

REZ-25-05 – Scarboro Village – V2 Submittal review cycle

START DATE: SEPT 2025	DUE DATE: _09/19/25_	TRC/STAFF Comments issued on: _09/15/2025_
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	1. <u>Conditions</u> - Planning staff and the Town Attorney will continue to review and make comment on the condition language, but Application can process forward to the Planning Board.	
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.	
Parks & Recreation/ Mobility – Tanner Hayslette	No further comments.	
Wake County Watershed Mgt – Elizabeth Powell	<i>No comments received, which is usual for a rezoning – subdivision will have to comply with all Wake county requirements at time of subdivision review.</i>	N/A
COR Public Utilities - Tim Beasley	<i>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.</i>	N/A
Engineering - Jacque Thompson	<i>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:</i> 1. <i>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.</i> 2. <i>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.</i> 3. <i>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.</i>	N/A
NCDOT – Joshua Zhang	<i>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.</i>	N/A