

CID-25-07 (+ PSP?) – TOWN CAMPUS – V1 Submittal review cycle

START DATE: SEPTEMBER 2025	DUE DATE: 10-06-25 _	TRC/STAFF Comments issued on: __10/06/2025__
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	1. Provide a Written Response to ALL comments – responses should reference If/how/on what sheet was comment addressed. 2. Add revision dates to all submittal materials. 3. Cloud/bubble all changes. 4. Add “CID-25-07” to the Cover sheet and on every plan set sheet. 5. Discuss with Planning staff the need for Preliminary Subdivision plat component and review even if combined with a complete CID plan set. 6. Planning staff suggests a “charrette” style meeting with key TRC members be held to make sure Applicant is making plans that are highly reviewable and approvable under the Rolesville’s Land Development Ordinance. 7. Please see CID Coversheet example on Rolesville’s website: https://www.rolesvillenc.gov/sites/default/files/uploads/cid-coversheet-example-2025.09.18.pdf. 8. As per TA-25-03, Government Facilities, approved on April 1, 2025, buildings must be set back at least 100’ from adjacent residentially zoned property. Plans appear to indicate the library building would be <100’ from adjacent residential property. While a CID plan set is for/about subdivision infrastructure – and NOT buildings or above-ground “site” improvements – because the buildings are shown, this comment is being made. 9. Also as per TA-25-03, Government Facilities located on residentially zoned property and adjacent to residentially zoned property, a minimum 25’ landscape bufferyard is required that provides at least 75% opacity.	
Parks & Recreation - Eddie Henderson	1. Revise to show Standard Detail for both the greenways/boardwalks and site amenities, in: https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf 2. Revise to show Collector road stub and adjacent Greenway/sidepath to 1 acre of parkland being proposed in REZ-25-05 (Scarboro Village). 3. Revise to show Greenway connecting to sidepath in southwest corner of the site. 4. Revise to show sidepath extending all of the way to E Young Street and running north and south along E Young Street to comply with 2022 Greenway Plan. https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf	

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	5. Bicycle lanes are required within E. Young Street per 2022 Bike Plan – confirm off-site improvement provide adequate pavement (5') for future bicycle lane: https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_bikeplan_final_appendices_august2022.pdf 6. Please confirm if the community center parking lot will be present or is on-street parking meant to replace this. Where this parking lot should be is now labeled as Open Space. 7. The BOC approved master plan showed a lot more Greenway connectivity to and from the community center, town hall, library and parking lots. Explain why this is not being shown given this is the infrastructure plans for the entire subdivision/project.	
NCDOT – Jacob Nicholson	<i>No comments provided – Applicant should contact DOT about Driveway Permits/encroachment permits relative to W. Young Street.</i>	TBD
COR Public Utilities - Tim Beasley	1. The next submittal should be submitted through Raleigh's Development portal for Merger Town plan review by the project engineer. 2. See attached PDF – Mark-ups on the Plan set – there are Comments on 6 Sheets.	
Wake County Fire / EMS - Brittany Hocutt	No issues with initial site plan. Once full building plans are received, there may be additional requirements depending on height of building and building systems required.	