

REVISION to SP 21-01 – COBBLESTONE – V3 Submittal review cycle

START DATE: NOVEMBER 11-03-23	DUE DATE: <u>11-14-23</u>	TRC/STAFF Comments issued on: <u>11/21/2023</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. For 4th Submittal of Revision to SP 21-02, Provide a Written Response to all comments and cloud/bubble any/all changes in the Plan set. 2. <u>(partial Repeat) GREENWAY near Building 7 and SCM</u> – Per Applicant Response, as they stated at the 10/12/2023 online TRC Meeting, Greenway paving to begin shortly. By time of next submittal provided status update on this. 3. <u>(REPEAT) Event and Overall Parking</u> – Applicant response did not speak at all the two Town owned/maintained Off-Site parking sites that are part of the overall parking equation for the development (Main Street Park gravel / TBD parking are across Young Street). See next comment also on parking. 4. NEW – Regarding Parking – In keeping with the process that the Town Board of Commissioners originally conducted as part of the QJ Hearing process back in July through October 2021, UPDATE the Parking Study that was originally submitted and approved by Town Board; Staff finds the version revised dated June 29, 2021 (uploaded as Attachment to this SUMMARY) to be most current, but if Applicant has more current, please update that to reflect the current breakdown of Uses, their parking calculations/requirements, the permitted Deductions, and the required/provided. 5. NEW – Clarify the overall intention and use, going back to the original Development Agreement and Parking Agreement centered on “special events”, of the space near Building 6 termed “Event Space”; if there is no longer intention of this as a designated spot for “special events” per the original agreements, and it is rather just an open lawn area, consider removing term “event space”. 6. NEW – Clarify if the intention is to create Public Access Easements (PAE’s) over the “streets/roads” that are named and provide circulation through the development; they are not Public Right-of-ways, hence Staff would presume should have PAE over them all. Suggest revising FSP-23-17 to also include PAE’s and swiftly address this. If other solution has been long-planned, please explain in response. 7. REPEAT V3 – REPEAT V2 - Lighting Plan (V2 Revision, Sht 19/28) – This shows the ORIGINALLY approved layout and thus not reflective of the project layout and therefore the Lights/poles in those areas. Have DUKE revise Lighting Plan based on proposed layout and re-submit. Area around Building 8 clearly is not what this sheet shows; Building 4 is a completely different shape/orientation from original community center, and unclear if Lighting should be changed to accommodate ?. <ol style="list-style-type: none"> a. Applicant Response is “Duke Energy currently revising/will be provided once received.” 	

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	<p>8. FYI – The next possible <u>Town Board of Commissioners meeting</u> to conduct the required Quasi-Judicial Hearing is <u>January 4, 2024</u>. The schedule must be followed exactly in order to achieve this:</p> <ul style="list-style-type: none"> a.) December 20, 2023 - The Agenda/Packet for that must be published by. b.) December 23, 2023 (Saturday) – the Required Notification letters for the QJ Hearing must be post-marked by this date per 160D. c.) December 23, 2023 (Saturday) – The required Property Sign notifying of Hearing must be placed on property by this date per 160D. d.) December 18, 2023 - Staff must be at a Review position of “no further Comments”. e.) December 11 – 15, 2023 – A 5-day TRC Review period is required for the next review. f.) 4PM on December 8, 2023 – Deadline for receipt of Next Submittal for possibly achieving the 01/04/2023 Town Board Meeting. 	
COR Public Utilities Tim Beasley	REV V3 – See PDF of mark-up comments on Sheet C2.1	
Engineering (CJS/B&M) - Brian Laux / Jacque Thompson	See 3 PDF's – (1.) a Memo dated 11-15-23, (2.) Site Plan mark-ups, (3.) HGL Calcs & Profiles Mark-ups	
Wake County Fire / EMS - Brittany Hocutt	<ul style="list-style-type: none"> 1. The FDC for building 3 is not correct- plans from Joe show FDC at left side stairwell which was approved by Wake Co Fire Services 2. The FDC for building 6 will need to be street side with hydrant (comments noted from 12/2021). 	
Wake County Watershed Management - Janet Boyer	V3 – No comments were received - please contact Wake Co. directly, and report to Planning where Applicant/development stands in relation to these County development permits.	TBD
	<i>V2 - Wake County permits SEC-055248-2021/SWF-055250-2021 have not been modified. Permits must be revised. Upload to Wake County permit portal for review.</i>	
	REV V1 - Modify Wake County permits SEC-055248-2021/SWF-055250-2021 as necessary to reflect changes.	

