

Case #11287

TRC Review (November 4, 2014)

- Compliance with the Pender County Comprehensive Parks and Recreation Master Plan
 - Dedicate a 15' easement parallel to US HWY 17 for future Coastal Pender Rail Trail
- Compliance with Coastal Pender Collector Street Plan
 - Work with District Engineer to determine if additional right of way will be required to provide for an on-street bicycle lane as recommended on Figure 4.1: New Roadways.
- Pender County Utilities
 - Extend the existing waterline to the property north of the proposed project.
- Sewer
 - Letter of intent to be issued from sewer provider (Pluris Hampstead, LLC).
- Environmental Health
 - Submit restaurant plans to Environmental Health for the proposed Little Caesar's Pizza.

The following represents the full TRC comments from 11/4/14:

11287 Kangaroo MDP

- Trey and David are representing Kangaroo
- Megan (Planning): TIA is in process
- Amy (MPO): bike/ped easement is labeled on the plan, installation is not necessary at this point
- David (Kangaroo): Phase I includes connectivity to northwest, Phase II includes connectivity to northeast
- Megan (Planning): curb cuts need to be shown for this phase
- Robert (NCDOT) shared driveway will serve both phases
- Bryan (PCU): PCU does not provide sewer
- Vence (Environmental Health): permit is required via Clay Creswell for the food portion
- David (Schools): concerned with morning traffic on Hoover Road
- Amy (MPO): TIA will consider school traffic and signal tweaking
- Bryan (PCU): eight inch water line that is shown on Hoover Road should be changed to six inch and should be extended to northeast corner of site
- David (Kangaroo): can water line be placed under bike/ped path?
- Amy (MPO): water line can be placed under bike/ped path as far as MPO is concerned but asphalt must be repaired if broken for maintenance
- Megan (Planning): need letter of intent to serve from Pluris before plat can be signed; correct state route number of Hoover Road from 1596 to 1569; label outdoor trash receptacles, outdoor lighting fixtures, and types of buffers; tree survey required; signage requirements per UDO Article 10; include on plan a space labeled "Approved by the Pender County Unified Development Administrator" for the signature of the Administrator, approval date, and a statement that reads "site plan valid for two (2) years from approval date."