

August 28, 2025

Town of Rolesville Planning Department
PO Box 250
502 Southtown Circle, Rolesville, NC 27540

Re: Comment Response Letter Case **#REZ-25-05, Scarboro Village.**

Dear Staff:

Below are the comment responses for the [1st] review of #REZ-25-05

Planning & Zoning – Planning Staff

Comment: Provide a Written Response to ALL comments.

Response: A comment response document has been included with this resubmittal.

Comment: Add revision dates to all submittal materials.

Response: Revision dates have been included.

Comment: Add "REZ-25-05" to the Cover sheet and on every plan set sheet.

Response: The case number has been added.

Comment: Concept Site Plan - Please use term "Concept Site Plan" throughout.

Response: The plan name has been revised.

Comment: Concept Site Plan - Parcel 1 Notes. As per TA-24-02, GC building height max is 42'; Design Alternative to go up to 50'.

Response: The concept plan note as been revised.

Comment: Concept Site Plan - Parcel 1 Notes. Is lot width and area needed here since proposal is for GC zoning?

Response: These notes have been removed.

Comment: Conditions - Condition 1 references LDO Section 3.4. Mixed Use Districts. Please remove that reference. (Take a look at LDO Section 6.9. Administrative Minor Modifications.)

Response:

Comment: Conditions - Planning staff will seek Town Attorney input on Condition 4 about access to School Street.

Response: Acknowledged.

Wake County Watershed Mgt – Elizabeth Powell

Comment: No comments received, which is usual for a rezoning – subdivision will have to comply with all Wake county requirements at time of subdivision review

Response: Acknowledged.

16 Consultant Place, Suite 201
Durham, NC 27707
919.490.4990

COR Public Utilities - Tim Beasley

Comment: FYI – on the concept plan, a landscape buffer is shown overlapping with the ex. sanitary sewer easement. Plantings will not be allowed within the sanitary sewer easement.

Response: Acknowledged. Plantings can be adjusted to avoid the easement.

Wake County Fire / EMS - Stephen Wolf- Approved

Comment: No fire service issues with conceptual site plan; there may be additional requirements when dimensional plans are reviewed such as: buildings with peak roof heights >30' require aerial apparatus road widths of 26 foot minimum.

Response: Acknowledged.

Engineering - Jacque Thompson

Comment: These comments are for future subdivision, not necessarily things that can be addressed on Concept Plan for consideration of the appropriateness of Zoning district and development plan:

Response: Acknowledged.

Comment: Connectivity for future development to the south [Town Campus] should be thought through. Continuing the identified Collector street to the south property line, across the stream, should be considered, especially with the ROW being provided.

Response: The plan has been revised to show the Collector Street developed to the property line with conditions.

Comment: Consider what is to happen with the School Street drive that acts as driveway access to the homes to the southwest. Will a access easement be provided? If so, consider how that impacts the requirements for buffers, landscaping and buffers.

Response: An access easement is currently recorded and will remain in place . We have adjusted the landscape buffer around the existing driveways.

Comment: While it is recognized the constraints with property lines, the connection to Perry Street will need to be thought through related to the curves and angles to meet Town requirements per the Standard Engineering Manual; property acquisition may need to be attempted.

Response: Acknowledged.

NCDOT – Joshua Zhang

Comment: 07/15/2025 - There are no comments at this time; if a TIA is required it may be reviewed. Future subdivision and/or development plans will be reviewed at that time.

Response: Acknowledged

Parks & Recreation/ Mobility – Tanner Hayslette

Comment: This Rezoning was presented to the PARAB and they provided the following comments: Add Public Greenway trail as shown in previous iteration of this project in accordance with the Town's 2022 Greenway plan.

Response: The greenway trail has been added to the same located as the previous iteration.

Comment: Add trail around the stormwater pond (SCM) as shown in previous iteration of this project and stub this trail to Town Campus property. See clip below.

Response: A trail has been added, however it will be privately owned and maintained. No stub has been provided.

Comment: Add parkland to (near) Town Campus property. See clip below.

Response: Per email correspondence with Tanner Hayslette on 8/20/2025, one acre to include the stream and buffer is proposed to be dedicated to the Town of Rolesville with this submittal.

Comment: Please provide good pedestrian connection to Main Street Park.

Response: A pedestrian connections to Main Street Park is provided with the required greenway trail.

Respectfully,

Courtney McQueen, PLA
LA Project Coordinator
Qunity, PA