

REZ-25-04 – Opal at Main – V1 Submittal review cycle

START DATE: JULY 2025	DUE DATE: _08-11-25_	TRC/STAFF Comments issued on: _08/07/2025_
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. Provide a Written Response to ALL comments. 2. Add revision dates to all submittal materials. 3. Add “REZ-25-04” to the Cover sheet and on every plan set sheet / every document. 4. <u>Application</u> - File with SellerOwnerSignature has some doubled typed text that is difficult to read. Please update. 5. <u>Application</u> - 0 W. Main Street should be 0 (unaddressed) N. Main Street. 6. <u>Application</u> - Change Broughton Townhomes to Opal at Main. 7. <u>Concept Site Plan</u> - Please use the term “Concept Site Plan” throughout. 8. <u>Concept Site Plan</u> - Please write both current and proposed zoning districts in the same fashion. 9. <u>Concept Site Plan</u> - Change UDO to LDO in notes section. 10. <u>Concept Site Plan</u> - The Type 3 Perimeter Buffer includes a 6’ wall along with landscaping; revise to clearly indicate Wall. 11. <u>Concept Site Plan</u> - Identify/label required open space. See LDO Section 6.2.1.D.1.a. 12. <u>Conditions</u> - Add a date at the top of the page. Revise this for every new version submitted. 13. <u>Conditions</u> - Number the conditions so they are referenceable. 14. <u>Conditions</u> - The first condition should read like: <i>The subject property shall be developed generally accordance with the Concept Site Plan attached hereto and incorporated herein.</i> 15. <u>Conditions</u> - The second condition should note the maximum number and type [LDO Zoning Use terminology] of residential units. 16. <u>Conditions</u> – Revise all architectural commitments in one condition. 17. <u>Conditions</u> - Mail kiosk condition is not needed – remove. 18. <u>Conditions</u> – Add Property owner signature blocks; if the rezoning application is approved, an Ordinance with all the commitment documents – including SIGNED version of the Conditions – is signed by the Mayor and Town Clerk. Applicant should plan to provide SIGNED version of conditions at time of preparation for the Board of Commissioners meeting; Signed Conditions will go with the Town Ordinance Document as the permanent record of the Action taken. 	
Parks & Recreation - Eddie Henderson / Tanner Hayslette	<p>This Rezoning was presented to the PARAB and provide the following comments:</p> <ol style="list-style-type: none"> 1. Show/Add a 10' sidepath on W. Young Street per the 2022 Greenway Plan. 2. Show/Add bicycle lanes on W. Young Street per the 2022 Bike Plan. 	

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	<p>3. Show/Add a 10' Sidepath along N. Main Street per the 2022 Greenway Plan.</p> <p>4. Show/Add a Crosswalk to Scarboro St. to provide pedestrian access to the Main Street Park and Sanford Creek Elementary.</p> <p>5. Show/Add a Natural trail around stormwater pond area. This would be privately maintained.</p>	
Engineering - Jacque Thompson	Adjacent streets/roadways and infrastructure need to be connected to for connectivity and accessibility throughout the site; the connection at Nortwick Road will need to include roadway and sidewalk on both sides per the LDO Section 9 Subdivision regulations.	
Wake County Watershed Mgt – Elizabeth Powell	<i>No comments were received; this not unusual for a legislative request and concept drawing. Subdivision would have to comply with all Wake County requirements.</i>	N/A
COR Public Utilities - Tim Beasley	No comments at this time.	N/A
Wake County Fire / EMS - Stephen Wolf	No fire service issues w conceptual plan; there may be additional comments when dimensional plans (Preliminary Subdivision), such as – buildings where the highest point of roof exceeds 30' requiring aerial apparatus, access road minimum 26 feet wide.	N/A
NCDOT – Joshua Zhang	07/15/2025 - There are no comments at this time; if a TIA is required it may be reviewed. Future subdivision and/or development plans will be reviewed at that time.	N/A

