

SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS
CONDITIONAL USE PERMIT FOR
Mixed Use Building at 1001 Homestead Road

STAFF RECOMMENDATIONS	
Staff Recommendations (w/ Advisory Board support where applicable):	<i>Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1 & 2 below. If an advisory board voted to ‘support’ the staff recommendation, then such board is listed after staff in the left-hand column.</i>
Recommended by	Recommendations
Staff, PB, TAB, EAB (*AC did not have a quorum for their review meeting.)	1. That the applicant must obtain a driveway permit from NCDOT prior to construction plan approval.
Staff, PB, TAB, EAB	2. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.

ADVISORY BOARD COMMENTS / RECOMMENDATIONS	
Additional Advisory Board Comments & Recommendations:	<i>Explanation: Comments and recommendations solely from advisory boards follow. If a comment involves LUO interpretation, then the applicable LUO section(s) are noted parenthetically. Otherwise, the Board may wish to consider comments in the context of public health, safety, or welfare findings. Staff generally does not endorse nor refute comments from advisory boards.</i>
Recommended by	Recommendations
EAB	1. The EAB is concerned about potential human health impacts and hazard risks associated with the property's location under the high voltage overhead power line. The EAB requests that the applicant monitor electromagnetic fields on the site using a credible third party public or private provider using state of the art monitoring. 2. The EAB strongly recommends that the exposure level be verified to be less than 2 milligauss. 3. We have concerns about impervious surface being put under this specimen red oak tree. Root access to water and oxygen will be further constricted by the turnaround. The EAB recommends that the Board relax the presumptive parking requirements to allow a condition to locate the turnaround adjacent to the buildings and outside of the root zone of the tree. 4. Damage to the tree's root structure should also be reduced by relocating the storm drain as a permit condition. 5. Given that this specimen tree is counting towards LUO shading and tree canopy requirements, plans are needed if the tree does die to continue conformance with LUO provisions. The arborist suggests periodic inspections. We would suggest that a bond for tree replacement be a condition of the permit. 6. We appreciate the use of native plants in screenings done in previous phases and request that this practice be continued for all plantings in this development.
TAB	1. No additional comments

PB	1. The Planning Board suggest that the applicant consider, as a courtesy, holding a further neighborhood information meeting and documenting attendance. 2. The Planning Board recommend as a condition of the CUP that there be no encroachment within the drip line of the existing 52" oak tree by paving, storm drain, or any other soil disturbance.
AC	No quorum.