

SUMMARY SHEET OF STAFF AND ADVISORY BOARD RECOMMENDATIONS
CONDITIONAL USE PERMIT FOR
Mixed Use Building at 603 Jones Ferry Road

STAFF RECOMMENDATIONS	
Staff Recommendations (w/ Advisory Board support where applicable):	Explanation: Staff recommendations, primarily related to LUO compliance, are represented by #s 1 thru 4 below. If an advisory board voted to 'support' the staff recommendation, then such board is listed after staff in the left-hand column.
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. The prior to Construction Plan approval, the applicant provide letters from electric, gas, telephone and cable providers that this project can be served to this development.
Staff, PB, TAB, EAB	3. That prior to Construction Plan approval, the applicant provide the necessary light pollution plan sheet in order to verify compliance with the .2 footcandle requirements at the property line per Section 15-242.5 of the LUO.
Staff, PB, TAB, EAB	4. 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 recommend that 3-4 native tree species instead of 1 (willow oak) species in order to insure the longevity and health of the plantings. 2. The EAB recommends adding conduit and electrical wiring to support high-speed charging of electrical vehicles. 3. The EAB recommends including outdoor LED lighting for energy efficiency and minimized light pollution.
TAB	1. No additional comments
PB	1. Planning Board urges the applicant to develop a more imaginative building design.
AC	No quorum.