

REZ-24-04 – 6520 Fowler/6521 Mitchell Mill – V3 Submittal review cycle

START DATE: APRIL 2025	DUE DATE: 04-21-25	TRC/STAFF Comments issued on: 04/20/2025
-------------------------------	---------------------------	---

Review Group /Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. FYI - a Traffic Impact Analysis (TIA) has been engaged by the Applicant with the Planning Director; that process must conclude with a Draft Report before Planning Board meeting can occur. 2. FYI – ANX-25-01, Voluntary Annexation Petition, was submitted and is being reviewed and processed separately, but parallel, to this Rezoning. On May 6, 2025 the BOC will direct the TOWN Clerk to Investigate Sufficiency of the Petition. 3. FYI – Planning Board Date – the next option is Tuesday, May 27th (1 day later as the 4th Monday is Memorial Day). 4. FYI – Board of COMmissioners Date – presuming May 27th Planning Board, the first available option is July 1, 2025 – placement of a Rezoning and conducting the Legislative Hearing is at the direction of the Town Manager. 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Per Concept Plan and clip below – Confirm/explain if blue dashed line is intended to be built to Town Standards – 10’ wide asphalt with 2 foot shoulders, etc. – or some lesser standard. The Town is interested in this greenway being a publicly owned and maintained greenway built to Town standards (link to Engineering manual below), especially since it connects to the rest of the Rolesville greenway network. If this greenway becomes public, it will be maintained by the Town, not the HOA. https://www.rolesvillenc.gov/sites/default/files/uploads/tor-standard-engineering-manual-2023.pdf 2. Please explain what are the plans are for open space areas circled in red, purple and blue in clip. The Town is interested in a portion or potentially all of these parcels being donated as public park land. Note: open space donated to the Town would be considered Active open space in overall open space calculations at time of Preliminary Subdivision/Construction Drawings. 	

REZ-24-04 – 6520 Fowler/6521 Mitchell Mill – V3 Submittal review cycle

	<p>The site plan shows a residential subdivision with streets labeled STREET A through STREET G. The site is bounded by Fowler Rd to the west and Mitchell Mill Rd to the east. Various open spaces and ponds are marked, along with surrounding properties and their owners. Key features include: <ul style="list-style-type: none"> Streets: STREET A, STREET B, STREET C, STREET D, STREET E, STREET F, STREET G. Open Spaces: OPEN SPACE #1 (1.0 AC), OPEN SPACE #2 (0.19 AC), OPEN SPACE #3 (0.8 AC). Surrounding Properties: <ul style="list-style-type: none"> PN 17451720, EX USE RESIDENTIAL, EX ZONE R-20 (WAKE CO.) EX USE RESIDENTIAL, EX ZONE R-20 (WAKE CO.) S 0008'47" E 1185.41' 216.37' S 86°01'13" W (REFERENCE ONLY) 252.201' W (REFERENCE ONLY) WALLACE JONES, PN 174791301, EX USE AGRICULTURE, EX ZONE R-20 (WAKE CO.) EX USE AGRICULTURE, EX ZONE R-20 (WAKE CO.) EX USE AGRICULTURE, EX ZONE R-20 (WAKE CO.) CHRISTOPHER TRENCHARD, PN 174845017, EX USE RESIDENTIAL ONE-R-20 (WAKE CO.) ANNE ALFORD, PN 174851209, EX USE RESIDENTIAL ONE-R-20 (WAKE CO.) CARLYE & ALMA WOODLIF, PN 174851159, EX USE AGRICULTURE, EX ZONE RH (REC-20-02) CRAG & ELLEN WOODLIF, PN 174850119, EX USE AGRICULTURE, EX ZONE RH (REC-20-02) HARRELL & JANICE STALLINGS, PN 174845018, EX USE AGRICULTURE, EX ZONE RH (REC-20-02) DONNIE & PATY WOODLIF, PN 174845019, EX USE RESIDENTIAL, EX ZONE RH (REC-20-02) </p>	
<p>COR Public Utilities - Tim Beasley</p>	<p>No additional comments; recall the V1 FYI's.</p>	<p>N/A</p>
<p>Wake Co. Fire / EMS - Brittany Hocutt</p>	<p>No comments on the Rezoning concept plan; further review at time of subdivision TBD.</p>	<p style="text-align: center;"><input checked="" type="checkbox"/></p>
<p>Engineering - Jacque Thompson</p>	<p>There are no comments related to the rezoning of this property.</p>	<p style="text-align: center;"><input checked="" type="checkbox"/></p>
<p>Wake Co Watershed Mgmnt - Janet Boyer</p>	<p>No comments are expected at this preliminary layout stage.</p>	<p>N/A</p>
<p>NCDOT – Jacob Nicholson</p>	<p>The proposed use of the site does not meet NCDOT thresholds for requiring a TIA - no comments at this time.</p>	<p style="text-align: center;"><input checked="" type="checkbox"/></p>