




MA 22-05 – 1216 Rolesville Rd – 1st Submittal review cycle

START DATE: MAR Cycle – 3/2/22	DUE DATE: __ MAR Cycle __3/30/33	TRC/STAFF Comments issued on: __ 4/5/22__
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Review Group	Staff	RCVD on:	Comments	Clear of Staff Comments
Planning Dept.	Mike Elabarger	4/5/22	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments with next (2nd) Submittal. 2. On all materials, add “MA 22-05” as common identifier. 3. On all materials, add appropriate revision dates. 2nd Submittal documents should be clearly identifiable as being different from 1st submittal documents via revision dates/versions. 4. <u>Traffic Impact Analysis (TIA)</u> – if not already begun, contact Planning Director to begin scoping process 5. <u>Neighborhood Meeting</u> – begin to plan for holding a Neighborhood meeting; an appropriate time would be shortly after the 2nd submittal is provided, if Applicant believes that majority/all Comments were resolved and 2nd submittal is likely to be what is reviewed by Planning/Town Boards. 	
Planning & Zoning	Karen Mallo, WR	3/29/22	See 2 PDF’s, a written memo and mark-up comments of the Concept plan.	
Parks & Recreation	JG Ferguson	4/4/22	(via email) Revise concept/sketch plan to identify a public Greenway connecting to adjacent properties. As the Town nears the completion of the Open Space & Greenway Plan, the goal is to connect all (developments containing residential dwelling units) to a Greenway connection that leads to main greenway corridor(s). Current submittal shows no proposed Greenway.	
Engineering	Brian Laux / Jacqueline Thompson	3/25/22	See two PDF’s – a written memo, and then concept plan Mark-up comments.	
COR Utilities (W/WW)	Tim Beasley	3/24/22	<ol style="list-style-type: none"> 1. (via email) Site may be relying upon other developments to bring access to both water and sewer. Offsite easement may be needed from PIN: 1768236815 for a gravity sanitary sewer extension. 2. (Note from Planning Staff – Please provide a response as to the plan/intention of providing COR Water/sewer to this site/development). 	

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Fire / EMS	Brittany Hocutt	3/23/22	via email 3/23/22) No Comments.	
NCDOT	Matt Nolfo	3/22/22	(via email) The NCDOT does not have an issue with the rezoning of 1216 Rolesville Road.	
Watershed Management	Jeevan Neupane	3/16/22	(via email 3/16/22) No Comments.	
Economic Development	Mical McFarland	----	No comments submitted. <i>(Note from Planning Staff – adjacent properties are included in the Commercial Growth Study being considered by the Town Board, and policy guidance on land use in this general vicinity may be changing in the near future, which could affect consideration of this rezoning and development request.)</i>	