




MA 22-06 – 5109 Mitchell Mill – 3rd Submittal review cycle

START DATE: JULY Cycle – 7/5/22	DUE DATE: JULY Cycle 8/5/22	TRC/STAFF Comments issued on: 08/05/22
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Review Group	Staff	RCVD:	Comments	Cleared Comments
Planning Dept.	Mike Elabarger	---	<ol style="list-style-type: none"> <li>1. Continue to provide a Written response to all comments.</li> <li>2. Continue to add appropriate Revision dates to all materials.</li> <li>3. REPEAT - Please provide a detailed response as to whether or not there is a Phasing plan for this development; see next Comment.</li> <li>4. Please reorganize Conditions so they are easily reference-able – as provided, for example, there are bullets under 1, 2, 3, - organizing 3.a, 3.b., etc. can be easily referenced.</li> <li>5. Regarding Condition 3 – only concern is lack of clarity/specification for what requires a separate Site Plan application, what will be approved via a Construction Drawing, etc. This lack of clarity can create issues in the future when Conditions are implemented by Staff.</li> <li>6. Regarding Condition 4 – two concerns:               <ol style="list-style-type: none"> <li>1.) Lack of clarity/specification for with what application the improvements will be submitted/reviewed/approved under.</li> <li>2.) Response is ‘pending TIA completion’. Staff finds it unlikely “build by” will relate to Building Permit issuance, and Staff would find that improvements should be hinged to Final Plat recording, and not Building Permit issuance. Effective phasing should lessen burden on developer with this method.</li> <li>3.) This lack of clarity can create issues in the future when Conditions are implemented by Staff.</li> </ol> </li> <li>7. Condition 9 references “NC CD” – this should be “NC-CZ” – make revisions.</li> </ol>	
Planning & Zoning - WithersRavenel	Karen Mallo, Liza Monroe	7/28/22	See two (2) PDF’s – 1.) written Memo comments dated 07-29-2022, 2.) Mark-ups of Concept Plan.	
Parks & Recreation	JG Ferguson / Eddie Henderson	8/1/22	No further comments on this rezoning. FYI - for future plans revise bike lanes and multipurpose path to be clearer, suggest different crosshatching or shading.	

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COR Utilities (W/WW)	Tim Beasley	---	<p><i>No comment provided, but Applicant response does not seem to fully address original comment as much more study is required.</i></p> <p><i>REPEAT 1<sup>st</sup> Submittal Comment:</i></p> <p>1. (via email) The proposed development has access to public sewer but does not have access to public water. A public water extension would be required from Mitchell Mill or Jonesville Rd. Raleigh will need to look into the feasibility of this development connecting to the 560 or the 495 pressure zone.</p>	
Engineering – CJS/B&M	Brian Laux / Jacque Thompson	7/25/22 5/20/22	<i>No further Comments – FYI Memo provided (via email) No further comments.</i>	
Wake Co. Fire / EMS	Brittany Hocutt	3/23/22 5/24/22 7/14/22	<p>V1 - via email 3/23/22) No Comments.</p> <p>V2 – No comments.</p> <p>V3 – No Comments.</p>	
NCDOT	Matt Nolfo	3/22/22	<i>(Via email) The NCDOT does not have an issue with the annexation or zoning of 5109 Mitchell Mill Road. The proposed development would need to be studied under a TIA prior to development.</i>	
		6/2/22	<p><i>FYI 1 - Be aware there are extensive offsite requirements for utility work and required under the TIA.</i></p> <p><i>FYI 2 - Driveway permits and Encroachments will be needed for Mitchell Mill Road and Jonesville Road.</i></p>	
		8/5/22	<i>The department does not have any issues with this being rezoned, and is working with the applicant on their TIA.</i>	
Wake Co. Watershed Management	Jeevan Neupane	3/16/22	<i>(via email 3/16/22) No Comments.</i>	