




MA 22-08 – Harris Creek Farms (fka 4928 Universal) – 2nd Submittal review cycle

START DATE: OCTOBER 10-05-22	DUE DATE: 11-02-22	TRC/STAFF Comments issued on: _11 / 03 /2022_
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Review Group/Staff	RCVD:	Comments	Cleared Comments
Planning Dept. - Mike Elabarger		<ol style="list-style-type: none"> 1. Provide a Written Response to ALL (Every) Comments to explain to Staff what/if/how/where/why/etc. the Applicant’s responses. 2. Add appropriate revision dates to all re-submittal materials. 3. Revise ‘title’ of the 10-sheet plan set from “Rezoning and Annexation” to “Map Amendment (Rezoning) Concept Plan”, and “Jonesville Road” to the proper name of ‘Harris Creek Farms’ which Applicant has chosen the project to be referred to as. Be sure to revise the latter in each sheets lower right hand corner which states ‘Jonesville Road’. 4. REPEAT - Overall Project Scope/Conditional District – No written response to this Comment. Regarding General (LDO 3.A.) or Conditional (LDO 3.B.) District – Applicant chose to not convert Application to requesting Conditional Districts (LDO 3.3) for one or both proposed Districts, yet maintains submittal of the (10-sheet) Plan Set (as a Concept Plan). Concept Plan cannot be considered unless committed to via a Condition, hence Application must be revised to request RM-CZ, RH-CZ, or both as the proposed District in order to utilize the Plan set. At the moment, this Application is construed as a General District Request for the RM and RH Districts per the Legal Descriptions provided for each proposed District. As such, there is no means to mention/include the shown (on Plan set) intention to subdivide the proposed RM District via the “Cluster” options afforded in LDO 3.1.B. Please confirm the desire to process Application as a General District request. If that is the case, dismiss all Comments relative to the 10-sheet plan sheet. IF Applicant seeks to convert application to Conditional District requests, please revise all original submittal materials to indicate “CZ” request and follow Staff Comments made relative to the 10-sheet plan set. A set of proposed Conditions of Approval shall thus be required with next submittal. 5. REPEAT -- TIA - Per LDO Section 8/8.C. a Traffic Impact Analysis (TIA) is required unless Applicant can provide ITE data that shows project is below thresholds for TIA). Process begins by requesting Scoping Meeting with Planning Director; please start that ASAP. 6. REPEAT -- Neighborhood Meeting – Per Text Change 21-01, adopted 12/7/2021, Appendix A Handbook part 2.3 was amended to include details on required Neighborhood Meeting for Map Amendments. Read details; confer with Staff as to best/most appropriate to hold this (must be prior to Planning Board Mtg). 	

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		7. <u>FYI Annexation application</u> ANX 22-05 will process parallel to Map Amendment, with both holding their required Public Hearings at the same Town Board meeting.	
Planning & Zoning (WithersRavenel) - Karen Mallo/Liza Monroe	10/31/22	See two (2) PDF's – 1.) A memo dated 108-31-22 and 2.) Mark-up comments on the Concept plan document.	
Parks & Recreation - JG Ferguson / Eddie Henderson	11/1/22	The Town Parks and Recreation Advisory Board (PARAB) provides the following Comments: 1. Revise Concept Plan (see Sheet C1.5) to provide Greenway connecting across wetlands as shown in the Town's 2022 Greenway plan: (See PDF, and page 5 of Greenway Plan - https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_aperdices_july2022_1.pdf) 2. Revise Concept Plan to provide Greenway connection from the neighborhood roads (Street B or Gideon Drive cul-de-sac) to the Greenway located in the southern part of the property. The current path does not appear to have any access point for the public. 3. Revise Concept Plan to note that Greenway running behind Residential lots on Street B will be privately maintained, but open for public use via a Public Access Easement. 4. Revise Concept Plan to provide connection from this generally north/south [behind Street B privately maintained greenway] to the east/west public Greenway located at the south of the property.	
Engineering (CJS/B&M) Brian Laux / Jacque Thompson	11/3/22	See two (2) PDF's – (1.) A memo dated 11-02-22; and (2.) Mark-up comments on the Concept plan document.	
COR Public Utilities - Tim Beasley	--	No further comments received – previous (V1) comment was “ <i>FYI – Public water line extension at this time is approximately 5,700 LF via Jonesville Rd, including crossing the US 401 Bypass and acquiring the necessary off-site easement.</i> ” Town Staff notes that this relates to eventual Preliminary Subdivision Plat and Construction Drawings pending Map Amendment approval.	
Wake County Watershed Mgmt - Janet Boyer	10/27/22	No further comments.	
NCDOT - Matt Nolfo	10/21/22	No new comments on this project, I think we are waiting for the TIA at this point.	
Wake Co Fire / EMS - Brittany Hocutt	8/24/22 10/12/22	<i>No comments</i> <i>No comments.</i>	