



2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
info@batemancivilsurvey.com

FOR: Town of Rolesville – Planning Development
Via Email

DATE: September 26, 2025

**RE: REZ-24-05 – 2028, 2200, 2206, 2216, 2232 Wait Ave. – V5 – Comment Response #5
Town of Rolesville #REZ 24-05**

To Whom It May Concern:

***Planning & Zoning Comments V5
Planning Staff & Withers Ravenel***

Comments from September 22nd 2025. Our responses are in red.

1. FYI – The result of Text Amendment TA-25-06 is critical to evaluating and recommending on this Application – it relates to the northwest corner Commercial site, and the ability to modify certain NC District standards via a Development Agreement; it must complete its' review by the Board
 - **Noted.**
 2. FYI - TIA – Status – a Draft dated August 2025 was received 8-1-2025 and it is to be under NCDOT review – the Draft is adequate to proceed to Planning Board
 - **Noted.**
 3. FYI – 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. “ An extension of Classical Way is identified on the Community Transportation Plan (CTP) as a Collector road on this property. Staff can create a Statement of Plan Inconsistency for the Board of Commissioners to adopt should they approve the Rezoning request including the lack of compliance with the CTP.
 - **Noted.**
 4. NEW – proposed Conditions of Approval documents:
 - a. Always keep as a separate Document.
 - **The Justification Statement and Conditions of Approval have been separated into separate document.**
 - b. Add a Title (the REZ #, the property identifiers (Pins or Addresses), a project name if one).
 - **REZ #, Pins and Addresses, and project name are added to Condition of Approval**
 - c. Add Property Owner signature blocks (this Doc will be signed if approved) – enter in (PRINT) the known Owner entities/names.
 - **Signature block is added as requested.**
-

- d. Add a Date - always add a date as that is the only way to differentiate 2 versions of the same thing
 - Date is noted on sheet.

- 5. REPEAT – LDO Section 9.2.5.B. (per TA-22-01) - Existing street stubs are required to be connected to and continued; the Board of Commissioners cannot approve a deviation from the LDO through the Conditional Rezoning process. This will be identified as an outstanding topic. Note – amending the CTP may delete the extension of Classical Way ON the subject property, but does not address the lack of connecting a stubbed street (as Classical Way exists within Elizabeth Springs). Note – if the existing Classical Way was abandoned (via petition, by the Board of Commissioners) as a public right-of-way, there would not be a 'stub' requiring connection/extension.
 - Noted.

Kind Regards,

Tim Grissinger
Civil Engineering & Land Development
P: 919.577.1080
t.grissinger@batemancivilsurvey.com
