

Attachment E

October 27, 2022
TDC DELTONA LAND LLC
Care Of TRANSWESTERN
3343 NE PEACHTREE RD UNIT 1850
ATLANTA, GA 30326

PROJECT NAME: TRAILHEAD COMMERCE PARK
PROJECT NUMBER: 2022100042
APPLICATION: COMP PLAN SMALL SCALE MAP AMENDMENT #29233

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: INFO. Stormwater is not opposed to the small-scale comprehensive plan amendment. Please ensure LDC 6.13 is met with the Major Site Plan or waiver.
- 2 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: This application is to convert 40 acres of land to commercial uses. The traffic generated under proposed use will be less than 100 peak hour trips and will not create a significant impact.

However, the PUD that has been submitted along within this Comp Plan Amendment is for a logistics park on the entire 228 acres. A Traffic Study is required for the proposed PUD. The traffic methodology has been submitted and is under review. The traffic methodology indicates that the total traffic generated from the PUD will be 5,726 daily trips and 392 peak hour trips. 15%-22% of these trips will be truck trips. The PUD as a whole will create a significant impact to the adjacent roadway network including CR 484. For more comments on the traffic impacts of the proposed PUD see comments on the PUD (AR# 29234).
- 3 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: No Comments
- 4 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: n/a
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: N/A

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- 7 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: n/a

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Comp Plan Small Scale Map Amendment
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Marion County Utilities service area. Water & sewer connections will be required. Not in any primary springs protection zone.