






MA 22-10 – 4724 Burlington Mills / ARDEN – 4th Submittal review cycle

START DATE: JULY 07-04-23	DUE DATE: 08-01-23	TRC/STAFF Comments issued on: 07 / 18 /2023
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Review Group Staff	Comments	Clear Comments
Planning & Zoning – Town Planning Staff & WithersRavenel (consultant)	All comments are resolved, save for complete approval and details related to the proposed entrance/driveway to the NEW Burlington Mills Road. TRC Staff and Applicant agree that this may not be resolved until U-6241 project and/or this project next development application step (Site Development Plan / Construction Infrastructure Drawings) are prepared and fully reviewed for technical compliance. Therefore, the Rezoning and Voluntary Annexation petition, and related Text Amendment application, may move ahead to Planning Board, with that understanding.	
Parks & Recreation - Eddie Henderson	FYI – The Bicycle Plan’s call for a Bike Lane within NEW Burlington Mills is a TBD topic pursuant to coordination with NC DOT and the U-6241 LAPP Project; this can be revisited outside the scope of the Rezoning consideration, and at next step of development process.	
NCDOT – Raymond Hayes / Trevor Darnell	Final review and approval of the driveway location, and improvements to NEW Burlington Mills Road (see project U-6241) is to be determined through subsequent reviews of development applications.	TBD.
Wake Co. Fire / EMS - Brittany Hocutt	No further Comments.	
Engineering (CJS/B&M) -Brian Laux / Jacque Thompson	<i>There are no Correction comments; see below for items that could impact future development submittals, which stem from the change in layout introduced with the V3 submittal.</i> 1. All sidewalk adjacent to parking needs to be a minimum of 6’ to provide ADA accessibility. 2. All radii must meet fire code and all radii at entrances must meet NCDOT requirements.	
Wake County Watershed Mgmt. - Janet Boyer	<i>No comments at this time. Future development plans be reviewed and Permits from Wake County for stormwater required.</i>	
COR Public Utilities - Tim Beasley	Town Staff notes: Technical review of utility plans to occur on next steps of development. City of Raleigh shared no issue with the general change of Zoning District and eventual development of this lot.	n/a