

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

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

**CC:** Dollar General Pine Grove Road File;

**Date:** 10/12/2018

**Re:** Dollar General Pine Grove Road

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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.

- 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. Trees counting towards the streetyard requirement cannot be used to satisfy the shading requirement. The following standards shall apply to interior parking area landscaping:
  - (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. The proposed parallel parking spaces will need to have separate islands meeting the minimum 216 square foot dimensions on each side.
  - Sec. 18-462 (d) (3): Show approximate locations, species and critical root zones of all protected trees. Groves of protected trees that will not be disturbed may be labeled as such on the map, stating the approximate number of protected trees and species mix, without specifying data on each individual tree. 24" Willow Oak shown in tree mitigation table does not appear on the tree survey. Is it the 24" Live Oak that needs to be mitigated? Can you save the 15" Pine and 16" Live Oak?
  - Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping. The required bufferyard is 20 ft. A 10 foot bufferyard is not acceptable along the southwest property boundary.
  - Also, provide the calculations for the contents of the bufferyard area to ensure compliance with Sec. 18-503(b)(1).
  - Sec. 18-462 (d) (6): Show details of required landscaping showing spacing of planted materials.
  - Sec. 18-462 (d) (10): Show approximate locations of all trees greater than eight (8) inch DBH within the required buffers and of all natural vegetation to be used part of the buffer. Verify the 22" Pine slated for removal is outside of the required 20 foot buffer.

- Sec. 18-462 (d) (11): Show setbacks of all structures and specifications and shielding of certain uses as required. Provide a detail for the proposed trash enclosure.
- Sec. 18-462 (d) (13): Show proposed schedule for landscaping.
- 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 credits to the Landscape Plan to offset the required tree mitigation. Update provided tree mitigation calculations to be consistent with Sec. 18-460.
- Provide the area calculations for the proposed vegetation to ensure compliance with the creative design application per Sec. 18-477(b)(2).
- Provide the percent of impervious surface located in the required streetyard area to ensure compliance with Sec. 18-477(b)(4).