

MEMORANDUM

Date: 03/25/2022
To: Michael Elabarger
From: Jacqueline Thompson, PE
Subject: 5109 Mitchel Mill
MA 22-06, 1st Submittal
Town of Rolesville, NC

This memo summarizes the review of the rezoning documents that were submitted by Hopper Communities and Timmons Group, dated 02/23/2022 (received 03/01/2022).

We have no comments directly related to the rezoning of this property but believe it is prudent to provide comments early in the process so we have included comments related to the preliminary plat plans for a future submittal.

Conceptual Master Plan:

1. Roadway improvements along Jonesville Road and Mitchell Mill Road will be required to follow the Town's CTP.
2. There is a concern with the dead-end roads that will not have future extensions and not having a turn around option, specifically for emergency vehicles. Dimensions will need to be provided during preliminary plat plans to show whether these dead ends are feasible. Cul-de-sacs are preferred for permanent ends.

