

START DATE: SEPTEMBER 2025	DUE DATE: <u>10/6/2025</u>	TRC/STAFF Comments issued on: <u>09/22/2025</u>
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Review Group / Staff	Comments	Cleared Comments
Planning & Zoning – Planning Staff	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 relates to the northwest corner Commercial site, and the ability to modify certain NC District standards via a Development Agreement; it must complete its’ review by the Board of Commissioners (scheduled for October 9, 2025) before committing this Application for the Planning Board. 3. <u>FYI - TIA</u> – Status – a Draft dated August 2025 was received 8-1-2025 and it is to be under NCDOT review – the Draft is adequate to proceed to Planning Board with, but the full NCDOT input and finalized TIA is required for presentation to the Board of Commissioners. 4. <u>FYI – General Statutes 160D-605(a) Plan Consistency</u> – <i>“If a zoning map amendment is adopted and the action was deemed inconsistent with the adopted plan, the zoning amendment has the effect of also amending any future land-use map in the approved plan, and no additional request or application for a plan amendment is required. A plan amendment and a zoning amendment may be considered concurrently. “</i> An extension of Classical Way is identified on the Community Transportation Plan (CTP) as a Collector road on this property. Staff can create a Statement of Plan Inconsistency for the Board of Commissioners to adopt should they approve the Rezoning request including the lack of compliance with the CTP. 5. <u>NEW – proposed Conditions of Approval documents:</u> a. Always keep as a separate Document. b. Add a Title (the REZ #, the property identifiers (Pins or Addresses), a project name if one). c. Add Property Owner signature blocks (this Doc will be signed if approved) – enter in (PRINT) the known Owner entities/names. d. Add a Date - always add a date as that is the only way to differentiate 2 versions of the same thing. 6. <u>REPEAT – LDO Section 9.2.5.B. (per TA-22-01)</u> - Existing street stubs are required to be connected to and continued; the Board of Commissioners cannot approve a deviation from the LDO through the Conditional Rezoning process. This will be identified as an outstanding topic. Note – amending the CTP may delete the extension of Classical Way ON the subject property, but does not address the lack of connecting a stubbed street (as Classical Way exists within Elizabeth Springs). Note – if the existing Classical Way was abandoned (via petition, by the Board of Commissioners) as a public right-of-way, there would not be a ‘stub’ requiring connection/extension.	

REZ-24-05 – 2028, 2200, 2206, 2216, 2232 Wait Ave. – V5 Submittal review cycle

Parks & Rec - Eddie Henderson / Tanner Hayslette	Planning and Parks Staff are working with the applicant to resolve all Parks related comments, now that PARAB has been presented the project and provided their input.	tbd
NCDOT – Joshua Zhang	V5 – Repeat of the V4 input -- 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.	tbd
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>	