


# CID-24-08 – Pearce Farm Ph 1-2-3 – V3 Submittal review cycle

START DATE: <b>APRIL 2025</b>	DUE DATE: <b>05-05-25</b>	TRC/STAFF Comments issued on: <b>05/04/2025</b>
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Review Group / Staff	Comments	Clea Comm
Planning & Zoning – Planning Staff / WithersRavenel	<p>1. <i>Continue to Provide a Written Response, cloud/bubble revisions, and revise all dates.</i></p> <p>2. <b>REPEAT – The Planning Director and Applicant should discuss this proposal, which is not directly approvable within the LDO by Staff.</b>  <b>- Sheet L5.15 – Required Perimeter Bufferyards</b> – These 2 notes conflict one another. The Applicant provided the Note that Staff suggested (Green highlight), but the other note (Yellow highlight) speaks like an absolute, assuming that that description is what the LDA has decided. Re-phrase the Yellow to state “, upon the decision of the LDA at the time of Inspections and determination as to the type, amount, extent of installed Buffering”.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>NOTES:</p> <p>1. UPON INSTALLATION OF THE REQUIRED PERIMETER BUFFERS, THE PROJECT TEAM WILL PROMPTLY COORDINATE WITH THE TOWN OF ROLESVILLE LDA TO INSPECT AREAS THAT HAVE PROPOSED TO UTILIZE EXISTING VEGETATION TO SUPPLEMENT THE REQUIREMENT OF A FENCE THAT IS ASSOCIATED WITH A TYPE 2 BUFFER. UPON INSPECTION, THE LDA RESERVES THE RIGHT TO REQUIRE ADDITIONAL PLANTINGS AND/OR FENCING IN AREAS NOT MEETING THE INTENT OF A TYPE 2 PERIMETER BUFFER.</p> <p>2. LOCATION AND EXTENTS OF 6 FT FENCING TO BE COORDINATED DURING INSTALLATION TO ACCOMMODATE EXISTING PLANT MATERIAL.</p> <p>3. PERIMETER BUFFER PLANTING REQUIREMENTS  CANOPY TREE – MIN 3 PER 100 LINEAR FEET  UNDERSTORY TREE – MIN 1 PER 100 LINEAR FEET  SHRUBS – 50 PER 100 LINEAR FEET</p> </div> <div style="width: 45%;"> <p>SHRUBS 50/100 LF</p> <p>TOTAL PERIMETER BUFFER 16,488 LF</p> <p>PERIMETER BUFFER AREAS LEFT IN AN UNDISTURBED, VEGETATED CONDITION DO NOT REQUIRE REPLANTING OR FENCE INSTALLATION. WHERE BUFFER REPLANTING IS REQUIRED, AN ADDITIONAL 3 EVERGREEN UNDERSTORY TREES PER 100' MAY BE PROVIDED IN LIEU OF A 6' FENCE.</p> <p>TOTAL LINEAR FEET TO BE REPLANTED: TBD</p> <p>CANOPY TREES MINIMUM 2" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.4.3.A)</p> </div> </div>	
Parks & Recreation - Eddie Henderson	<p>1. Please list the amenities of the trailheads. Staff is seeing a small and large dog park, 8 on-street parking spots, a few trash cans and two benches. Staff does not think that this meets the requirements for a public trailhead. A trailhead is generally the starting point or designated access point for a trail, often including amenities like parking, restrooms, signage, drinking fountains, shelters, bike racks, seating, picnic tables, public art, landscaping and trail information. Essentially, it's a hub for accessing and exploring a trail network.</p> <p>2. Please see idea of what staff and the Board had in mind when approving this project with two trail head areas based on the presentation that was shown at the rezoning approval on August 15, 2023.</p> <p>a. <a href="https://www.railstotrails.org/trail-building-toolbox/trailheads/#:~:text=A%20trailhead%20is%20a%20designated,the%20trail%20or%20trail%20network">https://www.railstotrails.org/trail-building-toolbox/trailheads/#:~:text=A%20trailhead%20is%20a%20designated,the%20trail%20or%20trail%20network</a></p> <p>b. <a href="https://www.morrisvillenc.gov/government/departments-services/parks-recreation-cultural-resources/parks-and-greenways/indian-creek-greenway-and-trailhead#:~:text=The%20Indian%20Creek%20Greenway%20and,1.8%2Dmile%20trail">https://www.morrisvillenc.gov/government/departments-services/parks-recreation-cultural-resources/parks-and-greenways/indian-creek-greenway-and-trailhead#:~:text=The%20Indian%20Creek%20Greenway%20and,1.8%2Dmile%20trail</a></p> <p>c. <u>Link to the presentation -</u>  <a href="https://www.rolesvillenc.gov/sites/default/files/uploads/projects/tb_agenda_item_3_2023-08-15.pdf">https://www.rolesvillenc.gov/sites/default/files/uploads/projects/tb_agenda_item_3_2023-08-15.pdf</a></p>	

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	Additionally, it appears that these trailhead areas (4.00 acres total) were proposed to be dedicated to the Town. Please confirm if this is correct. (Page 19 in the document above	
COR Public Utilities - Tim Beasley	1. C5.11 & C5.45 - can the waterline be raised to have 3' min. Cover and be 18" above the sewer main? If not and sewer must be above the waterline, the sewer material will have to be DIP and constructed to water standards. 2. Once design is complete, please email me for the public water/sewer permit numbers and the Raleigh development fees associated with this dev project. These fees must be paid prior to signatures.	
Wake Co Watershed Mgt –Kevin Zelaya/Elizabeth Powell	V3 – No new status of the SEC/SWF permits was provided by 5/4/25; contact Wake Co. Directly and update the Town. V2 – Disapproval letter (SEC-136995-2024/SWF-136999-2024) dated February 5, 2025 issued to Applicant.	
NCDOT – Joshua Zhang	V3-NCDOT 2-party application was submitted / comments issued 2025-02-27; awaiting resubmittal; review completed by Jacob Nicholson; new Staff will be reviewing going forward.	TB
Engineering - Jacque Thompson	No further comments.	
Wake County Fire / EMS - Stephen Wolf	<i>There are no comments.</i>	