


# CID-24-08 – Pearce Farm Ph 1-2-3 – V4 Submittal review cycle

START DATE: JUNE 2025	DUE DATE: <u>07-07-25</u>	TRC/STAFF Comments issued on: <u>07/07/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<p>1. <i>Continue to Provide a Written Response, cloud/bubble revisions, and revise all dates.</i></p> <p>2. <u>REPEAT (again) – The Planning Director and Applicant should discuss this proposal, which is not directly approvable within the LDO by Staff.</u></p> <p>- Sheet L5.15 – Required Perimeter Bufferyards – 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> <p>NOTES:  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.  2. LOCATION AND EXTENTS OF 6 FT FENCING TO BE COORDINATED DURING INSTALLATION TO ACCOMMODATE EXISTING PLANT MATERIAL.  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> <p>SHRUBS 50/100 LF  TOTAL PERIMETER BUFFER 16,488 LF  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.  TOTAL LINEAR FEET TO BE REPLANTED: TBD  CANOPY TREES MINIMUM 2" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.4.3.A)</p>	
Parks & Recreation – Tanner Hayslette / Eddie Henderson	In light of the 7/1 email from John-Michael Henson, any deviation from the Zoning Conditions (Condition 10) must be reviewed by the Town Attorney. This latest proposal suggests NOT dedicating the land to the Town, which is deviating from MA 21-20 Condition #10 which states “ <i>approximately 4 acres of this parcel shall be dedicated to the Town as shown on the Concept Plan.</i> ” and that 4 acres is in the vicinity of the southwest quadrant of Pearce Farm Pond Drive and Greenway Hollow Drive, plan north of the SCM’s “G” and “B”.	
COR Public Utilities - Tim Beasley	<p>1. See PDF of Mark-up comments on Sheet L5.08.</p> <p>2. Email me for the public water/sewer permit numbers and the Raleigh development fees associated with this dev project. Once numbers are received, insert them into all of the applicable Permit signature/approval blocks.</p> <p>3. These fees must be paid prior to signatures.</p>	
Wake Co Watershed Mgt – Elizabeth Powell	<p>V4 – Awaiting fees to be paid for 3<sup>rd</sup> submittal, then will start 15-day review.</p> <p>V3 – No new status of the SEC/SWF permits was provided by 5/4/25; contact Wake Co. Directly and update the Town.</p>	

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	V2 – Disapproval letter (SEC-136995-2024/SWF-136999-2024) dated February 5, 2025 issued to Applicant.	
NCDOT – Joshua Zhang	V4 – Project is still in Jacob Nicholson’s work queue; Revisions may have been submitted as recent as 06/23/2025 --- Staff to discuss internally about transitioning this to new/current Staff working in Rolesville.	TBD
Engineering - Jacque Thompson	No further comments.	
<i>Wake County Fire / EMS - Stephen Wolf</i>	<i>There are no comments.</i>	