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

DATE: September 2, 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 V4
Planning Staff & Withers Ravenel***

1. Continue to Provide a Written Response to ALL comments and Revise dates to all submittal materials.
Response: Noted.
 2. FYI – The result of Text Amendment TA-25-06 is critical to evaluating and recommending on this Application; it must complete its' review by the Board of Commissioners (scheduled for September 2, 2025) before committing this Application for the Planning Board
Response: Noted.
 3. 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: This submittal proceeds with the original scope of the project.
 4. (Repeat from V2 and V3 Submittal with Update.) TIA. – FYI - As per email from Caroline Cheeves, the draft TIA prepared by DRMP was submitted to NCDOT on August 7, 2025. Congestion Management typically completes their review in the first 20 business days, and the District will review during the following 20 business days.
Response: Noted.
 5. (Repeat from V2 Submittal) Classical Way Connection/CTP Amendment. – Planning Staff are aware that the Applicant and Town Attorney discussed the necessary process for the Applicant to propose to the Board of Commissioners (BOC) a deviation from the Community Transportation Plan (CTP) for the extension of Classical Way (meant to be a Collector, not a local residential street) into this property; Staff defers to the Town Attorney on that matter as to what/if the Applicant needs to do beyond presenting the Rezoning and Concept Plan the BOC.
Response: Noted.
 6. (Repeat from V3 Submittal) – FYI – LDO Section 9.2.5.B. (per TA-22-01) requires existing street stubs to be connected to and continued; the Board of Commissioners 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.
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Response: Noted.

7. In the Rezoning Justification statement, third paragraph, "Moderate" should be "Medium".

Response: Rezoning Justification has been revised to say Medium.

8. Information included in the Rezoning Justification statement about housing unit type and density should be included on the Concept Plan as well as in the proposed Conditions of Approval.

Response: Information has been provided in the Zoning Conditions and the Zoning Conditions have been included on the Concept Plan.

9. Development Agreement - Is Atticus Woods the new name of the development?

Response: Yes, The Concept plan has been revised to show the development name as well.

10. Development Agreement - Change Town Clerk name to Christina Ynclan.

Response: Town Clerk Name Revised

Parks & Recreation Comments V4

Eddie Henderson

1. Please delete "by Town of Rolesville" on the sidepath and bike lanes.

Response: Concept Plan revised per comment.

2. With proposed Parkland now shown, it will be taken back to PARAB for their review, and any comments will be provided ASAP after that meeting.

Response: Noted.

NCDOT Comments V4

Joshua Zhange

V4 – The TIA is under review by Congestion Management, comments TBD. Immediate items are (1) that the conceptual site plan is not showing the driveways for the commercial outparcels and (2) the NB LTL on Averette Rd possibly conflicting with left turning traffic on SB Averette Rd turning onto Old Pearce Rd.

Kind Regards,

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