

TRC Comments

Proximity

9.20.21

Questions

1. Submit any specific standards and/or conditions pertaining to the development project that you are offering for the Conditional Zoning?
2. What overall DOT improvements are going to be required (right in/right out, turning lane, driveway cuts, closing Jersey Mike's entrance, traffic stems etc.....)

Traffic

1. The revised scope of study was provided by KHA on September 16, 2021 to reflect the latest land use mix and access points discussed on September 15, 2021 with NC DOT and WMPO staff. These land uses do not match the conceptual site plan presented to TRC. Nor is the number of access points settled (six in the concept plan, possibly seven in the scope discussion). items need to be resolved before the scope of study can be approved.
2. NC DOT will likely comment upon the number of proposed access points onto Lake Park Blvd. Prior discussions limited this development to one (1) access point.
3. There is a signal warrant study referenced in email exchanges, possibly from July 2021. A copy of this study and its findings would support the proposed installation of traffic signal at Winner Ave/Lake Park Blvd.
4. Site plan comments (internal driveway stem length, placement and design of right turn lane for entering traffic) may come from the results of the TIA
5. NC DOT will not have a formal opinion or response to traffic questions before the TIA is completed and approved. This means the current schedule of P&Z and Town Council will take place w/o formal comment on the traffic from NCDOT/WMPO.
6. Scott James will follow up with NCDOT to learn the status of the signal warrant analysis for Winner Ave.

Further discussion

1. Install access drive to Winner Ave utilizing Town Property/relocate existing lift station or install bike path.
2. Install traffic & pedestrian signals with crosswalks at Winner and N Lake Park Ave intersection
3. Publix's light upgrade to protective green arrow and crosswalks
4. Next week have a meeting with our Utilities Director with proposed & existing utilities to discuss
 - a. Water/sewer lines
 - b. Approximate water & sewer usage

Show

1. Location/plan of loading spaces for commercial uses
2. Provide adequate fire access (Show turning radius for fire truck)
3. Drive aisle dimensions

4. Location and design of refuse facilities
5. Dimensions of the buildings
6. Tree protection plan/10' landscape buffer around the perimeter/landscape Islands
7. Location of the existing sedimentation box
8. Proposed Fire hydrants
9. Number of residential units
10. Sq. ft. of commercial space to meet 3,000 sq. ft. per acre
11. Show interconnectivity to the convenience store
12. Dimensions of parking spaces/parallel
13. Handicap parking spaces to meet NC Building Code/van accessible spaces
14. Correct vicinity map from 17th to 7th St