

## REZ-25-02 – 519 S Main Street – V1 Submittal review cycle

START DATE: <b>APRIL 2025</b>	DUE DATE: <b>_05-05-25_</b>	TRC/STAFF Comments issued on: <b>_06/22/2025_</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<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-25-02” to every sheet of every document.</li> </ol>	
WithersRavenel	<ol style="list-style-type: none"> <li>1. <b><u>Proposed Zoning Conditions</u></b> – Conditions #3, #4, and #6 should be removed, as the applicant is already required to comply with all applicable sections of the LDO related to signage, landscaping, and lighting. Zoning conditions cannot establish standards that are less stringent than those set forth in the LDO. While it does not appear that the applicant intended to do so, including these conditions creates unnecessary confusion and should therefore be omitted. Please provide a revised condition stating “All site required elements, not limited to lighting, buffering, and signage, shall comply with the standards outlined in the Rolesville LDO and will be reviewed for compliance during subsequent Site Development Plan submittals.”</li> <li>2. <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> </ol>	

