

**To:** Pastor Rudy Shepard, Peace Baptist Church, Inc.

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

**CC:** File

**Date:** 3/18/2020

**Re:** Peace Baptist Church

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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:

- 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. Leaving this note to follow up on status of PIL for sidewalk along Military Cutoff. **Repeat comment.**
- Sec. 18-504: Show compliance with screening of dumpsters with **living** material. **Repeat comment.**

Landscape Plan:

- Plan needs to include entire site and apply the regulations outlined in the expansion table per Table III, Sec. 18-510. (streetyard, interior, buffer, and trees per acre). **Repeat comment. See additional details below.**
- Add calculations for shading, streetyard, buffer, and foundation plantings.
  - Streetyard: 1 tree and 6 shrubs per 600 square feet. Calculation:  $7560/600=12.6=13$  trees and  $12.6 \times 6=75.6=76$  shrubs (plan provides for 12 trees, need to an additional tree. Shrubs are code compliant).
  - Interior/shading: Please provide the square footage of the proposed parking are and the existing parking area. Calculations will vary for these two areas. New are calculation will include: sq.ft. x20%. Existing area calculation will be sq. ft. x4%, please provide the requirement, existing and any supplemental vegetation required to satisfy requirement.
  - Bufferyard: Add adjacent zoning and land use to sheet L-1. I believe the proposed buffer is in the wrong location. The requirement based on the expansion table is installation of an opaque fence with a minimum height of six feet, maximum height of ten feet and a minimum ten-foot vegetative buffer. The tree planting calculation is 1/30 linear feet.
  - The expansion table also requires full compliance with the 15 trees per disturbed acre. Calculation is  $3.18 \times 15=47.7=48$  trees is requirement, 27 new and 6 existing per your plan, need 15 trees for code compliance.

Exceptional Design Criteria:

- Proposed impervious exceeds 25% in the Watershed Resource Protection area. Please provide documentation of practices and points to offset the increase (7%) **Repeat comment.**

CD-18-318 Conditions:

- Provide elevations in signature set to ensure consistent with Council approval. **Repeat comment.**
- Lighting plan to ensure no trespass onto adjacent residential property. **Repeat comment.**