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FOR: **Town of Rolesville – Planning Development
Via email**

DATE: July 30, 2025

RE: **REZ-24-05 – 2028, 2200, 2206, 2216, 2232 Wait Ave.– V4
Town of Rolesville #REZ-24-05**

To Whom It May Concern:

***Planning & Zoning Comments V3
Planning Staff & Withers Ravenel***

1. Continue to Provide a Written Response to ALL comments.
Response: Noted.
2. FYI - Traffic Impact Analysis (TIA) per LDO Section 8 is under way by DRMP in March 2025; completion TBD.
Response: Noted.
3. Pursuant to Applicant's notice to Staff in early June of a possible change in the scope of the proposed project, no further Review of the current submittal will occur. Applicant and Town Staff to meet asap to discuss possible new direction of the project and the necessary pathway via a Rezoning application to achieve that.
Response: This submittal proceeds with the original scope of the project.
4. FYI – 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.
Response: Noted.

***Parks & Recreation Comments V1
Eddie Henderson***

1. Revise to label planned Sidepath and planned Bicycle Lane as "sidepath" and "bike lane." Please confirm that applicant will build these as they are shown in the Adopted Greenway and Bike plans, respectively.
Response: Concept Plan revised per comment. The lane and sidepath will be designed per the plans during the site plan/ construction drawings.
 2. FYI comment – Staff would recommend the creation of a more detailed exhibit (or several) indicating the potential park locations to answer any questions from the Rolesville Boards.
Response: Noted.
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NCDOT Comments V1

Joshua Zhange

V3 - Daniel Boulware had a meeting with (Applicant representatives) in May 2025 in regards to the location of a gas station; no other information to share at this time.

Engineering Comments V1

Jacque Thompson

No comments based upon the level of detail in concept drawing; full review at later stages of development.

COR Public Utilities Comments V1

Tim Beasley

No further comments – refer back to the 2 FYI comments provided on the V1 review.

Wake Co Fire / EMS Comments V2

Brittany Hocutt

There are no comments on the materials contained in this submittal; future review of subdivision plans for compliance with Fire Code will occur.

Wake Co Watershed Management Comments V2

Elizabeth Powell

No comments were received.

Kind Regards,

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