

To: Phil Norris

From: Nicole Smith, Associate Planner; 910-341-1611

CC: File;

Date: 3/16/2018

Re: Dollar General-Carolina Beach Road

The following is a list of comments for review from planning regarding your project. Please provide your corrections as listed below. Additional review will be required once all the needed documents have been provided. Items of documents not provided on initial submission will be subject to further review. Please contact me for any further questions.

- Sec. 18-462 (c): Show property owner and mailing address.
- Sec. 18-462 (d) (2): Show both a graphic scale and a numeric scale
- Sec. 18-462 (d) (6): Show details of required landscaping showing species, dimensions, and spacing of planted materials and the use and protection of existing vegetation.
- Sec. 18-462 (d) (7): Show all existing and proposed utilities and if applicable, their associated elements.
- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required, including dumpster screening.
- Sec. 18-462 (d)(14): Approximate location of all existing protected trees clearly indicating those to be retained and those proposed for removal and all trees to be planted on site to meet any mitigation requirements. Add the five trees from the tree survey that are proposed to be removed.
- Sec. 18-477: Streetyard landscaping
- No more than 15 percent of the required street yard shall be covered with an impervious surface. This portion of the streetyard may be used for walkways, fountains, walls or fences but no parking areas shall be permitted in these designated areas. Provide calculation indicating the percentage of the pedestrian crossing located within the streetyard.
- Per conversation with Aaron Reese, the location of the Duke Energy transmission lines across the front of the site will require coordination with Duke Energy regarding appropriate plantings.
- Sec. 18-481: Interior area landscaping.
- The interior area of a parking facility shall be shaded by canopy trees either planted or retained to provide twenty (20) percent or greater canopy coverage at maturity. For purposes of this section, a parking facility shall include any areas of a development devoted to pedestrian or vehicular use, including but not limited to parking areas, loading spaces, automobile sales lots, driveways and internal drive aisles. The following standards shall apply to interior parking area landscaping:
- Sec. 18-481 (a): All single planting islands measuring twelve (12) feet by eighteen (18) feet or having the equivalent square footage shall have at least one (1) tree. All double

planting islands measuring twelve (12) feet by thirty-six (36) feet or having the equivalent square footage shall have at least two (2) small mature shade trees or one canopy tree. All larger planting islands will have additional trees in increments of one (1) tree for each additional two hundred (200) square feet if installing small shade trees or one (1) tree for every four hundred (400) square feet if installing canopy trees. All planting islands shall have additional ground cover or shrubbery from the approved plantings list to cover the entire landscaped island, subject to the walkway allowance as indicated below. At least seventy-five (75) percent of the trees required hereunder shall be of a large shade/canopy species as defined in the approved plantings list that have or will have at maturity a DBH of at least twelve (12) inches. Small maturing shade trees may be planted where overhead power lines would interfere with normal growth or for site design considerations, if trees are maintained in their natural form.

- Sec. 18-481 (j): For purposes of determining if the landscape plan meets the shading requirements of this section, each canopy tree of the type described in this section shall be presumed to shade a circular area of seven hundred and seven (707) square feet (based on having a canopy radius of fifteen (15) feet with the trunk of the tree as the center). When smaller shade trees are planted, each tree shall be presumed to shade a circular area of three hundred and fourteen (314) square feet (based on having a canopy radius of ten (10) feet). Perimeter trees shall be given credit for that portion of the circumference that intersects the parking area. Using this standard, twenty (20) percent of the parking facility area must have canopy coverage. For existing trees, credit shall be given for the actual canopy overhanging the parking facility. The trees counted toward meeting the shading requirement shall be indicated and calculations shall be shown on the site plan. Please provide the calculations for interior area in the site data table.
- Landscape islands cannot be located within the dedicated 30 foot access easement.
- Sec. 18-490. Foundation Plantings.
- Sec. 18-490 (a): For all portions of buildings which are adjacent to parking facilities or internal drive isles, foundation plantings shall be required and located between the building's facades and the parking or drive isle curb. The minimum standards are required; however, it is encouraged that sites exceed the minimum whenever possible. The following minimum standards shall apply:
 - (1) The area of the building face adjacent to the parking area or internal drive isle shall be computed and multiplied by a minimum of twelve (12) percent.
- Sec. 18-498. Bufferyards
- Bufferyards are required along all property lines adjacent to a residential use or district, except where a reduced building setback precludes placement of a bufferyard in situations where adjoining property contains a nonresidential use of residentially zoned property. The more intense land use shall be required to provide the buffer as part of its yard requirements. Please add the provided buffer area to the site plan. Natural vegetation must be retained. Also, bufferyards shall be a combination of trees and shrubs.
- To provide a variety of height and depth, at least 1 tree on average will be planted for every 30 linear feet of screen. Spacing of trees should be varied from straight lines and equidistant spacing where practical. Clustering and/or random spacing of plants and trees is encouraged to produce a natural appearance in the landscape to the extent that the planting meets the screening and opacity intent of this section.
- Sec. 18-504. Screening for dumpsters, mechanical equipment and outside storage areas. Please provide detail for proposed fencing and plantings.
- For any of the following uses located within the view of any adjacent property or right-of-way, a visual screen shall be required to shield the use from the view of any adjacent property or right-of-way. Screening shall be a minimum of six (6) feet in height along the front or corner side of any lot and eight (8) feet in height along any side or rear property line. Chain link fencing shall not be permitted as a screening alternative. The screening shall consist of living and non-living material as specified in this article.
- A tree preservation/removal permit is required.

Site Plan Comments:

- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Revise zoning on sheet C-1. Current zoning of the project is CB (CD). Please also add the conditions to the plan set for case CD-6-1005-M917.
 - Add required and proposed building setbacks to sheet C-3.
 - Add location and dimensions of triangular site distance.
 - Dumpster screen adjacent to residential district required to ensure compliance with Sec. 18-502.
- Provide elevations to ensure compliance with Condition 4 of CD-6-1005-M917.
- Provide tree mitigation calculations to ensure compliance with condition 5 of CD-6-1005-M917.
- Provide location and standard details of lighting fixtures to ensure compliance with zoning conditions 6 of CD-6-1005-M917.