

FSP-25-24 – Betty Gunz-TexWest – V1 Submittal review cycle

START DATE: SEPTEMBER 2025	DUE DATE: _10-06-25_	TRC/STAFF Comments issued on: _10/15/2025_
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Review Group /Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	PAY INV03327 that was issued on 09-10-2025 – it is >30 days past due. - Provide written responses to ALL the comments received; responses should reference If/how/on what sheet was comment addressed; mark-up to mark-up is fine. - Bubble/cloud any revisions made – these will be removed on the final/recordable version. - Revise all dates on all materials – keep original/initial dates as well (build the dates). - Per IMAPS at this time, PIN 1768328863 is shown as being “split” into 2 parts – the “northern” 13.00 acre portion retaining PIN 1768328863, the southern and smaller portion (3.77 acre) being PIN 1768328411 – staff understands this is due to the Northern/large part being now in Town Limits per ANX-24-02 – the Plat should recognize and reference this split – both parcels link to the same 2003 Deed (Bk10194/Pg2092-2096). - Revise/reduce the Scope of this plat to: - Right-of-way Dedication for the Fowler Road right-of-way. - Easement creation for LDO 6.2.2.2. 30’ Street Buffer measured from the southern Fowler Road right-of-way edge. - Perform the Recombination (remainder of PIN 1768328411) to PIN 1768216907 in a separate Plat. - Remove the “north side” ‘New 30’ Streetscape Buffer’ because this is part of the Merritt subdivision and where future residential development will be – the Preliminary Subdivision Plat (PSP-24-07) and the Construction Infrastructure Drawings (CID-25-02) should be showing compliance with this spatial aspect of development; the CID plans would also include the actual planting/landscape plan for the Buffer. Confer with American Engineering that the PSP and CID plans are accomplishing this required Street Bufferyard. - FYI – regarding the land on the “South side” of the 110’ wide Fowler Road right-of-way – Staff finds that this portion/area of PIN 1768328863 was NOT part of the Voluntary Annexation Boundary Survey, but that it WAS part of the Rezoning (from ETJ RL to RH-CZ) – the retaining property owner should be aware that this remainder property, in Rolesville ETJ but not Town Limits, is zoned RH-CZ tied to the entire Merritt project.	
Engineering – Jacque Thompson	See PDF of mark-up comments on the Plat itself.	
COR Public Utilities - Tim Beasley	No comments at this time.	
NCDOT – Joshua Zhang	No comments were provided, but the ultimate location and right-of-way needs of Fowler Road at Rolesville Road is understood to require major discussion for aspects including sight triangles.	TBD