

# REZ-25-03 – 625 Averette PIN 1769086810 – V2 Submittal review cycle

START DATE: <b>AUGUST 2025</b>	DUE DATE: <b>_09-11-25_</b>	TRC/STAFF Comments issued on: <b>_09/05/2025_</b>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> <li>Continue to Provide a Written Response to Comments, Add revision dates, cloud/bubble changes.</li> <li>FYI – The revised ITE Trip Generation Memo clarifies that the maximum development of the project is under the thresholds for requiring a TIA be performed – ADT is less than 500 and AM/PM Peak hour trips are less than 50.</li> <li><b>REPEAT</b> – To the Conditions of Approval document - Add “REZ-25-03”; Add the project Name; Add a DATE; Add Property Owner Signature blocks at the bottom as this document will be required to be signed by the Property Owner before the Board of Commissioners final action.</li> <li><b>REPEAT</b> – To the Statement of Justification document - Add “REZ-25-03”; Add the project Name;</li> <li><u>Regarding the Statement of Justification</u> – <ol style="list-style-type: none"> <li>per the Comments from Parks, this project is not demonstrating compliance with the Greenway and Bicycle Plans, yet the Statement says it is; revise information in this Application to prove or commit to compliance, then the Statement of Justification will be true.</li> <li>The Community Transportation Plan prescribes Averette Road as a 4-Lane divided (Raised median-narrow) with Curb &amp; Gutter, Bike Lanes, Sidewalk. On page 129/131 of the Plan, a project sheet exists that details this road segment – the Right-of-way width is called out as 110 feet. The current right of way width at the property frontage is 65’, making the delta 45’, with half being 22.5’ which will be the required right-of-way dedication at time of subdivision. Revise information in this Application to prove or commit to compliance, then the Statement of Justification will be true.</li> <li>Revise the phrase “located within the watershed” to ‘the Little River Water Supply Watershed Non-Critical Area’; most observers do not know what the Little River Water Supply Watershed means or implicates in regards to development, let alone a generic mention of “within the watershed”. Thank you.</li> <li>For the record, regarding the phrase “Under the current zoning the property is essentially rendered undevelopable and as such worthless due to SUP conditions “ – Staff disagrees with this statement, but if there is validity to it, it is due to the development choices made by the original seller of the ‘Averette Farms’ project and the subsequent buyers and developers who developed multiple 100% residential subdivisions in this vicinity (Including this Applicant with Meadows at Jones Dairy and Prestleigh) while forsaking this 16 acre “commercial” tract. It is those actions, leaving this tract to be developed last, which places the development burdens that are claimed to exist.</li> </ol> </li> <li><b>FYI - Concept Site Plan</b> – Choosing to NOT Show/label perimeter buffers is potentially at the Applicant’s detriment, as that is often a topic of discussion at Planning Board/Board of Commissioners.</li> <li><b>FYI – Proposed Conditions of Approval</b> – they will ultimately be reviewed by the Town Attorney to ensure their implementation at the later stages of development. Changes may be asked either before the Legislative Hearing, giving the Applicant the opportunity to change them and gain Staff support, or they will be presented to the Board of Commissioners as Staff’s suggestions should the Rezoning be supported.</li> </ol>	

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	<p>8. Conditions of Approval -- This condition used for a recent rezoning is preferred over the current condition(s): <i>The development of the property shall be in substantial conformance with the accompanying Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.</i></p> <p>9. V1 Comments 12, 13, and 14 regarding Conditions are cleared. Other comments will be discussed during an upcoming meeting. Please contact Meredith at <a href="mailto:mgruber@rolesvillenc.com">mgruber@rolesvillenc.com</a> to schedule.</p>	
Parks & Recreation - Eddie Henderson	1. See the PDF of Comments – this exhibit includes image clips from the 2022 Greenway Plan and 2022 Bicycle Plan.	
Engineering - Jacque Thompson	<i>See PDF of markups on the Rezoning application – these are more for practical &amp; future considerations of development of the site, and not the policy decision of what the property should be zoned / uses and scope of development permitted / etc.</i>	N/A
Wake County Watershed Mgt – Elizabeth Powell	<i>No comments were received. The majority of the property being within the Little River Watershed is an obvious hurdle to developing what is shown in the Concept Plan.</i>	N/A - TBD
COR Public Utilities - Tim Beasley	<i>No comments at this time.</i>	N/A
Wake County Fire / EMS - Stephen Wolf	<i>No fire related comments at this time; if approved, full review at Preliminary Subdivision.</i>	N/A
NCDOT – Joshua Zhang	<i>No input specifically provided; if a TIA is performed, DOT will</i>	N/A

