



REZ-24-05 – 2028, 2200, 2206, 2216, 2232 Wait Ave. – V4 Submittal review cycle

START DATE: AUGUST 2025	DUE DATE: _08-15-25_	TRC/STAFF Comments issued on: _08/24/2025_
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	<ol style="list-style-type: none"> 1. <i>Continue to Provide a Written Response to ALL comments and Revise dates to all submittal materials.</i> 2. <u>FYI</u> – The result of Text Amendment TA-25-06 is critical to evaluating and recommending on this Application; it must complete its' review by the Board of Commissioners (scheduled for September 2, 2025) before committing this Application for the Planning Board. 3. <u>FYI AGAIN</u> – 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. 4. <u>(Repeat from V2 and V3 Submittal with Update.) TIA.</u> – FYI - As per email from Caroline Cheeves, the draft TIA prepared by DRMP was submitted to NCDOT on August 7, 2025. Congestion Management typically completes their review in the first 20 business days, and the District will review during the following 20 business days. 5. <u>(Repeat from V2 Submittal) Classical Way Connection/CTP Amendment.</u> – Planning Staff are aware that the Applicant and Town Attorney discussed the necessary process for the Applicant to propose to the Board of Commissioners (BOC) a deviation from the Community Transportation Plan (CTP) for the extension of Classical Way (meant to be a Collector, not a local residential street) into this property; Staff defers to the Town Attorney on that matter as to what/if the Applicant needs to do beyond presenting the Rezoning and Concept Plan the BOC. 6. <u>(Repeat from V3 Submittal)</u> – FYI – LDO Section 9.2.5.B. (per TA-22-01) requires existing street stubs to be connected to and continued; the Board of Commissioners 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. 7. In the Rezoning Justification statement, third paragraph, "Moderate" should be "Medium". 8. Information included in the Rezoning Justification statement about housing unit type and density should be included on the Concept Plan as well as in the proposed Conditions of Approval. 9. <u>Development Agreement</u> - Is Atticus Woods the new name of the development? 10. <u>Development Agreement</u> - Change Town Clerk name to Christina Ynclan. 	
Parks & Recreation - Eddie Henderson	<ol style="list-style-type: none"> 1. Please delete "by Town of Rolesville" on the sidepath and bike lanes. 2. With proposed Parkland now shown, it will be taken back to PARAB for their review, and any comments will be provided ASAP after that meeting. 	

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NCDOT – Joshua Zhang	V4 – The TIA is under review by Congestion Management, comments TBD. Immediate items are (1) that the conceptual site plan is not showing the driveways for the commercial outparcels and (2) the NB LTL on Averette Rd possibly conflicting with left turning traffic on SB Averette Rd turning onto Old Pearce Rd.	
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>	