

## REZ-25-01 – Wallbrook Flats – V1 Submittal review cycle

|                               |                             |                                                   |
|-------------------------------|-----------------------------|---------------------------------------------------|
| START DATE: <b>APRIL 2025</b> | DUE DATE: <b>_05-05-25_</b> | TRC/STAFF Comments issued on: <b>_05/07/2025_</b> |
|-------------------------------|-----------------------------|---------------------------------------------------|

| Review Group / Staff                                   | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Clea<br>Com |
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| Planning & Zoning –<br>Planning Staff & WithersRavenel | <ol style="list-style-type: none"> <li>1. Provide a Written Response to ALL comments.</li> <li>2. Add revision dates to all submittal materials.</li> <li>3. Add “REZ-25-01” to all documents.</li> <li>4. <b><u>Required Neighborhood Meeting</u></b>– In accordance with Appendix A, Section 2.3 in the LDO, the applicant shall be required to hold a neighborhood meeting. This meeting shall occur prior to the application going before the Planning Board and Board of Commissioners. Please schedule this meeting following the TRC discussion and provide a summary of the discussion to Town Staff.</li> <li>5. <b><u>Concept Plan and Associated Application Materials</u></b> - Add “REZ-25-01” to all materials and use this as the common reference moving forward.               <ol style="list-style-type: none"> <li>a. The concept plan is silent as to potential uses on “Site Area B.” Recommend adding “future commercial uses” or something of the like for added consistency between the concept and Project Summary included as part of the application package.</li> </ol> </li> <li>6. <b><u>Comprehensive Plan/Future Land Use Map Consistency</u></b> <ol style="list-style-type: none"> <li>a. The associated Statement of Justification included as part of the application materials does a good job of speaking towards Comprehensive Plan and the Main Street Vision Plan consistency in terms of Goals and Strategies but does not make mention of the inconsistency with the Future Land Use Map (FLUM). The FLUM designates the proposed multifamily parcel (PIN: 1758486155) as Commercial, which does not include multi-family as an appropriate use. PIN 1758582090 is designated as Industrial on the FLUM, which supports large-scale production and manufacturing uses. While supporting goals may make the FLUM designations not as relevant, mention of the FLUM shall still be made as part of the justification. It should also be noted that the Town’s Comprehensive Plan is being updated and may result in a designation change here.</li> </ol> </li> </ol> |             |
| Parks & Recreation -<br>Eddie Henderson                | Please add the greenway shown below as required by the Town's Greenway Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             |

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[https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville\\_greenway\\_plan\\_final\\_apendices\\_july2022\\_1.pdf](https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf)

Engineering -  
Jacque  
Thompson

There are no comments on the REzoning application; full review of subdivision and/or construction drawings in the future.



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|----------------------------------------------|------------------------------------------------------|-----|
| Wake County Watershed Mgt – Elizabeth Powell | No comments received-not usually for a Rezoning.     | N/A |
| COR Public Utilities - Tim Beasley           | No comments received-not usually for a Rezoning.     | N/  |
| Wake County Fire / EMS - Stephen Wolf        | TBD – RRFD Chief to supply comments.                 |     |
| NCDOT – Joshua Zhang                         | No comments at this time; review of TIA is required. | ✓   |