



November 21, 2025

Rolesville Planning Department
c/o Michael Elabarger
211 S. Main Street
Rolesville, NC 27571

Subject: **Merritt Property, PSP-24-07**
V3 Summary Comment Response Letter

Planning & Zoning:

1. *Continue to* Provide a Written Response to ALL comments. Add revision dates, and Cloud / bubble changes to make it clear what has been revised.
Response: Revision dates, clouds, and a comment response letter have been included in this submission.
2. In the plan drawings, remove all actual construction features (ie the 10' of paved greenway, parking space stripes, SCM outlines, etc.) -- these are all construction features that will be fully detailed in the CID plan set; Preliminary Subdivision Plat is a Non-Construction plan set.; it is for identifying all future Lots, right-of-ways, easements within the drawings. Required off-lot parking areas should be shown for the purposes of approving their number and locational aspects, but the construction elements of them like curbing, striping etc should be turned off to provide the clarity that this plan set is not to be constructed from.
Response: Plan drawings have been cleaned up to remove construction features. Construction sheets have been provided for review as required by engineering.
3. ***HOLDING COMMENT - Application and Submission Requirements*** - A Tree Survey (Section 6.2.4.2.A) and Tree Preservation Plan (Section 6.2.4.5.C) are required as a portion of Landscape Plan submitted with this application. As part of the V2 submittal, the applicant has indicated they are working with an arborist to finalize a proposal for the preservation plan. This will remain as a holding comment until a preservation plan has been reviewed and approved.
Response: A Tree Preservation Plan has been added to the plan set.
4. ***HOLDING COMMENT – Application and Submission Requirements*** – Copies of all environmental permits for disturbances and encroachments shall be submitted to the Town.
Response: Noted.

5. **REPEAT - Cover Sheet and Site Details** - The V2 submittal only references REZ 24-01 by listing the associated zoning conditions on the cover sheet. A reference to TA 24-01 shall also be included on the cover sheet.

Response: Reference to TA 24-01 has been added to the cover sheet.

6. **Cover Sheet and Site Details** - Please add the following information to the Site Data Table and/or correct the information as shown on the mark-ups:

a.) **REPEAT** – Refer to the approved text amendment (TA 24-01) which allows these minimum building setback dimensions. A reference to the TA 24-01 case number can be added directly in this cell in the Site Data Table.

Response: TA 24-01 has been added to the Site Data Table.

b.) **CAUTIONARY COMMENT** - Vehicle use areas, streets, driveways, and sidewalks required per this LDO may not be used toward open space calculations unless explicitly stated in LDO 6.2. As open spaces are programmed, another compliance review with LDO 6.2 will take place during CIDs. Currently, the site is providing 0.97 acres more than the required open space. It should be noted that elements such as parking spaces associated with the open spaces will not all count towards open space requirements. I suggest carefully reviewing LDO 6.2 to ensure open space requirements will continue to be met.

Response: Open space calculations have been updated to ensure LDO 6.2 requirements are being met.

7. **REPEAT** – The required parking spaces for multifamily indicated in the updated Site Data Table is inaccurate. See the screenshot below from Table 6.4.3.G from the LDO which outlines parking requirements for **Dwelling, Multiple Family** and update the Site Data Table and calculations as necessary:

ROLESVILLE OFF-STREET PARKING REQUIREMENTS			
PRINCIPAL USES	MINIMUM REQUIRED	MAXIMUM ALLOWED	ADDITIONAL NOTES
RESIDENTIAL USES			
Dwelling, Single Family, Attached	2.0/Dwelling Unit Plus 0.25 Guest Spaces/Dwelling Unit	No Maximum	Exclusive of garage, which shall not be included in minimum and maximum.
Dwelling, Multiple Family	1.5/Dwelling Unit Plus 0.10 Guest Spaces/Dwelling Unit	2.5/Dwelling Unit	Maximum 10% additional guest parking of total parking count may be permitted.

Minimum parking indicated on the cover sheet does not include the required guest parking for Single-Family Attached per Table 6.4.3.G. Parking calculations should be provided as part of the preliminary plan included on the cover as well as on the site plan where guest parking will be provided. Please cloud all changes per comment 3.

Response: The TA-24-01, approved on 08/06/2024, amended the guest parking requirements for age restricted Single-Family Attached Dwellings to no required guest parking. This development is an age restricted development, with no Multiple Family dwellings, and is complying with this text amendment.

8. **PARTIAL REPEAT - Site Plan Overall (CS-100)** – The V2 comment response letter suggests this stub is intended for future connection to the commercial area. Will this be a vehicle connection or pedestrian? At what point in time does the applicant plan to show this connection? During CIDs, or future SDP for the commercial parcel?
Response: The ROW of Davis Rock Drive now extends to the future commercial/retail parcel. It is intended to be a future vehicle connection that would be shown during future SDP for the commercial parcel.
9. **HOLDING COMMENT - Site Plan Overall (CS-100)** – Applicant has indicated per the V@ comment response letter that they are in the process of receiving road names and E911 addresses from Wake County. This will remain as a holding comment until both are obtained.
Response: Road names have been updated to the approved road names. Addressing is in progress.
10. **HOLDING COMMENT - Regarding LDO Section 6.6** – Per the V2 comment response letter, the applicant has indicated that a lighting plan will be provided once lighting design has moved further along. This will remain as a holding comment until a lighting plan has been provided and approved
Response: Lighting Plans have been added to the plan set.

Parks & Recreation:

1. The Sidepath (along Fowler Rd.) is not continued to the property line as a result of the Applicant proposing to NOT extend/continue Fowler Road to the subdivision/property boundary. If the Town approves the this lack of extension/continuation of the road, then a Fee-In-Lieu (FIL) discussion for this remaining part of the Sidepath will be vetted and determined during the CID review process; FIL's are payable at time of Final Plat recordation.
Response: Noted.
2. Regarding the 5.92 acres (to be dedicated to the) Town parkland lot -
- Explain how the addition of Stormwater Pond 1-C and maintenance road relates – is this SCM to be on the Town park lot?
Response: The lot would include SCM 1C.
 - Could the Town use this SCM for the impervious coverage [IC] of future park improvements? Will the SCM be “oversized” for future IC; if so how much?
Response: SCM 1C has approximately 40,000 SF of capacity for possible future park improvements.
 - Calculate the area /acres that is encumbered with easements, the stormwater pond and access road (IF on the Town lot). The delta is thus the unconstrained ‘buildable’ acreage the Town would possess, which is what is being sought to know.
Response: The Town Park Lot has been adjusted slightly to remove wetlands and buffers from the lot. The total buildable acreage would be 3.38 AC.
3. Relabel to “Town of Rolesville Public Greenway Easement.”
Response: Easement label has been updated.

Engineering:

1. Memo dated 04-28-2025, with 36 comments
Response: Noted, a separate comment response letter has been prepared to respond to the comments on the memo.
2. Mark-up comments
Response: Noted, responses to the markup can be found the comment response mentioned above.

Wake County:

1. No new status was received; contact Wake Co. directly.

Wake County Fire/EMS:

1. Previous comments not addressed; Cul-de-sacs shall have a paved diameter of 96' (Radius 48') This is consistent with the new Code standard and the size of the current fire apparatus responding to these properties to be able to drive in and out without backing up).
Response: Cul-de-sacs have been updated to an approved solution as per emails with Stephen Wolf dated 05/20/2025.

NCDOT:

1. NCDOT final review of the TIA is complete – see uploaded PDF dated February 10, 2025.
Response: Noted.
2. It is showing a “monitor for signal” Full access at Fowler Road and Rolesville Road with the other site entrance being ***RI/RO***.
Response: Site entrances have been discussed further during CID.

If you have any questions, please feel free to contact me.

Sincerely,

Jakob Klein
American Engineering Associates – Southeast, PA