



October 6, 2022

TO: Meredith Gruber, Town of Rolesville, Planning Director
Michael Elabarger, Town of Rolesville, Senior Planner
Liza Monroe, Withers Ravenel
Karen Morgan, AICP, Withers Ravenel

FROM: Laura Holloman, AICP, McAdams, Senior Planner
Mike Sanchez, PE. McAdams, Project Engineer

RE: Tom's Creek Rezoning
Case Number: MA 21-10
Response to Zoning Map Amendment Review Comments
Staff Review Cycle: 2nd

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

PLANNING - TOR:

Mike Elabarger

1. NEW – Add “MA 21-10” and appropriate revision dates on all submittals; back-enter V1 & V2 submittal dates as well if the dates shall be ‘cumulatively’ noted.
McAdams Response: This information has been added to the associated zoning exhibit as requested.
2. FYI – TIA process begun in April 2022 – submit final TIA Report, Summary, etc. with next submittal.
McAdams Response: NCDOT, the Town’s traffic consultant as well as planning staff have finalized their respective reviews. The finalized traffic commitments as a result of the TIA have been added as zoning conditions.
3. Please submit a Voluntary Annexation application, or discuss with Town Staff the timing of that future submittal.
McAdams Response: The Voluntary Annexation request has since been submitted.
4. Per Text Amendment 21-01, adopted 12-07-2021, LDO Appendix A, part 2.3 was amended to add a ‘Step 4: Neighborhood Meeting’. Schedule and conduct a neighborhood meeting per this Section.
McAdams Response: Neighborhood meeting was held in conformance with Town requirements on June 2, 2022. A neighborhood meeting package has been included with this submittal, which includes invite, mailing list and meeting minutes.

PLANNING:

Karen Mallo, Liza Monroe

A. Application & Concept Plan

1. Holding Comment: A Traffic Impact Analysis (TIA) is required to be submitted with the rezoning application per LDO Section 8.C. This has not yet been provided.

McAdams Response: This has since been provided, and NCDOT, the Town's traffic consultant as well as planning staff have finalized their respective reviews. The finalized traffic commitments as a result of the TIA have been added as zoning conditions.

2. During the initial review, comments were made requesting the applicant demonstrate compliance with the LDO on matters such as open space, buffering, lighting, architectural drawings, etc. The applicant has noted that at this time, they do not wish to provide these items this early in the process.

McAdams Response: Correct.

A conditional zoning is an opportunity for the applicant/developer to initiate alternative design components in the forms of conditions and obtain approval of these conditions by the deciding body. In the future, should the applicant be unable to meet Ordinance requirements following Board approval of the rezoning, the plans or drawings may require a variance or other forms of relief.

McAdams Response: Acknowledged.

ENGINEERING

No comments.

FIRE SERVICES

No comments.

WATERSHED MANAGEMENT

No comments.

CORPUD:

Tim Beasley

At the time of development plan submittal, a Downstream Sewer Capacity Study will be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted prior to the issuance of Building Permit & constructed prior to release of a Certificate of Occupancy.

McAdams Response: Acknowledged.

PARKS & RECREATION:

JG Ferguson/Eddie Henderson

OPEN SPACE AND GREENWAYS COMMITTEE

Derek Versteegen

1. FYI – Greenways – conceptual locations/alignments, no further comments.
McAdams Response: Thank you.
2. Community Park – Location = OK; acreage – make minimum 6 acres please rather than a range of 4-6, which is a 33% variable for which Staff has no means to determine at time of Preliminary Subdivision Plat review. Committing to a minimum of 4 acres is a commitment to a minimum of 4 acres.

McAdams Response: We have replaced the range with a minimum park size of 4 acres.

NCDOT:**Matt Nolfo**

1. (via email) The NCDOT does not have an issue with the Map Amendment. Please note the NCDOT roadways that border the project, and the associated encroachments and driveway permits that will be required. The number of residential units are not shown, however it is likely a TIA will be required.

McAdams Response: TIA has since been submitted and has been reviewed by both NCDOT as well as the Town's traffic consultant and planning staff. The finalized traffic commitments as a result of the TIA have been added as zoning conditions.

Sincerely,

MCADAMS

Laura Holloman, AICP
Team Lead, Planning