

**To:** Phil Norris, Norris & Tunstall Consulting and Engineers, PLLC

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

**CC:** File;

**Date:** 6/15/2018

**Re:** Dollar General, 810 Pine Grove Drive

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

Site Plan Comments:

- Confirm property owner. NHC Tax Record indicate the current property owner is Frank S. McNeill.
- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
  - Address
  - Setbacks of Building (required and proposed). Side setback is 20 ft., adjacent to residential zoning, otherwise 0 setback is required.
- Sec. 18-60 (c) (10): Show Location and dimension of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, designs of ingress and egress of vehicles to and from the site onto public streets and curb and sidewalk lines. A connection is required from the public sidewalk to the building.
- Consider a vehicular connection to the adjacent Lacroix Center site. Also consider bicycle parking, not a requirement.
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Height of proposed fence needs to be provided. If a site constraint is demonstrated and the 10 ft. buffer with fence is permitted, chain link is not an acceptable material.
- Sec. 18-60 (c) (12) (13): Show names of property owners of adjacent properties, zoning, land use, owner and deed book for properties adjacent to subject property including across the street. The Johnson property details have been cut off on the submitted plan.
- Sec. 18-60 (c) (15): Show a proposed landscape plan.
- Sec. 18-504: Show compliance with screening of dumpsters with living and non-living material.
  - Screening shall be a minimum of 6 feet in height along the front or corner side of any lot and 8 feet in height along any side or rear property line.
- A tree preservation/removal permit is required
- All federal, state and local permits are required prior to full construction release. This includes, but is not limited to: state storm water, state utility extension permits, wetland disturbance permits, city storm water, tree protection permits, etc.

Landscape Plan to Include:

- Bufferyards
- Streetyard
- Foundation plantings
- Interior area parking
- Perimeter parking, if warranted, adjacent to Lacroix Center site
- Consider saving 22", 32" Pines, close to bufferyard requirement area and the 26" Pine near proposed island.