



NORRIS & BLAND
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November 7, 2024

Brandon Eaton, CZO, CCEO
Town of Shallotte
106 Cheers Street
Shallotte, NC 28470

Re: TRC Review Comments Response – **Revised**
Hardwick Office & Yard
N&B Project No. NT23022

Dear Mr. Eaton,

We are in receipt of the April 18, 2024, TRC comments and respond in red below:

Town of Shallotte Planning

1. Parking ratio needs to be below the maximum allowed by ordinance. Ratios for uses will need to be justified. **The plan has been revised to meet the minimum parking spaces.**
2. Please provide a lighting plan showing compliance with Article 19 of the Shallotte UDO. **Will be provided when all other planning comments are addressed.**
3. Please provide a landscape plan in accordance with Shallotte UDO. **Will be provided when all other planning comments are addressed.**
4. Buffering will be required between commercial/industrial uses and the adjacent residential uses. **The plan has been revised to include the required buffer.**
5. A tree survey will be required in accordance with UDO Section 17-4. **There are no protected trees on this site. The survey is to confirm and provide a letter. It will be forwarded when received.**
6. Will the site be using a dumpster? If so, please include dumpster enclosure on plans. **The plan has been revised to show the dumpster & enclosure detail.**
7. This project will be subject to the requirements of the Town's SUP requirements, therefore it is imperative that you provide documentation showing that the six findings listed in Section 5 of the SUP application have been addressed. It will be the applicant's responsibility to ensure that these requirements are met and supported by any relevant evidence that may be available.

The 6 findings are attached.

Please review the Town's SUP application and Article 6 of the UDO.

a. Staff strongly encourages applicants to supply these responses in writing prior to the hearing. It will be the applicant's responsibility to ensure that this evidence is added to the record at the time of the hearing. Any amendments agreed upon by the Board and applicant can be added to the final permit.

b. The property owner or their attorney must be present at the meeting and they or their representative will need to provide all of the material needed to support the project.

c. Please note that staff will only summarize the project and answer questions regarding the Town's process and requirements, the applicant must be prepared to present their project, provide evidence supporting the project and application, and answer questions from the Board.

8. Please provide copies of all approved state issued permits, including NCDEQ & NCDOT permits. **All approvals will be forwarded once received.**

Stormwater

1. A Town Stormwater permit will be required. **Understood**
2. A state sewer extension permit is required for this project. **Understood**
3. Normally, the state does not like to have privately owned pump stations on a public pressure sewer system. **We have discussed this with NCDEQ and expect no issues with the permitting of this private pump station.**

Zoning

1. Address will be 1395 Ocean Hwy W. SUPPLY NC 28462. **Revised**
2. Must complete Zoning permit application and pay all fees prior to zoning permit approval. **Understood**
3. Sign permit will be reviewed and issued separately. **Understood**

Zoning/Utilities

1. Sewer and water to be provide by Brunswick County. The town's sewer line stops at Cumbee Rd. **Understood**

Brunswick County Utilities.

1. County 30" water main available at this location **Understood**
2. County 24" and 8" sewer transmission force main available at this location. **Understood**

3. Site plan shows basic water and sewer information which does not meet all county water and sewer requirements; a full technical review of the proposed water and sewer connections will be required by County Engineering per the Plan Review Submittal Process detailed in the Brunswick County Engineering Design Manual, Technical Specifications, and Standard Details for Water and Sewer Systems 4. Water and Sewer capital recovery fees will be due and payable to Brunswick County prior to the Town of Shallotte issuing the building permit. **Understood, the utility package will be provided to the County for review.**

5. NCDOT 3-Party Controlled Access Encroachment Permit will be required for the water and sewer connections for this project on US Hwy. 17. **Understood, the encroachment agreement will be provided to the County & NCDOT for review.**

Shallotte FD

1. Following acceptance of the fire hydrants, the HOA/POA or management should ensure through restrictive covenants or other internal means that unobstructed access to fire hydrants and their aesthetics is maintained. Any future issues or concerns with fire hydrants are to be forwarded to the County. **Understood**

2. The HOA/POA or management should ensure through restrictive covenants or other internal means that the unobstructed access of roadways for emergency vehicles is maintained through the enforcement of no street parking and only parking of vehicles in designated areas is permitted. Designated areas include garages, carports, driveways, and parking spaces. Cul-de-sacs, hammerheads, and other required turnarounds shall remain free of obstructions, to include any type of storage and the parking of vehicles. **Understood**

3. Hardwick Office & Yard is a far reach for Shallotte Fire. Just know we will see a delayed response time. **Understood**

4. Full Shallotte Fire report is attached here for reference. **Understood**

Brunswick County Plan Review (Fire Inspection & Floodplain)

1. Please refer to Brunswick County Fire Prevention Ordinance for fire flow for commercial buildings. The fire flow will need to be met before issuance of a building permit. Hydrant testing on site to be witnessed by the fire code official. **Understood**

2. What is the warehouse proposed use? Any fire walls or sprinkler system? **The warehouse will be used for storage of materials & will be sprinklered. No assembly or fabrication is proposed.**

3. The warehouse exceeds 150 feet from the exterior walls to the fire apparatus road measured by an approved route around the exterior of the building. **The plan has been revised to provide an access road on the eastern side**

4. Any high piled storage for the warehouse? **No**

5. What are the storage racks located outside? Do they have a roof above and are they high piled storage? **Covered steel racks for storing sheet metal**
6. Standard concrete support the weight of Shallotte Fire Apparatus? **Yes**

Brunswick County 911 Communications

Recommendations and notes:

1. No comment from 911.

Brunswick County Floodplain Administration

1. No Floodplain comments received.

Brunswick County Building Inspections Plan Review

1. No County Building comments received.

NCDOT

1. The proposed turn will need to meet current 2024 roadway design. **Understood, a driveway permit will be applied for**
2. Include Driveway permit checklist (\$50 inspection fee, bond estimate for all work in NCDOT ROW, site triangle, driveway radii – width, driveway profile, spot elevation to show ditch line and turn lane details, show 500 ft drainage from edge of property lines or to next outlet, dimension and label the protected stem length – from ROW line), Dimension and Label the protected stem length (from ROW). **Understood**
3. All utilities to be submitted via encroachment procedure via online portal. **Understood, a encroachment agreement will be submitted**

Shallotte Public Utilities

Site Specific Notes

1. This will be Brunswick County Sewer **Understood**
2. As there is nothing here for Public works to maintain there are no further comments at this time.

Sincerely,

**NORRIS & BLAND
CONSULTING ENGINEERS, P.C.**

J. Phillip Norris, P.E.
JPN/ttw

cc: James Hardwick

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Hardwick Office & Yard
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Six Findings Attachment

7. This project will be subject to the requirements of the Town's SUP requirements; therefore it is imperative that you provide documentation showing that the six findings listed in Section 5 of the SUP application have been addressed. It will be the applicant's responsibility to ensure that these requirements are met and supported by any relevant evidence that may be available.

Six Findings

1. That the use will not materially endanger the public health and safety.
 - a. The proposed use will not endanger the public health and safety. Adequate fire protection systems will be installed. The site will have accessible roadways & parking for passenger & emergency vehicles. Erosion will be controlled via silt fence, diversion ditches, & a sediment basin. Stormwater will be controlled via a pond designed to all local and state requirements. Utilities will be available and served by the County. The entrance and exit to the site will be designed and permitted to all NCDOT standards.
2. That the use will not substantially injure the value of adjoining or abutting property (or alternatively, that it be a public necessity).
 - a. The proposed use will enhance the commercial value of the adjoining/abutting property by provided a service to those in need of metal building fabrication. The site will be designed to meet all setback and landscaping requirements which will create an attractive business that customers can enjoy visiting or observing as they drive by on US 17.
3. That the use will be in harmony with the area in which it is to be located.
 - a. The proposed site is located immediately next door to a similar commercial use. The remainder of the surroundings are either vacant or commercial. The site is located along US 17 which is a growing commercial thoroughfare for the Town of Shallotte as well as Brunswick County.
4. That the use will be in general conformity with the Land Use Plan, Thoroughfare Plan, or other plans officially adopted by the Board of Aidemen.
 - a. The proposed commercial use is in conformity with the Future Land Use Plan as it shows it as general commercial. It is our professional opinion that the proposed use of Building Materials Sales & Storage falls under general commercial use.

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5. That the use will have adequate facilities to provide ingress and egress designed to minimize traffic congestion on public streets and also have adequate utilities, access roads, drainage, sanitation, or other necessary infrastructure.
 - a. The site will be served by an existing right turn lane which will be extended and permitted per NCDOT requirements. The roadway and parking have been designed to meet all state and local requirements. The pond has been designed to handle all drainage from the site. The pump station has been designed to handle all wastewater from the site.
6. That the use meets all required conditions and specifications established by the Board of Aldermen.
 - a. All conditions and specifications will be or have been met.