

Oliver Bass

From: Jackson, Kaitlyn D. <KJackson@tuggleduggins.com>
Sent: Friday, January 10, 2025 4:03 PM
To: Oliver Bass; J. Leslie Bell
Cc: Fox, Michael; Duggins, Nathan
Subject: FW: [External] RE: 209 E Sheraton Park - Trailer Storage

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Leslie and Oliver,

Please see below NCDOT's confirmation that the identified pavement composition of E Sheraton Park Road is capable of handling the tractor trailer traffic that is expected to be generated by the development.

Thank you,
Kaitlyn

Kaitlyn D Jackson
Tuggle Duggins P.A.
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TUGGLE  **DUGGINS**

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From: Robinson, Stephen J <srobinson@ncdot.gov>
Sent: Thursday, January 9, 2025 9:18 AM
To: Jackson, Kaitlyn D. <KJackson@tuggleduggins.com>; Archer III, Wright <warcher@ncdot.gov>
Cc: Duggins, Nathan <NDuggins@tuggleduggins.com>; Whitley, Matthew P <mpwhitley@ncdot.gov>
Subject: RE: [External] RE: 209 E Sheraton Park - Trailer Storage

This Message originated outside of Tuggle Duggins.

Kaitlyn,

Based on the observations of the roadway structure at a pipe replacement near in proximity to the proposed development site, the Department feels that the apparent pavement structure is capable of handling the identified traffic of the proposed development.

At this time the Department does not have any objections to the proposed development based on the pavement conditions.

Thanks,

Stephen Robinson, PE, CPM

District Engineer

Division 7, District 2

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From: Jackson, Kaitlyn D. <KJackson@tuggleduggins.com>

Sent: Monday, January 6, 2025 4:32 PM

To: Archer III, Wright <warcher@ncdot.gov>; Robinson, Stephen J <sjrobinson@ncdot.gov>

Cc: Duggins, Nathan <NDuggins@tuggleduggins.com>

Subject: [External] RE: 209 E Sheraton Park - Trailer Storage

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Wright and Stephen,

This firm is representing Sheraton Park Road Investors, LLC, with respect to the rezoning of its property, located at 209 E Sheraton Park Road, Greensboro, North Carolina, to allow for the development of a tractor-trailer storage facility with a maximum of 710 parking/ storage space. This would be carried out in phases, with the maximum number being years away. Per the Transportation Memorandum prepared by Davenport Engineering, at full-build out, the development is expected to generate 128 trips per day and less than 25 trips in the AM/PM peak hours.

In consideration of the rezoning request for the proposed development, Guilford County's planning staff have raised questions about whether the pavement composition of E Sheraton Park Road is sufficient to support the expected tractor-trailer traffic generated by the proposed development.

Could you please confirm NCDOT has no issue with the proposed development and the pavement composition on E. Sheraton Park Road is adequate to support the tractor trailer traffic expected to be generated by the development?

Thank you,
Kaitlyn

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