

To: Robert Balland
From: Nicole Smith, Associate Planner; 910-341-1611
CC: File;
Date: 3/16/2020
Re: Garris Road Lot 3 Boat Storage

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:

- Sec. 18-60 (c) (5): Additional information in the site data table as follows:
 - Off street parking calculations, including required amount of parking and proposed amount of parking and the basis for determination. Update parking determination to be consistent with mini-warehousing use. Current version accommodates for office parking only. Additional square footage needs to be parked 1/5000 sq. ft. Show loading space details. 2 required based on proposed square footage. Confirm office area. The previous plan had 1,000 sf of office which is treated differently for parking purposes. Also, the shared parking agreement will need to be approved by COW Legal.
- Sec. 18-60 (c) (7): Show location of existing and proposed property boundaries and lot lines. A recombination will be required. **Repeat comment.**
- Sec. 18-60 (c) (9): Clarify existing easements. Specifically, a 30-foot public utility easement along the eastern property boundary. **Repeat comment.**
- Sec. 18-60 (c) (11): Show location and dimension of all fencing and screening. Fencing is not allowed in the public utility and drainage easement.
- 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

Sec. 18-286: Mini warehousing

- Elevations are needed to ensure compliance. Elevations emailed and approved by COW 1/17/20 need to be included in the plan set.

Landscape Plan to Include:

- Interior parking area. Please provide the size of all required islands to ensure compliance with Sec. 18-481.
- Tree removal, mitigation calculations, and credits:

- 5" Cherry not included in tree preservation chart.
- Tree Credits =95, not 94 with Cherry.
- 7" flowering trees are not significant (i.e. 2, 7" Magnolias and the 7" CHL is exempt from mitigation) per Sec. 18-456(b).
- 100% Mitigation rate is 27, not 36
- 50% Mitigation rate is 24, not 31
- Total mitigation required is 51, not 67
- Sec. 18-462 (d) (5): Show locations, dimensions and square footages of required bufferyards and parking lot landscaping. Add land use and zoning of adjacent properties to the plan to ensure no buffers are required or perimeter landscaping is triggered.
- Sec. 18-481(c) states a maximum impervious of 15%. Landscape plan shows 20%. I believe the reference is to the canopy but reads impervious surface.
- I only see 2 LO call outs on the plan, schedule calls for 4.
- Add note: Plant minimum sizes are required to be consistent with Sec. 18-448(2). I agree with the proposed planting sizes, but there have been concerns about the minimum 2" caliper also being acceptable at time of certificate of occupancy.
- Foundation Plantings round up based on calculations. N requires 1162 sf and E requires 970 sf. Add plants for the south and west adjacent to the drive aisle or provide explanation for exemption.