

September 4th, 2024

Town of Rolesville  
502 Southtown Circle  
Rolesville, NC 27571  
919-554-6517

**Comment Response Letter**  
**Tidal Wave Auto Spa Industrial – SDP-23-08**

The following are responses to comments provided in the 3<sup>rd</sup> site development plan review for the proposed Tidal Wave Auto Spa in Rolesville, NC.

**Planning**

1. The applicant has noted that the site will be subject to a Minor Subdivision Plat to split the lot after the annexation is approved. The Annexation application was submitted on March 1, 2024. The deed and appropriate recording information for the subject parcel shall be provided to the Town prior to final approval of the Site Development Plan.  
**Response: Noted.**
2. Please add the site address to the cover sheet. The applicant has noted that the address is pending. Please update the plan set once the subdivision plat is recorded.  
**Response: Plans will be updated with appropriate addresses once the subdivision plat is recorded. We are awaiting approval of the annexation and rezoning of the large parcel before submitting subdivision plat.**
3. The plans indicate a 15' perimeter buffer yard (NE). Please explain what this buffer is and what LDO requirement it is pertaining to.  
**Response: No callout indicating 15' perimeter buffer. A 10' street yard is proposed along Grand Park Drive.**
4. Any existing vegetation to remain on the site shall be protected with tree protection fencing and installed in accordance with Sections 6.2.4.5.B.8-11 Tree protection fencing locations shall be added to the demolition plan.  
**Response: Tree protection fence added to Landscape Plan and Demo Plan for street trees to remain along Grand Park Drive.**
5. The existing tree, closest to Louisburg Road / 401, which is slated to remain on the landscape plan, should be shown as "to remain" on the demolition sheet.  
**Response: All existing street trees to remain along Grand Park drive are now called out to remain.**
6. The building footprint should be clearly shown on the plans. Building footprint may be easier to understand with the provision of building elevations.  
**Response: The building footprint should be clearly shown on the plans. Building footprint may be easier to understand with the provision of building elevations.**

7. Perimeter buffers should be in accordance with Section 6.2.2.1. Where the subject property (GI) is adjacent to GC, General Commercial, a Type 4 buffer is required. The applicant has submitted a Rezoning application that will essentially eliminate the need for the perimeter buffers as the adjacent properties will be within the same zoning district. Please note the plans are revised to reflect the 0' buffer [this assumes Town Board of Commissioners approval of a Legislative request to Rezone]. However, should the rezoning not be approved, the plans will need to be revised accordingly.  
**Response: The signed Proposed Conditions of Approval Letter has been sent to Michael Elabarger. Waiting for Town to record conditions letter with Rezoning Ordinance and issue a zoning verification letter.**
8. The sidewalk provided in right of way of the fronting streets should connect to the building/site sidewalk for required pedestrian connections in accordance with Section 6.8.4. Further, sidewalk shall connect with the Greenway and provide a crosswalk across driveway entrance.  
**Response: There is no principal customer entrance to the carwash building. There is no intended public use of any facilities. Only employees of the carwash are to occupy carwash buildings. The use of a carwash omits the necessity of a sidewalk connection. Only customers in vehicles are to use carwash facilities and only employees are to use the carwash building.**
9. The sidewalk along S. Main Street should connect with a (painted crosswalk) across Grand Park Drive.  
**Response: NCDOT reviewer (Jacob Nicholson) to coordinate crosswalk requirement with the Town of Rolesville.**

## **Landscape Plan**

10. Please label the existing vegetation, with a general description and size. The applicant has noted on the vegetative survey the type and size of tree. However, the size and typer of tree should be added to the landscape plan in order for these trees to adequately count toward the planting requirements of the LDO.  
**Response: Existing trees along Grand Park Drive are labeled with caliper inches and type of tree. Trees are also listed under the table for the Street Tree requirement table on the right side of the plan.**
11. Revise the plans to show the required 30' Streetyard buffer along S. Main Street. ffer along S. Main Street.  
**Response: Dimension and label added to plan.**
12. Landscape plan should be revised to show a 10' local Streetyard Buffer (currently labeled as a street yard) along the frontage of Grand Park Drive in accordance with Section 6.2.2.2. The applicant is showing existing vegetation in this area to remain.
  - a. Of the existing vegetation to remain, four of the five trees are pear trees. While no additional information has been provided as to the variety of pear tree, please note that Bradford Pears are undesirable trees (<http://www.treebountync.com/>). If these trees are Bradford Pears and are damaged during construction, they should be replaced with a different variety or species all together.
  - b. The existing trees that are to remain on site that are part of the right-of-way. As such, with the proposed installation of the sidewalk, these trees are heavily susceptible to damage as the sidewalk will be installed within the drip line of the tree. A note shall be added to the plans indicating that damaged or dead plants shall be replaced by the owner of the subject property or their grantee in accordance with 6.2.4.3.B. and as stated in subsection a., the replacement trees



shall not be Bradford Pear and shall be in accordance with Section 6.2.4.7.F.

**Response:** Dimension and label added to plan. Existing Pear trees have been removed and will be replanted with oak trees instead. Requested notes have been added to the plan in regard to the crape myrtle

13. Per LDO Section 6.2.1.G.12, open space shall be a mix of active and passive open space. A minimum of fifty (50) percent of all required open space shall be dedicated and designed to allow for active recreation features. The plans should be revised to demonstrate compliance, specifically indicating areas dedicated to programmed active open space and the required amenities. The applicant responded that the Greenway will meet the active open space requirements. However, greenways are specifically listed as passive open spaces in Table 6.2.1.3. The landscape plan has been revised to show 4,000 square feet of open space but programming of this area has not been indicated.

**Response:** A chart has been add to the Landscape Plan for the requirement and what has been provided. A plaza space has been added to meet active open space reuirement and identified on the plan as well.

### **Lighting Plan**

14. A lighting plan was not provided by the applicant though it is required per LDO Section 6.6F to be included with the site plan submittal.

**Response:** Lighting plan has been attached in this submittal.

### **Architectural Drawings**

15. Architectural drawings were not provided with this application and are required per LDO Section 6.8.2.E to be included with the site plan submittal.

**Response:** Architectural plans have been attached in this submittal.

SEAMON, WHITESIDE & ASSOCIATES, INC.

Tommie L. Little III, PE  
*Director*