



525 N Fourth Street
PO Box 1810
Wilmington, NC 28402
Ph: (910) 341-3258
Fax: (910) 341-7801
www.wmpo.org

November 4, 2025

Mr. Don Bennett, PE
DAVENPORT
1426 Navaho Trail, #108
Wilmington, NC 28409

RE: Approval with conditions for the Traffic Impact Analysis (TIA) associated with the **Embassy Suites Hotel** development in Carolina Beach, North Carolina

Dear Mr. Bennett,

The WMPO has coordinated the review of the **Embassy Suites Hotel** TIA (sealed September 25, 2025) by NCDOT and the Town of Carolina Beach Staff. Based on the information provided and conversations held to date, it is our understanding that the proposed development will be built in 2026 and will consist of:

- ITE LUC 310 Hotel – 177 Rooms

The following improvements are required for this development:

US 421 (N. Lake Park Boulevard) at Carl Winner Drive (existing signalized intersection)

- No improvements are required.

Carl Winner Drive at Canal Drive (existing signalized intersection)

- Revise the traffic signal phasing and detector layout to allow the signal to rest in the eastbound left turn and southbound right turn phase.
- Remove the pedestrian phase 6 to minimize potential conflicts.
- Revise the signal plan to accommodate the above improvements.

Canal Drive at Pelican Lane (existing unsignalized intersection)

- No improvements are required.

Pelican Lane at Carolina Beach Avenue (existing unsignalized intersection)

- No improvements are required.

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Canal Drive at Carolina Beach Avenue (existing unsignalized intersection)

- No improvements are required.

Carolina Beach Avenue at Site Access 1 (proposed ingress only intersection)

- *Construct Site Access 1 as an ingress only driveway.*

Carolina Beach Avenue at Site Access 2 (proposed egress only intersection)

- *Construct Site Access 2 (eastbound approach) as an egress only driveway.*
- *Provide an internal protected stem length of 50 feet, as measured from the right-of-way line.*
- *Provide stop control for the eastbound approach.*

If changes are made to the proposed site driveways and/or land uses, the current trip distribution may need to be modified and would require a revised Traffic Impact Analysis to be submitted for review by the NCDOT, WMPO, and the Town of Carolina Beach, in which instance this approval would become null and void.

The applicant is required to obtain all applicable Town of Carolina Beach and NCDOT permits for access to the road network. A copy of this TIA approval shall be included with any NCDOT driveway permit application. All applicable NCDOT and Town of Carolina Beach technical standards and policies shall apply.

Please contact me at (910) 473-5130 with any questions regarding this approval.

Sincerely,



Caitlin M. Cerza
Transportation Planning Engineer
Wilmington Urban Area MPO

Ec: Ben Hughes, PE, District Engineer, NCDOT
Jon Roan, Deputy District Engineer, NCDOT
Michael Bass, Assistant District Engineer, NCDOT
Frank Mike, Assistant District Engineer, NCDOT
Madi Lee, PE, Development Review Engineer, NCDOT
Stonewall Mathis, PE, Division Traffic Engineer, NCDOT
Bryce Cox, Senior Assistant Traffic Engineer, NCDOT
Nick Drees, Engineering Specialist, NCDOT
Abby Lorenzo, MPA, Deputy Director, WMPO
Luke Hutson, Engineering Associate, WMPO

Jeremy Hardison, Director of Community Development, Town of Carolina Beach
Gloria Abbotts, Senior Planner, Town of Carolina Beach