

Board of Commissioners

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Paula W. Webb, MMC-NCCMC
pwebb@ci.swansboro.nc.us

Town Clerk

Alissa A. Fender, CMC
afender@ci.swansboro.nc.us

Town of Swansboro

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June 10, 2022

TRC Comments
Starbucks
1117 W. Corbett Ave

ONWASA

- ONWASA site plan approval is required following TRC approval.
- The ONWASA Utility Easement is incorrectly labeled as private, see attached map.

Wynne Ray, Development Services Supervisor
WRay@onwasa.com or (910) 937-7526

NCDOT

- Provided comments via email on 6/8/2022.

Kirsten L. Spirakis, PE, District Engineer
klspirakis@ncdot.gov or (910) 467-0500

DWR

- This project will not require an Individual 401 Water Quality Certification from the NC DWR.

John Perry, Environmental Specialist II, Division of Water Resources
John.Perry@ncdenr.gov or (910) 796-7341

Fire

- Provided comments via email on 6/8/2022.

Captain Kevin Taveirne, SFD/Town of Swansboro Fire Inspector
ktaveirne@ci.swansboro.nc.us

Planning

- Provide a copy of the stormwater/erosion control permits, or, provide documentation showing approval was granted as a part of the original Walmart plan review.
- The following details are required by the Unified Development Ordinance (UDO) and should be noted on the site plan or provided in additional plan sheets:
 - [Section 152.295](#) requires parking lot interconnections between commercial developments.
 - [Section 152.528](#), (E), (1), requires that for every 50 linear feet, or fraction thereof, the five-foot-wide landscaped buffer yard shall contain one canopy tree with two under story trees or four under story trees, and six shrubs. [Section 152.529](#) requires that at least 8% of the gross paved area of the parking lot be landscaped, and [Section 152.539](#) requires an opaque enclosure with plantings for trash containment. These details and calculations need to be shown on the landscaping plan. See Section (F), (3) for placement.
 - A lighting plan should be submitted pursuant to [Section 152.501](#), or the fixture types/details added to the site plan. The plan submitted seems to conflict with [Section 152.503](#).
 - Sidewalks extending along the property boundary with the Walmart entrance and drive areas were discussed in our initial conversations with your office and should be shown.
 - [Section 152.560](#) discusses architectural character and building materials. More detail is required for our review. (C) requires that at least 3 entryway features are provided.

Jennifer Ansell, Planner
jansell@ci.swansboro.nc.us or (910) 326-4428

Walmart Outparcel



6/6/2022, 3:24:19 PM

County Streets

Address

Commercial

Water Service Connections

Water Mains

Potable Water

Water Lateral Lines

Sewer Manholes

Sewer System Valves

Sewer Gravity Mains

Sewer Pressurized Mains

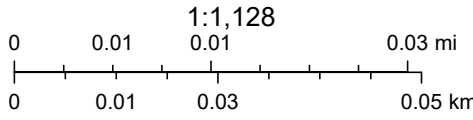
Reclaimed Water

Sewage

Parcels - Full Data

Onslow County Boundary

ONWASASQL.DBO.asbuilts



Esri Community Maps Contributors, Carteret County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, NC CGIA, Maxar, Microsoft

Web AppBuilder for ArcGIS

Jennifer Ansell

From: Spirakis, Kirsten L <klspirakis@ncdot.gov>
Sent: Wednesday, June 8, 2022 3:32 PM
To: Lins, Justin M; Jennifer Ansell
Cc: Racine, Douglas W; Cox, Bryce A
Subject: RE: [External] Request for Comments-1117 W. Corbett Ave: Starbucks
Attachments: Site Plan.pdf; SB-W. Corbett Ave.-Swansboro, NC P7 06-02-21.pdf; RE: [External] RE: TIA Scoping for a proposed Starbucks on W. Corbett Ave in Swansboro (WAYN 1285); RE: [External] RE: TIA Scoping for a proposed Starbucks on W. Corbett Ave in Swansboro (WAYN 1285)(

Jennifer,

In addition to Justin's comment below that the access aligns with Norris Road, I also wanted to point out that it is signalized as well.

Just as a reminder regarding previous communication on this development, I have attached emails to you and to the engineer.

Please let us know if you have additional questions.

Thank you,

Kirsten L. Spirakis, PE

District Engineer
Division 3 | District 1
910-467-0500

From: Lins, Justin M <jmlins@ncdot.gov>
Sent: Wednesday, June 8, 2022 9:20 AM
To: Jennifer Ansell <jansell@ci.swansboro.nc.us>
Cc: Racine, Douglas W <dracine@ncdot.gov>; Spirakis, Kirsten L <klspirakis@ncdot.gov>; Cox, Bryce A <bacox2@ncdot.gov>
Subject: RE: [External] Request for Comments-1117 W. Corbett Ave: Starbucks

Good Morning Jennifer,

Checking to see if the proposed developer is aware of the western access point lining up with Norris Road now. I attached the preliminary drawing you sent out from them, which shows the original location. Nothing big hopefully, just want to make sure we are all on the same page.

Thanks,

Justin Lins

Engineering Specialist II
North Carolina Department of Transportation

910 467 0512 Office
910 346 8030 Fax
jmlins@ncdot.gov

295 Wilmington Hwy. Suite A
Jacksonville NC 28540

Jennifer Ansell

From: Kevin Taveirne
Sent: Wednesday, June 8, 2022 2:17 PM
To: Jennifer Ansell
Cc: David Degnan
Subject: Re: Request for Comments-1117 W. Corbett Ave: Starbucks

Good afternoon,

Comments for proposed development are below. Comments based on the assumption of no grill or cooking area that would require a hood extinguishing system or other features.

Due to NC fire code and our FD having an aerial ladder, the entrance will have to be widened to 26 feet wide. Also, the center parking area will have to be redesigned some. A 26 foot wide access road must be available to drive the aerial into the parking lot. This could be done by removal of 1-2 parking spots in the center and sliding left parking island buffer moved into those spaces, therefore giving the 26-foot-wide required path.

Comments

503.1.1 - A fire access road shall be provided to within 150 ft of each part of the 1st floor.

503.2.1 - A fire access road shall be a minimum of 26 feet wide and have a vertical clearance of 13 feet 6 inches. * 26 feet wide due to aerial truck.

503.2.3 - A fire access road shall be able to support the weight of the department apparatus. Our heaviest truck weighs 75,000 pounds.

505.1 – Address Identification. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible to the front street or road fronting the property.

506.1 – the fire code official is authorized to require a key box be installed in an approved location.

* See Town of Swansboro Knox Box Ordinance.

The location and installation dimensions of the key box will need to be approved by Chief Degnan or FD Fire Inspector. The key box will have to be of Knox Box brand to match the system Swansboro Fire Department has in place. SFD will need to be contacted to have a copy of occupant's keys put in once box is installed. Key access must allow entry into all portions of building. Should keys change, SFD must be notified immediately so the keys in the Knox Box can be changed out.

509.1.1 – Utility Identification. Where required by the fire code official, gas shutoff valves, electric meters, service switches and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves. Identification shall be made in an approved manner, readily visible and shall be maintained.

510.1 - Emergency responder coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

510.4.1 – Radio Signal Strength. The building shall be considered to have acceptable emergency responder radio coverage when the signal strength measurements in 95% of all areas on each floor of the building meet the signal strength requirements in Sections 510.4.1.1 through 510.4.2.5.

906.2 – Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Thanks,
Captain Kevin Taveirne
SFD/Town of Swansboro Fire Inspector

From: Jennifer Ansell <jansell@ci.swansboro.nc.us>

Sent: Monday, June 6, 2022 3:00 PM

To: Alissa Fender <afender@ci.swansboro.nc.us>; Andres Baena <andres_baena@onslowcountync.gov>; Anna Stanley <astanley@ci.swansboro.nc.us>; Auguste Nelson-Graves <Auguste_Graves@onslowcountync.gov>; wcbabee@ncdot.gov <wcbabee@ncdot.gov>; chris_white@onslowcountync.gov <chris_white@onslowcountync.gov>; David Degnan <ddegan@ci.swansboro.nc.us>; Deanna Trebil <dtrebil@jacksonvillenc.gov>; Ethan Brogden <ethan.brogden@usmc.mil>; Holley Snider <holley.snider@ncdenr.gov>; james_teachey@onslowcountync.gov <james_teachey@onslowcountync.gov>; Jim Stipe <jstipe@ci.swansboro.nc.us>; John Perry <John.Perry@ncdenr.gov>; Jordan.E.Jessop@usace.army.mil <Jordan.E.Jessop@usace.army.mil>; joseph.keily@duke-energy.com <joseph.keily@duke-energy.com>; Justin Lins <jmlins@ncdot.gov>; kwilliams@plurisusa.com <kwilliams@plurisusa.com>; Ken Jackson <kjackson@ci.swansboro.nc.us>; Kevin Taveirne <ktaveirne@ci.swansboro.nc.us>; Kirsten Spirakis <klspirakis@ncdot.gov>; Liz Hair <Sarah.E.Hair@usace.army.mil>; Mike Henderson <mike.henderson@onslow.k12.nc.us>; Musial, Connor E <connor.musial@ncdenr.gov>; Patricia Pike <Patricia_Pike@onslowcountync.gov>; Paula Webb <pwebb@ci.swansboro.nc.us>; Philip Cross <philip_cross@onslowcountync.gov>; rlanier@joemc.com <rlanier@joemc.com>; Racine, Douglas W <dracine@ncdot.gov>; rhoffer@plurisusa.com <rhoffer@plurisusa.com>; Rhonda Murray <rhonda.murray@usmc.mil>; robb.mairs@ncdenr.gov <robb.mairs@ncdenr.gov>; sandy_gurganus@onslowcountync.gov <sandy_gurganus@onslowcountync.gov>; Sonia Johnson <sjohnson@ci.swansboro.nc.us>; skutz@jacksonvillenc.gov <skutz@jacksonvillenc.gov>; Timothy M McCurry CIV <timothy.mccurry@usmc.mil>; Trevor K Carroll <tkcarroll@ncdot.gov>; Wynne Ray <wray@onwasa.com>

Subject: Request for Comments-1117 W. Corbett Ave: Starbucks

All:

Please see attached for the property at 1117 W. Corbett Ave (Walmart outparcel) and provide me with any comments by close of business Friday, 6/10.

Thank you,

Jennifer H. Ansell, CFM, CZO
Planner
Town of Swansboro
601 W. Corbett Avenue
Swansboro, NC 28584
(910) 326-4428
(910) 326-3101 Fax