


MA 22-10 – 4724 Burlington Mills / ARDEN – 2nd Submittal review cycle

| | | |
|--------------------------------------|---------------------------|---|
| START DATE: DECEMBER 12-05-22 | DUE DATE: 01-04-23 | TRC/STAFF Comments issued on: 01/ 06 /2023 (Revised 1/12/23) |
|--------------------------------------|---------------------------|---|

| Review Group Staff | RCVD: | Comments | Clear Comments |
|--|----------|--|-------------------|
| Planning & Zoning – Town Planning Staff & WithersRavenel (consultant) | --- | <ol style="list-style-type: none"> 1. Pay INVOICE dated 12/01/2022 for 2nd Submittal, which was emailed on 12/01/2022. 2. TIA scoping occurred October 2022 by Stantec. TIA must be fully completed before moving forward. 3. Please continue to Revise dates of all re-submittal materials and provide a written response document that addresses every Comment. 4. FYI – Regarding the fiscal impact of proposed zoning change from CG to RH – Applicant responded that they will address this as future public meetings/hearings, but chose not to submit any documentation to Staff. This topic will be broached at that time. 5. FYI – Most of the Comments specific to the Concept Plan were responded to that the details will be provided at (future development stages). Note that these same questions may arise at the future Planning/Town Board meetings and Applicant shall address them then without Staff support. | |
| Wake County Fire / EMS - Brittany Hocutt | 12/9/22 | <ol style="list-style-type: none"> 1. Rolesville truck length = 50' – provide diagram showing compliance. 2. Ensure Building separation is required minimum (contact Reviewer). | |
| Parks & Recreation - Eddie Henderson | 12/20/22 | <p>No further Comments.</p> <p>The Town Board of Commissioners adopted both Greenway and Bicycle plans in August of 2022; these show an (on-street) bike lane and a 10' paved Sidepath within the ROW along this property's Burlington Mills Road frontage. Revise concept plan to show intention to construct both per the specifications provided in both plans (Bicycle Plan page 57 / Greenway Plan page 65). See the two PDF's – full page 59 from Bicycle Plan; excerpt noting subject property.</p> | |
| NCDOT - Matt Nolfo | n/a | Town Staff notes: No comments received, as TIA was not yet completed. NCDOT previously stated that 'a left turn lane will be needed on Burlington Mills Road into the site – revise plans to indicate this off-site improvement. ' V2 Concept Plan does not show a Left Turn off-site improvement. DOT will remain in the review cycle. | n/a |
| COR Public Utilities - Tim Beasley | n/a | Town Staff notes: No comments received on either V1 or V2 submittals – Applicant should contact COR-PUD with any questions, and expect full review on future stages of development. COR-PUD will be removed from the review of this Map Amendment. | n/a |

MA 22-10 – 4724 Burlington Mills / ARDEN – 2nd Submittal review cycle

| | | | |
|--|----------|---|---|
| Engineering (CJS/B&M) - Brian Laux / Jacque Thompson | 11/3/22 | There are No required Correction Comments to the Map Amendment Conditions or Concept Plan – see two (2) PDF's of memo and mark-up comments which are "FYI" for future development applications. |  |
| Wake County Watershed Mgmt. - Janet Boyer | 10/27/22 | No comments at this time. Future development plans be reviewed and Permits from Wake County for stormwater required. |  |