


## REZ-25-05 – Scarboro Village – V1 Submittal review cycle

START DATE: <b>JULY 2025</b>	DUE DATE: <b>_08-11-25_</b>	TRC/STAFF Comments issued on: <b>_08/07/2025_</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-25-05” to the Cover sheet and on every plan set sheet.</li> <li>4. <u>Concept Site Plan</u> - Please use term “Concept Site Plan” throughout.</li> <li>5. <u>Concept Site Plan</u> - Parcel 1 Notes. As per TA-24-02, GC building height max is 42’; Design Alternative to go up to 50’.</li> <li>6. <u>Concept Site Plan</u> - Parcel 1 Notes. Is lot width and area needed here since proposal is for GC zoning?</li> <li>7. <u>Conditions</u> - Condition 1 references LDO Section 3.4. Mixed Use Districts. Please remove that reference. (Take a look at LDO Section 6.9. Administrative Minor Modifications.)</li> <li>8. <u>Conditions</u> - Planning staff will seek Town Attorney input on Condition 4 about access to School Street.</li> </ol>	
Wake County Watershed Mgt – Elizabeth Powell	No comments received, which is usual for a rezoning – subdivision will have to comply with all Wake county requirements at time of subdivision review.	N/A
COR Public Utilities - Tim Beasley	FYI -- on the concept plan, a landscape buffer is shown overlapping with the ex. sanitary sewer easement. Plantings will not be allowed within the sanitary sewer easement.	N/A
Wake County Fire / EMS - Stephen Wolf	No fire service issues with conceptual site plan; there may be additional requirements when dimensional plans are reviewed such as: buildings with peak roof heights >30’ require aerial apparatus road widths of 26 foot minimum.	
Engineering - Jacquie Thompson	<p>These comments are for future subdivision, not necessarily things that can be addressed on Concept Plan for consideration of the appropriateness of Zoning district and development plan:</p> <ol style="list-style-type: none"> <li>1. Connectivity for future development to the south [Town Campus] should be thought through. Continuing the identified Collector street to the south property line, across the stream, should be considered, especially with the ROW being provided.</li> <li>2. Consider what is to happen with the School Street drive that acts as driveway access to the homes to the southwest. Will a access easement be provided? If so, consider how that impacts the requirements for buffers, landscaping and buffers.</li> </ol>	N/A

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	3. While it is recognized the constraints with property lines, the connection to Perry Street will need to be thought through related to the curves and angles to meet Town requirements per the Standard Engineering Manual; property acquisition may need to be attempted.	
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
Parks & Recreation/ Mobility – Tanner Hayslette	<p>This Rezoning was presented to the PARAB and they provided the following comments:</p> <ol style="list-style-type: none"> <li>1. Add Public Greenway trail as shown in previous iteration of this project in accordance with the Town's 2022 Greenway plan.</li> <li>2. Add trail around the stormwater pond (SCM) as shown in previous iteration of this project and stub this trail to Town Campus property. See clip below.</li> <li>3. Add parkland to (near) Town Campus property. See clip below.</li> <li>4. Please provide good pedestrian connection to Main Street Park.</li> </ol>	
	