






PSP-24-05 – Harris Creek Farm – V3 Submittal review cycle

START DATE: MARCH 2025	DUE DATE: <u>04-07-25</u>	TRC/STAFF Comments issued on: <u>03/23/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff & WithersRavenel	<ol style="list-style-type: none"> 1. Partial REPEAT – COVER SHEET – Revise the provided Note in lower left to exactly these words as provided: “Project Rezoning was submitted August 2022. The property’s RM-CZ Zoning District is therefore subject to LDO Section 3.1.B/3.1.2.B/Table 3.1.2. Cluster Development standards for Minimum Lot Area (size), Width, and Building Setbacks in effect as of August 2022. Specifically, this is prior to the April 4, 2023 Adoption of Text Amendment TA-23-02 which modified these Cluster Development standards.” 2. NEW – in March 2025 the Applicant made Town Planning Staff aware of the desire to possibly include additional land along Gideon Drive to this subdivision – TBD as to the exact effect that has on this PSP submission. 3. FYI – Work with Planning staff directly to make a final Submittal / do NOT follow Submittal process timelines. 4. FYI – Upon correcting #1, and dependent upon what happens with #2, Staff will provide an Approval Signature block/stamp to place on the Cover Sheet – that is the ONLY signature required on a PSP. 	
Wake County Fire / EMS - Brittany Hocutt	No further comments.	
Engineering- Jacque Thompson	All correction comments specific to the PSP plan set are resolved; what is being provided are a Memo of 7 (A-G) items that relate to the next-step Construction Infrastructure Drawing plans, as well as markups on 4 sheets from the PSP plan set.	
COR Public Utilities - Tim Beasley	No further comments.	
Parks & Recreation - Eddie Henderson	No further comments.	
NCDOT – Jacob Nicholson	No further comments.	
Wake Co. Watershed Mgt – Elizabeth Powell	No comments were received, which is not atypical for preliminary subdivision. Full review during Construction Infrastructure Drawings.	N/A