation of 3,689 square feet as Future Development. Revise #9, #10 and #11 accordingly.
 - b. 12: There is a small portion of impervious being constructed within the Market Street right-of-way. Please add that to this section.
 - c. #13: Add in the 3,689sf under Future Development. Revise Total Impervious Area and Percent Impervious Area.
2. V. Submittal Requirements: Please initial the required items.
3. VI. Property Owner Authorization: Please have this section notarized.
4. VII. Applicant's Certification: Please have the applicant sign and notarize this section.

Narrative

5. 1.2 Pre-Development Conditions: Minor discrepancy but the site ultimately drains to a permitted wet pond.

Plans

6. C9.3: Remove all CFPUA details. The city does not sign off on CFPUA items.

Please call or email if there are any questions. Thank you.

Project Name: **7-Eleven Market Street**

FORMAL TRC Date: September 15, 2022

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

Please add the following Fire & Life Safety Notes: (you may add these to general notes on page 2)

- Landscaping or parking cannot block or impede FDC's or fire hydrants. A 3-foot clear space shall always be maintained around the circumference of hydrants and FDC's.
- Additional fire protection and/or accessibility requirements may be required due to any special circumstances concerning the project.

Project Name: **7-ELEVEN MARKET ST**

Formal TRC Date: **09.15.2022**

Reviewer Name: **Mitesh Baxi**

Reviewer Department/Division: **Engineering/Traffic Engineering**

NCDOT:

Section of Market St abutting this property is a state maintained. It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910-398-9100.

TECHNICAL STANDARDS:

1. Dimension flares for driveway off Market St.
2. Please verify the location of stop bar for driveway off Market St. Signs and markings shall not be installed in the public right-of-way when are intended to function as traffic control for a private driveway [Figure 1.4, Figure 2.1, Sec 1 A (18) CofW Sign Specification]
3. Show and apply the City's 20'x70' sight distance triangle at each driveway off public ROW on the site plan and landscaping plan. [Sec. 18-667 CofW Updated LDC] [Sec. 18-693 CofW Updated LDC]. Add a note 'No parking spaces, fences, walls, posts, lights, shrubs, trees, or other type of obstructions not specifically exempted shall be permitted in the space between 30 inches and above ground and 10 feet above ground level within a triangular sight distance [Sec. 18-667 Figure 18-667 CofW Updated LDC: Vision clearance].

SIGHT DISTANCE TRIANGLE FOR ANY STREET/DRIVEWAY INTERSECTIONS WITH THOROUGHFARES

Market St is a major thoroughfare [Chap VII (C) (2) (a) of CofW Tech Stds]. In accordance with the City Code, sight distances along thoroughfares must be calculated in compliance with the AASHTO requirements. [Chap VII (C) (1) of CofW Tech Stds] [Sec.18-556 CofW LDC] [Sec. 18-667 CofW Updated LDC]. Show AASHTO departure sight distance for driveway off Market St.

TECHNICAL STANDARDS – PARKING:

4. Show the typical handicap sign detail on the plan as per ADA and City standards. [Detail No.: TE7-01 & TE7-02] [CofW Sign Specification and Installation Guide]
5. Callout the type of vehicle shown for the turning movements. Delivery vehicle must utilize an appropriate lane to execute the ingress/egress movement and avoid adjacent traffic conflict.

Please let me know if you have any questions or if I can be of further assistance.

Project Name: **7 ELEVEN MARKET STREET**

TRC Date: **09.15.2022**

Reviewer Name: **BILL McDow**

Reviewer Department/Division: **PDT/Transportation Planning**

TECHNICAL STANDARDS:

1. The site has proposed a 4,650 SF, Convenience Store and 16 pump fueling station at 4615, 4621 and 4623 Market Street.
2. A TIA was approved for this project on September 9, 2022. The project will be required to implement the improvements identified by the TIA.
3. The vehicle movements on the access roadway, at the western driveway, appear to conflict with an existing sign. Please verify proposed Fuel Delivery turning movements vehicles on this site, (sheet C2.1).
4. Please show the auto turns movements for Fire Engines (CofW Vehicle length is 46.1'), and Rescue Vehicles on the site.

Please let me know if you have any questions regarding the comments.

From: [Sally Thigpen](#)
To: [Patrick O'Mahony](#)
Cc: [Aaron Reese](#); [Sally Thigpen](#)
Subject: 7-Eleven Market Street: Urban Forestry comments
Date: Monday, September 12, 2022 2:22:30 PM

Patrick,

7-Eleven Market Street: Urban Forestry comments

- 36" pecan- double check that tree protection fence is sufficient
- Show Tree Protection Fencing detail
- Planting L2.2
 - Evergreen trees: code requires 8' height (not 6-8' Ht. as listed)
 - Species- Red maple and dogwoods tend not to thrive in the area as street trees.
Consider substituting.

Thank you

Sally Thigpen
City of Wilmington
Community Services Assistant Director
910-765-0593
[Parks & Recreation | City of Wilmington, NC \(wilmingtonnc.gov\)](#)

Project: 7-Eleven Market Street
TRC Meeting Date: 7/7/2022; 9/15/22
Reviewer: Anna Reh-Gingerich
Department: Stormwater Services

To Whom It May Concern:

The 7-Eleven Market Street project falls within the Smith Creek Watershed. Any additional infiltration or pollution treatment onsite would help reduce the amount of stormwater runoff and pollution that could enter Smith Creek and, eventually, the Cape Fear River.

My comments:

1. We encourage depressed bioretention areas in landscaping (with curb cuts and overflows) to allow for even more infiltration and pollution treatment on the property where possible. Some examples are available at the following links:
 - a. EPA Green Streets video
<https://www.youtube.com/watch?v=TxqxEqnHIKw&feature=youtu.be>;
 - b. Massachusetts "Green Parking" example: <https://www.mass.gov/service-details/demonstration-3-permeable-paving-materials-and-bioretention-in-a-parking-lot>
 - c. NCDEQ Stormwater Manual, Bioretention Cell Chapter: <https://deq.nc.gov/media/17536/download>
 - d. Filterra boxes (adding trees and stormwater management in one practice):
<https://www.conteches.com/stormwater-management/biofiltration-bioretention/filterra>
 - f. ***Below are examples of bioretention, vegetated swales, and curb cuts combined with pervious pavement.***



2. Thank you for incorporating some native plants. Native plants require less maintenance (fertilizers, pesticides, water, etc.) than non-native plants to grow successfully since they are already acclimated to local conditions. A few additional suggestions:
 - a. **Please find an alternative for the proposed *Nandina domestica*. It is listed as an invasive species in North Carolina and the fruit has toxic characteristics for birds and other foragers:** <https://plants.ces.ncsu.edu/plants/nandina-domestica/>
 - I do see that the Harbor Dwarf variety has fewer berries, but the Compacta variety still looks to have a lot of berries. Consider swapping for the Harbor Dwarf variety or incorporating native shrubs in their place.
 - b. **Native sedges are a great, low-maintenance option which could be used in place of the lirioppe, which is a species of concern in Georgia and South Carolina for invasive tendencies (note that non-native sedges are indicated with an asterix *):**

- [http://hoffmannursery.com/assets/files/files/Hoffman Nursery Green Infrastructure Chart.pdf](http://hoffmannursery.com/assets/files/files/Hoffman_Nursery_Green_Infrastructure_Chart.pdf)
- c. **Miscanthus sinensis is a non-native grass with invasive tendencies:**
<https://plants.ces.ncsu.edu/plants/miscanthus-sinensis/>
- While the Yaku Jima variety is far less fertile, please be mindful to not plant it near any other cultivars in the area as they can cross-pollinate.
 - The “White Cloud” variety of muhly grass would be a showy, native grass alternative: <https://plants.ces.ncsu.edu/plants/muhlenbergia-capillaris/>
- d. Consider native shrub alternatives to the non-native ilex cornuta and nandina domestica. Examples include Inkberry or its cultivars, American Beautyberry, Oak Leaf Hydrangea, Sweet Pepperbush, Arrowwood Viburnum, Dwarf Yaupon, Dwarf Palmetto, and more: https://plants.ces.ncsu.edu/find_a_plant/?plant_type_id=11&plant_type_id=17&flower_value_to_gardener_id=1&nc_region_id=1
- e. Consider native tree alternatives to the proposed non-native crape myrtle and Kousa Dogwood.
- The native variety of dogwood may work as an alternative: <https://plants.ces.ncsu.edu/plants/cornus-florida/>
 - Eastern redbud is another option: <https://plants.ces.ncsu.edu/plants/cercis-canadensis-forest-pansy/>
- f. There are more great options in this booklet, including trees, flowers, shrubs, and groundcovers: <https://ncwildflower.org/handouts/Coastal-Landscaping-Guide-Book.pdf>
- g. You can find more native plant resources at the Heal Our Waterways Learning Library page: [Learning Library](#)
- h. New Hanover County Cooperative Extension Native Plant Resources: <https://newhanover.ces.ncsu.edu/local-native-plant-vendors/>
3. Properties that go above and beyond to incorporate green infrastructure are eligible to apply to the Lower Cape Fear Stewardship Development Coalition Awards: <http://www.stewardshipdev.org/>
4. Additionally, stormwater fee credits up to 40% may be available to incentivize innovative stormwater management. Contact Fred Royal (Frederic.royal@wilmingtonnc.gov) for more information.

Thank you for the opportunity to review! Please do not hesitate to reach out to me if you have any other questions or would like to explore other ways to incorporate green infrastructure into the project.

Thank you,

Anna Reh-Gingerich

Interim Watershed Coordinator - Heal Our Waterways
Program
City of Wilmington Stormwater Services
Ph: 910-765-0629 | Fax: 910-341-7832
anna.reh-gingerich@wilmingtonnc.gov
www.healourwaterways.org



From: [Brian Chambers](#)
To: [Patrick O'Mahony](#)
Subject: FW: [External] City of Wilmington Technical Review Committee Meeting 9/15/22
Date: Thursday, September 8, 2022 9:50:44 AM
Attachments: [image002.png](#)
[image003.png](#)

fyi

Brian Chambers, AICP
[City of Wilmington](#)
Senior Planner | Current Planning
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Wilmington, NC 28402-1810
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From: Wurzel, Joseph P <jpwurzel@ncdot.gov>
Sent: Thursday, September 08, 2022 9:30 AM
To: Brian Chambers <Brian.Chambers@wilmingtonnc.gov>
Cc: Hughes, Benjamin T <bthughes@ncdot.gov>; Roan, Jon <jroan@ncdot.gov>; Mike, Frank W <fwmike@ncdot.gov>; Bass, Michael L <mlbass@ncdot.gov>; Drees, Nick K <nkdrees@ncdot.gov>; Hammers, Angela K <akhammers@ncdot.gov>; Chavis, Randy E <rechavis1@ncdot.gov>
Subject: RE: [External] City of Wilmington Technical Review Committee Meeting 9/15/22

Good Morning,
Below are our comments in **Red**

Thank you,

Patrick Wurzel
Engineering Technician
North Carolina Department of Transportation
Division 3 District 3

910 398 9100 Office
910 398 9118 Direct

Wurzel, Joseph P <jpwurzel@ncdot.gov>; Robert Bentfield <Robert.Bentfield@wilmingtonnc.gov>; Abie Bonevac <Abie.Bonevac@wilmingtonnc.gov>; Craig Harris <Craig.Harris@wilmingtonnc.gov>; James Gregory <wilmtreecomm@icloud.com>; tlowe@nhcgov.com; Sotelo, Alejandra <alex.sotelo@wilmingtonnc.gov>; Kennedy, Ben <ben.kennedy@wilmingtonnc.gov>; Parker, Marie <mparker@wavetransit.com>; Miranda Garmenn <Miranda.Garmenn@wilmingtonnc.gov>; Johanna Still <jstill@wilmingtonbiz.com>; Jamar Johnson <Jamar.Johnson@wilmingtonnc.gov>; Josh Hallingse <hallingse@wilmingtonchamber.org>; ryanbislinghoff@clancytheys.com; Sally Thigpen <Sally.Thigpen@wilmingtonnc.gov>; Drees, Nick K <nkdrees@ncdot.gov>; Chavis, Randy E <rechavis1@ncdot.gov>; Hammers, Angela K <akhammers@ncdot.gov>; Bass, Michael L <mlbass@ncdot.gov>; blisk7@gmail.com; Linda Painter <Linda.Painter@wilmingtonnc.gov>; Christina Haley <christina@wilmingtondowntown.com>; Chad McEwen <Chad.McEwen@wilmingtonnc.gov>; Smith, Bryan L <Bryan.Smith@duke-energy.com>; James Merritt (Fire dept) <James.Merritt@wilmingtonnc.gov>; Jeff Inmon <Jeff.Inmon@wilmingtonnc.gov>

Cc: rilingdren@kbjwgroup.com

Subject: [External] City of Wilmington Technical Review Committee Meeting 9/15/22

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The City of Wilmington's Technical Review Committee will meet on **Thursday, September 15, 2022** to discuss the following project(s):

8:30 a.m. 7-Eleven Market Street (2022036): This is a *FORMAL REVIEW* for a retail store, fuel station, and carwash located at 4615 Market Street. The site is zoned RB. The applicant is Robert Lindgren with Koontz, Bryant, Johnson, and Williams (rlindgren@kbjwgroup.com) 804.200.1937. The planner assigned is Patrick O'Mahony (patrick.omahony@wilmingtonnc.gov) 910.341.0189.

<http://protrak.wilmingtonnc.gov/Plans/List.aspx?ProjectId=11207>

These preliminary comments and are based on the plans as submitted for the proposed site and are subject to further review upon receipt of any additional information. Subsequently, additional comments and/or requirements may be necessary for this site.

- A NCDOT encroachment / Driveway Permit is required. Submit a plan in accordance with pages 14 and 15 of the Policy on Street and Driveway Access to North Carolina Highways to include access locations within 500' of the proposed access on both sides of the State road. Submit to the local NCDOT District Engineer's Office.

-Improvements from the approved TIA will be required.

-A NCDOT Encroachment Agreement is required for any utility connections or installation within NCDOT right-of-way.

-NCDOT Driveway Permits are now submitted through the NCDOT Driveway website.

<https://connect.ncdot.gov/municipalities/Utilities/Pages/help.aspx>

Thanks

Brian

Brian Chambers, AICP
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