

REZ-25-04 – Opal at Main – V2 Submittal review cycle

START DATE: SEPTEMBER 2025	DUE DATE: 09-19-25	TRC/STAFF Comments issued on: 09/22/2025
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<i>Continue to</i> Provide a Written Response to ALL comments, revise dates, & cloub/bubble revisions. <u>Conditions of Approval</u> – CONTINUE to Update the date at the top of the page. NEW – <u>Conditions</u> - Change title from Broughton Townhomes to Opal at Main. REZ-25-04 Broughton Townhomes Rezoning Conditions Revised/ - The subject property shall be developed generally accord; attached hereto and incorporated herein. - The development shall allow for a maximum of 52 single-f NEW – <u>Concept Plan – LDO 6.2.2.2.D.1.</u> - Re-word to 30’ Street Buffer (Not ‘Landscape’) adjacent W. Young Street. NEW – <u>Concept Plan – LDO 6.2.2.2.D.1.</u> – Add the missing 30’ Street Buffer adjacent N. Main Street; by the drawing it appears the 25’ Perimeter Landscape Buffer wraps around the frontage with N. Main, which is incorrect, as N. Main requires a 30’ Street Buffer (Thoroughfare). NEW – <u>Concept Plan</u> – Add to the Legend an entry for “Street Buffer” -suggest a darker Green to contrast the current Green used to label “Landscape Buffer”. REPEAT -- <u>Concept Site Plan</u> - The Type 3 Perimeter Buffer includes a 6’ wall along with landscaping; Staff does not observe any reference to the inherent requirement of this Wall; Staff expects this to be a topic of discussion, it would behoove the Applicant to put that information front and center to address that Question. Thank you. Partial Repeat - <u>Conditions</u> – Thank you for Number the conditions; please also label the “bullets” so that they too are referenceable – suggest (a.), (b.), etc. If another level of call-outs should occur, use Roman numerals. Partial Repeat - <u>Conditions</u> – Thank you for adding a Property owner signature block; This Rezoning application is known to have TWO property owners (PIN 1769029362 is Columbia Park East MHP-KB LLC, PIN 1769027985 is Mary C Perry) - please just enter in those names/entities to cover the “printed” name portion, with the signature line above the “printed”. It is preferred to have each/all Property Owners sign the same set of Conditions, rather than one set signed by	

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	each/all Property Owners. Also – either every page should include a set of signature blocks (meaning Owners would sign each and every page), or just one set of signature blocks on the Last Page, IF the entire document has clear header/footer notations that make it clear each sheet is part of a specific cohesive document. The point is to ensure that if any sheet were ever separated from the others that that sheet would be identifiable.	
Parks & Recreation - Eddie Henderson / Tanner Hayslette	The Response to the comment is Acknowledged. The 2022 Town of Rolesville Greenway Plan still applies. Applicant can follow original V1 Comment and graphically show intent to comply, or Staff will raise this as an issue upon presentation to Planning Board and Board of Commissioners. If Applicant wishes to pursue deleting Sidepath via a Legislative Approval by the Board of Commissioners (via General Statutes 160D-605(a.), Plan Consistency – “If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment is required. A plan amendment and a zoning amendment may be considered concurrently.” - make that clear to Staff. Staff will need to prepare Plan In-Consistency statements specific to the 2022 Greenway Plan for the Board to read and express as part of their Approval motions.	TBD
Engineering - Jacque Thompson	No further comments.	
Wake County Watershed Mgt – Elizabeth Powell	<i>No comments were received; this not unusual for a legislative request and concept drawing. Subdivision would have to comply with all Wake County requirements.</i>	N/A
COR Public Utilities - Tim Beasley	<i>No comments at this time.</i>	N/A
Wake County Fire / EMS - Stephen Wolf	<i>No fire service issues w conceptual plan; there may be additional comments when dimensional plans (Preliminary Subdivision), such as – buildings where the highest point of roof exceeds 30’ requiring aerial apparatus, access road minimum 26 feet wide.</i>	N/A
NCDOT – Joshua Zhang	<i>07/15/2025 - There are no comments at this time; if a TIA is required it may be reviewed. Future subdivision and/or development plans will be reviewed at that time.</i>	N/A