

**To:** Rob Romero  
**From:** Pat O’Mahony, Associate Planner; 910-341-0189  
**CC:** File;  
**Date:** 10/4/2022  
**Re:** Mess Hall Parking Lot TRC Rev. 1

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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. A staff summary of comments:

Staff	Department	Notes
Pat O’Mahony	Planning, Plan Review	Comments attached
Trent Butler	Engineering	Comments attached
Chris Walker	Fire	No further comments
Mitesh Baxi	Traffic Engineering	Comments attached
Bill McDow	Transportation	Comments attached

**Pat O’Mahony- Planning – Attached**

- Provide map of recombination for the two parcels.
- Provide documentation that the 30” white oak is dead/decaying. City Arborist may also be able to confirm.
- The adjacent properties on Moss Street (925 & 1929) are zoned R-5 Residential, with residential uses. Please update adjacent property information.
- Provide parking lot calculations for proposed use. Restaurant baseline (maximum) parking standards: 1 per 2.5 seats or 1 per 65 square feet of GFA, excluding kitchens and bathrooms
  - Please show calculations, not just the number proposed. We’ll need to see what the 21 spaces is based on.
- Landscape Plan:
  - Provide a plant table showing details of proposed landscaping showing species, size, and spacing of planted materials and the use and protection of existing vegetation. Minimum planting standards are shown here and should be referenced in planting table.

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

- Compliance with the landscaping expansion table is not shown. See below.

**Table 18-326: Required landscaping for expansions**

Expansion (whichever is more restrictive)	Trees	Streetscape	Parking lot landscaping	Transitional buffer
10-25% increase in gross floor area or 5-10 new parking spaces	15 per disturbed acre	Half of the requirement for new construction	Half of the requirement for new construction	Half of the requirement for new construction
26-50% increase in gross floor area or 21-50 new parking spaces	15 per disturbed acre	Three-fourths of the requirement for new construction	Three-fourths of the requirement for new construction	A fence and half the requirement for new construction
51% or more increase in gross floor area, more than 20,000 square foot increase in gross floor area, or more than 50 new parking spaces	15 per disturbed acre	Full requirement for new construction	Full requirement for new construction	Full requirement for new construction

- Show compliance with tree plantings, streetscape, parking lot landscaping, and transitional buffer (Type B) to the R-5 district on the western side of the property – see chart above.
  - Calculations are not provided.
- Shading requirements per Sec. 18-318 are required (3/4 based on chart above).
  - Calculations are not provided. Calculations shall be based on expansion table above and the table below.

**Table 18-318: Canopy coverage requirements**

Impervious surface area (sq. ft)	Required shading inside 1945 Corporate Limits (percent)	Required shading outside 1945 corporate limits (percent)
0-10,000	10	10
10,001-25,000	12	15
25,001-50,000	13	20
50,001-100,000	14	25
100,001+	15	30

- Streetscape is required per chart above (Sec. 18-319).
  - Calculations and dimensions are not provided. Calculations shall be based on expansion table above and the table below.

**Table 18-319: Streetscape landscaping dimensions**

	Inside 1945 Corporate Limits	Outside 1945 Corporate Limits
Minimum depth (feet)	9	15
Maximum depth (feet)	25	40
Maximum impervious surface area (percent)	25	15
Canopy trees required per 100 linear feet	1	1
Understory trees required per 100 linear feet	3	6
Shrubs required per 100 linear feet	6	9

- Parking lot landscaping (Sec. 8-321) Calculations shall be based on expansion table.
  - Parking islands shall be required at the end of all parking rows (Sec. 18-321). A tree is required in each island at the end of each row.
  - Provide island square footage for each island.
- Street trees are required per. Sec. 18-320.
  - None shown.

**Urban Forestry: Formal TRC Review - Mess Hall Parking Lot - 2136 Wrightsville Ave.**

1. There is still a conflict on the plan about the 30" white oak. I see the notes say it is Assumed to be Removed. Is it to be removed or remain? This tree is 'Significant' per code and if it does not remain it will require mitigation.
2. 8" cedar is 'Regulated'
3. Show tree planting detail.
4. Provide mitigation calculations.

Thank you,

Sally Thigpen  
City of Wilmington  
Community Services Assistant Director  
910-765-0593

Engineering has reviewed the 8/29/2022 TRC submittal for the Mess Hall project and offers the following comments:

1. The easternmost driveway on Moss Street does not meet the 60 feet corner clearance required for driveways along side streets which intersect with a major thoroughfare (City Tech Standards, Ch. 7, C, 2, c, 1). This driveway is subject to variance by administrative adjustment.
2. Proposed two-way commercial driveways should include minimum 13 ft wide flares (City Tech Standards, Ch. 7, C, 1, Table 4).
3. Remove crosswalk striping from Moss St.
4. The sidewalk along Wrightsville Ave should extend to the corner of Moss St and Wrightsville Ave. The ADA ramp used to cross Moss St should be placed to the east of the existing curb inlet.
5. If the existing 30" white oak tree is approved for removal, then the sidewalk along Moss St should extend straight to connect with the sidewalk along Wrightsville Ave.
6. If the existing 30" white oak tree will remain, the proposed sidewalk along Moss St. should meander around the existing 30" white oak tree to connect to the Wrightsville Avenue sidewalk. Determine an acceptable offset distance with the City Arborist.
7. Any public sidewalk sections that cross onto the private property will need a public pedestrian access easement. Please show the easement location on the plan and add a callout.
8. Clearly and accurately show the property line boundary on the plan.
9. Show grading flow arrows on the plan. Parking lot grades should send runoff to the proposed drainage trench.
10. Callout the material used for the outdoor seating area. This area must be a washed stone material to be considered pervious.

Project Name: **Mess Hall Parking Lot**

FORMAL TRC Date: October 6, 2022

Reviewer Name: Chris Walker

Reviewer Department/Division: FIRE

No comments from FIRE

Project Name: **MESS HALL**

Formal TRC Date: **10.06.2022**

Reviewer Name: **Mitesh Baxi**

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

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#### **SIGHT DISTANCE TRIANGLE FOR ANY STREET/DRIVEWAY INTERSECTIONS WITH THOROUGHFARES**

This section of Wrightsville Ave 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 sight distance for traffic departing from Moss St.

#### **TECHNICAL STANDARDS:**

1. Crosswalk pavement markings on Moss St are not required and shall not be installed.
2. Existing stop sign is not at the location as it is shown on plan. Revise the callout and location of an existing stop sign for Moss St on the plan accurately.
3. New 7' high wall at the western property line seems to be in alignment with the proposed sidewalk. Please clarify the responsible authority for the removal of a portion to allow future connectivity.
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. Please show location of accessible ramp(s) and parking signs on the plan.
6. Note/label the plan with spot elevations that clearly indicate the accessible route from the handicap space(s) to the building. [Sec. 18-529(b)(2) CofW LDC] [Sec. 18-588 CofW Updated LDC].

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

Project Name: **THE MESS HALL**  
TRC Date: **10.06.2022**  
Reviewer Name: **BILL McDow**  
Reviewer Department/Division: **PDT/Transportation Planning**

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**TECHNICAL STANDARDS:**

1. The site has proposed a 3,000 SF restaurant at 2136 Wrightsville Avenue.
2. For the proposed restaurant, NCDOT Congestion Management publication recommends the use of the Generator instead of Adjacent for AM & PM Peak Hour trips.
3. Please revise the proposed ITE Estimated Trip Generation Numbers for the project with the AM Peak Hour Total, PM Peak Hour Total and 24-Hour Daily Total for all proposed uses:

Land Use	ITE Code*	24 Hour Volumes	AM Peak Hour Trips		PM Peak Hour Trips	
			Enter	Exit	Enter	Exit
Warehouse, 3,000 SF, existing	150	5	1	0	0	1
Restaurant, 3,000 SF, proposed	932	322	23	18	25	24

\*NCDOT Congestion Management publication recommends the use of Generator for AM & PM Peak Hour

4. Based upon the estimated Trip Generation Numbers, no TIA is required.
5. The proposed crosswalk is located approximately 24' from the corner of Moss Street and Wrightsville Avenue, and 14' behind the Stop Sign. The crosswalk shall be located in front of the Stop Sign. [\[Standard Detail SD 3-09, Intersection Layout, City Technical Standards\]](#) The crosswalk does not appear to be necessary for this project. Please do not remove the existing 30" Oak Tree on Moss Street to install the crosswalk in the proposed location.

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