



621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919.361.5000

AGN23001

September 2, 2025

Town of Rolesville
502 Southtown Circle
Rolesville, North Carolina 27571

RE: Pearce Farm
Case Number: CID-24-08
Response to 4th CD Review Comments
AGN23001

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

Planning & Zoning

Planning Staff

1. Continue to provide a Written Response to ALL comments.

McAdams Response: This letter serves as the written response to all comments.

2. *2nd Review: Repeat – These 2 notes conflict one another. The Applicant provided the Note that Staff suggested (green highlight), but the other note (yellow highlight) speaks like an absolute, assuming that that description is what the LDA has decided. Re-phrase the yellow to state “, upon the decision of the LDA at the time of Inspections and determination as to the type, amount, and extent of the Buffering to be installed,”.*

NOTES:

1. UPON INSTALLATION OF THE REQUIRED PERIMETER BUFFERS, THE PROJECT TEAM WILL PROMPTLY COORDINATE WITH THE TOWN OF ROLESVILLE LDA TO INSPECT AREAS THAT HAVE PROPOSED TO UTILIZE EXISTING VEGETATION TO SUPPLEMENT THE REQUIREMENT OF A FENCE THAT IS ASSOCIATED WITH A TYPE 2 BUFFER. UPON INSPECTION, THE LDA RESERVES THE RIGHT TO REQUIRE ADDITIONAL PLANTINGS AND/OR FENCING IN AREAS NOT MEETING THE INTENT OF A TYPE 2 PERIMETER BUFFER.
2. LOCATION AND EXTENTS OF 6 FT FENCING TO BE COORDINATED DURING INSTALLATION TO ACCOMMODATE EXISTING PLANT MATERIAL.
3. PERIMETER BUFFER PLANTING REQUIREMENTS
CANOPY TREE – MIN 3 PER 100 LINEAR FEET
UNDERSTORY TREE – MIN 1 PER 100 LINEAR FEET
SHRUBS – 50 PER 100 LINEAR FEET

SHRUBS 50/100 LF

TOTAL PERIMETER BUFFER 16,488 LF

PERIMETER BUFFER AREAS LEFT IN AN UNDISTURBED, VEGETATED CONDITION DO NOT REQUIRE REPLANTING OR FENCE INSTALLATION. WHERE BUFFER REPLANTING IS REQUIRED, AN ADDITIONAL 3 EVERGREEN UNDERSTORY TREES PER 100' MAY BE PROVIDED IN LIEU OF A 6' FENCE.

TOTAL LINEAR FEET TO BE REPLANTED: TBD

CANOPY TREES MINIMUM 2" CALIPER, 8' HT AT TIME OF INSTALL (LDO 6.2.4.3.A)

McAdams Response: The note regarding buffer planting in existing, undisturbed areas has been modified.

3rd Review: REPEAT – The Planning Director and Applicant should discuss this proposal, which is not directly approvable within the LDO by Staff. Sheet L5.15 – Required Perimeter Bufferyards – These 2 notes conflict one another. The Applicant provided the Note that Staff suggested (Green highlight), but the other note (Yellow highlight) speaks like an absolute, assuming that that description is what the LDA has decided.

Re-phrase the Yellow to state “, upon the decision of the LDA at the time of Inspections and determination as to the type, amount, extent of installed Buffering“.

McAdams Response: Perimeter buffer note has been revised to state, “upon the decision of the LDA at the time of Inspections and determination as to the type, amount, extent of installed Buffering”.

4th Review: REPEAT – The Planning Director and Applicant should discuss this proposal, which is not directly approvable within the LDO by Staff.

McAdams Response: This note was updated based on the direction provided in the 3rd review cycle to state “upon the decision of the LDA at the time of Inspections and determination as to the type, amount, extent of installed Buffering”.

Parks & Recreation

Tanner Hayslette and Eddie Henderson

1. In light of the 7/1 email from John-Michael Henson, any deviation from the Zoning Conditions (Condition 10) must be reviewed by the Town Attorney. This latest proposal suggests NOT dedicating the land to the Town, which is deviating from MA 21-20 Condition #10 which states “approximately 4 acres of this parcel shall be dedicated to the Town as shown on the Concept Plan. “and that 4 acres is in the vicinity of the southwest quadrant of Pearce Farm Pond Drive and Greenway Hollow Drive, plan north of the SCM’s “G” and “B”.

McAdams Response: From language provided by Alliance Group to the Town on 08/28:

MA 21-20 CONDITION #10:

The first clause of Condition #10 of MA 21-20 (“At the time of the recording of the first plat adjoining any portion of 2017 Forestville Road (Wake PIN: 174-869-4159), approximately 4 acres of this parcel shall be dedicated to the Town as shown on the Concept Plan...”) shall be fulfilled as follows:

The term “dedicate” shall be understood to indicate the dedication of an easement in favor of the Town of Rolesville, depicted on the first final subdivision plat for parcel referenced in the aforementioned zoning condition.

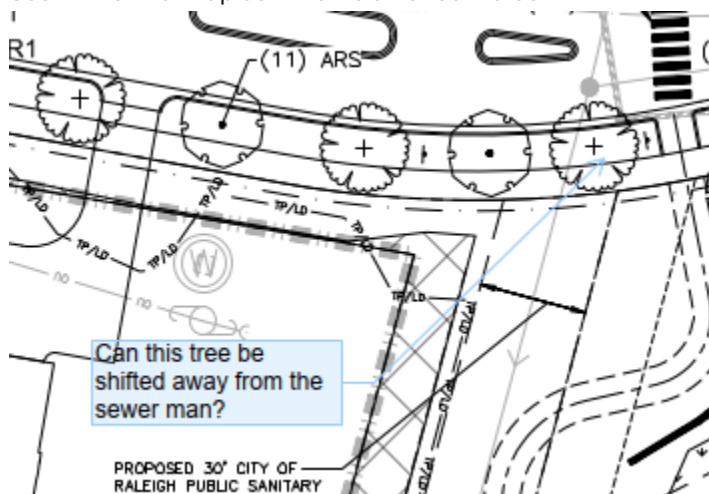
The easement shall:

- i. Encompass all of the area shown as the “Active Recreation Features” labeled “Public Trailhead” on PSP-23-04
- ii. Permit Town of Rolesville to access and maintain the greenway trailhead park if and/or when it elects to do so.
- iii. Permit lawful public enjoyment by the residents of the Town of Rolesville of the greenway trailhead park at any time after its completion.
- iv. Contain any further provisions as may be prescribed in a development agreement

City of Raleigh Public Utilities

Tim Beasley 919. 996. 2176 timothy.beasley@raleighnc.gov

1. See PDF of Mark-up comments on Sheet L5.08.



McAdams Response: This tree has been shifted away from the sewer main

2. Email me for the public water/sewer permit numbers and the Raleigh development fees associated with this dev project. Once numbers are received, insert them into all of the applicable Permit signature/approval blocks.

McAdams Response: The permit numbers have been added to the approval blocks.

3. These fees must be paid prior to signatures.

McAdams Response: Comment noted.

Wake County Watershed Management

Elizabeth Powell

1. Awaiting fees to be paid for 3rd submittal, then will start 15-day review.

McAdams Response: Review fees have been paid, and plans have been conditionally approved. The Approval letter is attached with this submittal.

NCDOT

Joshua Zhang

1. Project is still in Jacob Nicholson's work queue; Revisions may have been submitted as recent as 06/23/2025 --- Staff to discuss internally about transitioning this to new/current Staff working in Rolesville.

McAdams Response: Based on recent emails between Exult Engineering and NCDOT, the road improvements review was assigned to Sean Brennan. We are still awaiting comments or approval of plans submitted on 6/23/2025.

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



Mike Sanchez, PE | Group Manager, Residential
sanchez@mcadamsco.com | 919. 361. 5000

MS/tp