

Memo

To: Matt Lower, Town of Zebulon
From: Sam Williams, PE, LJB Engineering
Date: 3/5/2025
Subject: Pearces PD Traffic Impact Analysis Review Comments

Mr. Lower,

LJB Engineering has conducted a review of the Pearces Rd PD Traffic Impact Analysis (TIA), dated October 30, 2024. Guidance from both the Zebulon Unified Development Ordinance (UDO) and the NCDOT Congestion Management TIA Guidelines was used in performing the review. The following comments / questions on the analysis were noted.

1. The Zebulon UDO requires that the analysis year of the TIA be the build-out year plus 1. However, the TIA uses the build-out year as the analysis year and states that this was agreed upon by NCDOT and the Town and documented in the MOU, included in an appendix. The TIA appendix and MOU were not included in the submittal package, so LJB was unable to verify this statement is accurate.
 - a. While it is unlikely that pushing the analysis year out by 1 would change the recommendations of the study significantly, since it is a deviation from the UDO, it was included as a comment.
2. The trip generation for LUC 565 (Day Care Center) is using an independent variable of Number of Students rather than NCDOT's guidance of building square footage. Why was this done?
 - a. While the anticipated size of the day care facility wasn't available in the TIA, meaning that we were unable to verify the change in traffic generated, it seems unlikely that this change would significantly affect the results of the study. The absence of anticipated size of the day care facility in the TIA may also explain why Number of Students was used as the independent variable instead.
 - b. As with Comment 1, it may be that this was discussed and agreed upon during scoping and included in the MOU; however, it was not noted in the study if this was the case. Having the MOU would be helpful in verifying why NCDOT guidance was not followed in this case.

If the Town of Zebulon has any questions or concerns regarding the comments above, please reach out at swilliams@ljbinc.com.

Thank you,

Sam Williams, PE



STRUCTURAL



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