

## Planning & Zoning –

Planning Staff            1. NEW – Why is “New Lot 3” not dedicating any “New” Right-of-way like Lots 2 and 3 are (each noting 15’ of additional ROW)?

“New Lot 3” was not a parcel in the rezoning. The only reason right of way is being dedicated along Lot 1 and Lot 2 is because it was a condition of the rezoning that this project construct widening improvements along Lot 1 and 2. Lot 3 is excluded.

2.        NEW – Add note that clearly expresses “New Lot 4 to dedicate necessary Right-of-way along Rolesville and Folwer Roads per PSP-24-02, CID-24-06, and future Final Subdivision Plats pursuant to the Broadmoor subdivision project.”

Note has been added to sheet 1

3.        Partial Repeat - Cover Sheet – Add the name of the Road (Rolesville Rd, Fowler Rd) to the note regarding the ROW Dedications occurring – also add or note that this is a portion of a XXX’ wide ROW (Rolesville Rd or Fowler Rd). Make the note so that it is clearly detailing the situation here where land on the (east side of Rolesville Road / south side of Fowler Road) is making ROW dedication for the ultimate cross section of (Rolesville Rd, Fowler Rd).

Note has been revised on sheet 1

4.        Partial Repeat - Lot Numbers – Use of word “Tract” as opposed to “Lot” is still present, see the ROW note on Cover Sheet. QC for uniform terminology.

Revision has been made to sheet 1

5.        NEW – Cover Sheet – please make a simple table that expresses and ties together the following: Lot # / Address / JURISDICTION / Zoning / Maximum Impervious coverage. Lot 4 is in Town limits and understood to be becoming the Broadmoor subdivision, so it’s IC could be “see PSP-24-02/CID-24-06 where that should be expressed. Lots 1,2,3 however, that land was not annexed, and looking back at REZ-23-02, this land was under Wake County’s planning jurisdiction (ie, it was NOT in the Town’s ETJ), and thus, these “outlots” are under Wake County jurisdiction and zoned R-30, and thus their IC is per Wake County regs. Being County, these lots will NOT come to Rolesville with permitting questions, but clarifying this now will best serve all parties in the future.

Site data table has been added to sheet 1 showing requested information.

6.        NEW – See clip -- Revise or scrub this altogether, see previous comment on topic of Zoning jurisdiction. Zoning information has been removed from the title block on all sheets