

REZ-24-05 – 2028, 2200, 2206, 2216, 2232 Wait Ave. – V3 Submittal review cycle

|                             |                           |   |
|-----------------------------|---------------------------|---|
| START DATE: <b>MAY 2025</b> | DUE DATE: <b>06-09-25</b> | TRC/STAFF Comments issued on: <b>06/22/2025</b> |
|-----------------------------|---------------------------|---|

| Review Group / Staff                                   | Comments   | Cleared Comments |
|--|--|------------------|
| Planning & Zoning<br>– Planning Staff & WithersRavenel | <ol style="list-style-type: none"> <li>1. <i>Continue to Provide a Written Response to ALL comments and Revise dates to all submittal materials.</i></li> <li>2. <i>FYI - Traffic Impact Analysis (TIA) per LDO Section 8 is under way by DRMP in March 2025; completion TBD.</i></li> <li>3. <b>Pursuant to Applicant's notice to Staff in early June of a possible change in the scope of the proposed project, no further Review of the current submittal will occur. Applicant and Town Staff to meet asap to discuss possible new direction of the project and the necessary pathway via a Rezoning application to achieve that.</b></li> <li>4. <i>FYI – LDO Section 9.2.5.B. (per Text Amendment TA-22-01) requires existing street stubs to be connected to and continued; the Board of Commissioners (BOC) cannot approve a deviation from the LDO through the Conditional Rezoning process. Any desire to NOT connect to stubbed streets shall be decided by the BOC via a process to be determined by the Town Attorney.</i></li> </ol> |                  |
| Parks & Recreation - Eddie Henderson                   | <ol style="list-style-type: none"> <li>1. Revise to label planned Sidepath and planned Bicycle Lane as “sidepath” and “bike lane.” Please confirm that applicant will build these as they are shown in the Adopted Greenway and Bike plans, respectively:<br/> <a href="https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf">https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf</a><br/> <a href="https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_bikeplan_final_appendices_august2022.pdf">https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_bikeplan_final_appendices_august2022.pdf</a> </li> <li>2. FYI comment – Staff would recommend the creation of a more detailed exhibit (or several) indicating the potential park locations to answer any questions from the Rolesville Boards.</li> </ol>   |                  |
| NCDOT – Joshua Zhang                                   | V3 - Daniel Boulware had a meeting with (Applicant representatives) in May 2025 in regards to the location of a gas station; no other information to share at this time.   |                  |
| Engineering - Jacque Thompson                          | <i>No comments based upon the level of detail in concept drawing; full review at later stages of development.</i>  | ✓                |
| COR Public Utilities - Tim Beasley                     | <i>No further comments – refer back to the 2 FYI comments provided on the V1 review.</i>   | ✓                |
| Wake Co. Watershed Mgt – Elizabeth Powell              | <i>No comments were received.</i>  | N/A              |
| Wake Co Fire – Stephen Wolf                            | <i>There are no comments on the materials contained in this submittal; future review of subdivision plans for compliance with Fire Code will occur.</i>  | ✓                |