



621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919. 361. 5000

SPEC24634

August 12, 2025

Town of Rolesville
502 Southtown Circle
Rolesville, North Carolina 27571

**RE: Broughton Townhomes – Opal at Main
Case Number: REZ-25-04
Response to 1st Rezoning Review Comments
SPEC24634**

The following are the response comments for the above-mentioned project. Our response comments are in **bold**.

Planning and Zoning

1. Provide a written response to ALL comments.
McAdams Response: Understood.
2. Add revision dates to all submittal materials.
McAdams Response: Understood.
3. Add “REZ-25-04” to the Cover sheet and on every plan set sheet / every document.
McAdams Response: Understood. This has been added to all submittal documents.
4. Application – File with SellerOwnerSignature has some doubled typed text that is difficult to read. Please update.
McAdams Response: We have attempted to fix this visual error. Please let us know if it continues to show on your end.
5. Application – 0 W. Main Street should be 0 (unaddressed) **N.** Main Street.
McAdams Response: This has been corrected.
6. Application – Change Broughton Townhomes to Opal at Main.
McAdams Response: This has been corrected.
7. Concept Site Plan – Please use the term “Concept Site Plan” throughout.
McAdams Response: This has been corrected on the plan set.
8. Concept Site Plan – Please write both current and proposed zoning districts in the same fashion.
McAdams Response: This has been corrected on the plan set.
9. Concept Site Plan – Change UDO to LDO in notes section.

McAdams Response: This has been corrected on the plan set.

10. Concept Site Plan – The Type 3 Perimeter Buffer includes a 6’ wall along with landscaping; revise to clearly indicate Wall.

McAdams Response: This has been corrected on the plan set.

11. Concept Site Plan – Identify/label required open space. See LDO Section 6.2.1.D.1.a.

McAdams Response: Open space has been shaded and labeled on the plan set.

12. Conditions – Add a **date** at the top of the page. Revise this for every new version submitted.

McAdams Response: The date has been added and we will continue to update on all other submittals.

13. Conditions – Number the conditions so they are referenceable.

McAdams Response: The conditions have been numbered.

14. Conditions – The first condition should read like: *The subject property shall be developed generally accordance with with the Concept Site Plan attached hereto and incorporated herein.*

McAdams Response: This condition has been added as the first condition.

15. Conditions – The second condition should note the maximum number and type [LDO Zoning use terminology] of residential units.

McAdams Response: This has been added as the second condition and references the appropriate LDO terms for the proposed use(s).

16. Conditions – Revise all architectural commitments in one condition.

McAdams Response: These conditions have been consolidated into one condition.

17. Conditions – Mail kiosk condition is not needed – remove.

McAdams Response: This condition has been removed.

18. Conditions – Add Property owner signature blocks; if the rezoning application is approved, an Ordinance with all the commitment documents – including SIGNED version of the Conditions – is signed by the Mayor and Town Clerk. Applicant should plan to provide SIGNED version of conditions at time of preparation for the Board of Commissioners meeting; Signed Conditions will go with the Town Ordinance Document as the permanent record of the Action taken.

McAdams Response: Understood. These signature blocks have been added and will be signed ahead of the BOC meeting.

Parks and Recreation

Eddie Henderson

Tanner Hayslette

1. Show/Add a 10’ sidepath on W. Young Street per the 2022 Greenway Plan.

McAdams Response: We currently show a 5' sidewalk on the development side (east side). We are currently working with NCDOT to evaluate the need for a right-turn lane here. If the turn lane is not required then it will be possible for this development to construct the 10' sidepath. However, if the turn lane is required there will not be enough ROW to accommodate both the turn lane and the 10' sidepath. Additionally, the NCDOT U-6421 project plans include a wider path in the northwest quadrant and not in the northeast quadrant, it seems appropriate that any future sidepath would be on the west side of Young Street, opposite of this development so as to not require the multiple crossings to continue along Young Street.

2. Show/Add bicycle lanes on W. Young Street per the 2022 Bike Plan.

McAdams Response: The proposed bike lanes are shown on W. Young Street along the site frontage. Color has been added to the plan to make these more visible on the plan set.

3. Show/Add a 10' Sidepath along N. Main Street per the 2022 Greenway Plan.

McAdams Response: We will continue to work with Town Staff on this request. There is some concern that given this development frontage is so limited and providing a 10' sidepath for 100' and that connects to narrower sidewalk would be impractical as ultimately the future plans for that sidepath propose up removing and replacing it.

4. Show/Add a Crosswalk to Scarboro St. to provide pedestrian access to the Main Street Park and Sanford Creek Elementary.

McAdams Response: We have added this cross-walk to the plan set with a note that it is pending approval from NCDOT.

5. Show/Add a Natural trail around stormwater pond area. This would be privately maintained.

McAdams Response: The plan set currently shows an access easement around the pond area, this has been extended around the entirety of the pond. The previous version of the plan only showed this access around the eastern portion of the pond.

Engineering

Jacque Thompson

1. Adjacent streets/roadways and infrastructure need to be connected to for connectivity and accessibility throughout the site; the connection at Nortwick Road will need to include roadway and sidewalk on both sides per the LDO Section 9 Subdivision regulations.

McAdams Response: Understood. Thank you.

Consideration of this response is greatly appreciated. If you should have any questions or require additional information, please do not hesitate to contact me at 919. 361. 5000.

Sincerely,

McAdams

Laura Holloman, AICP | Director, Development Entitlement
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LH/mp