



2524 Reliance Avenue  
Apex, North Carolina 27539

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

DATE: **January 28, 2025**

RE: **REZ-24-05 – 2028, 2200, 2206, 2216, 2232 Wait Ave.– Comment Response #1  
Town of Rolesville #REZ-24-05**

To Whom It May Concern:

***Planning & Zoning Comments V2  
Planning Staff Intake Review***

1. Provide Legal Metes & Bounds. Call out portion of PIN (if applicable) for any properties.  
**Response: The legal descriptions, including metes and bounds for all 5 properties are provided in the resubmittal package. Metes and bounds are shown in the concept plan.**
2. Provide Deeds.  
**Response: Deeds included in this resubmittal package.**
3. Provide preliminary map amendment rezoning survey. Call out “Total Area to be Rezoned”  
**Response: The total area to be rezoned callout added to the concept plan.**
4. House shown 2216 Wait (PIN 1860151206) to be removed or will a portion be omitted?  
**Response: The house will be removed.**
5. House show a 2232 Wait (PIN 1860143789) be removed or will a portion be omitted?  
**Response: The house in this lot will be removed**

***Planning & Zoning Comments V1  
Planning Staff & Withers Ravenel***

1. Provide a Written Response to ALL comments.  
**Response: Noted.**
  2. Add revision dates to all submittal materials.  
**Response: Noted**
  3. Add “REZ-XX-XX” to the Cover sheet and on every plan set sheet.  
**Response: Noted**
  4. The two applications have juxtaposed the Property Owner names to the PIN’s – Thales Academy owns 4 of the 5 parcels, WFINV the other 1. Review each carefully, Revise errors and contradictions, and resubmit.  
**Response: The WFINV application only shows information for PIN 1850950449 and the Thales Academy application only shows information for PINs 1860045778, 1860056400, 1860151206 and 1860143789.**
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5. By the submittal, this project triggers a Traffic Impact Analysis (TIA) per LDO Section 8 – contact the Planning Director to begin the process of scoping and contracting that.  
**Response: Process of scoping has been started.**
6. Upon receipt of V1 Comments, Applicant may/should arrange and host the required Neighborhood Meeting to gain input from adjacent/nearby property owners. Submit the results of that meeting (exhibits, attendees, minutes) w next submittal.  
**Response: Neighborhood meeting will be held and results submitted after a concept plan is revised by the Town.**
7. Clarify if this is meant to be a Conditional Zoning (CZ) or straight NC District rezoning.  
**Response: This is meant to be NC District rezoning.**
8. The concept plan is barely more than a survey with identification of the proposed Residential area vs. Commercial area (acreages of each).  
**Response: A concept plan was revised and is attached to this resubmittal.**
9. A planning charrette date has been set with the Applicant team to dive deep into the details of the project.  
**Response: Noted, the comments that came up during the charrette are addressed above.**

#### ***Parks & Recreation Comments V1***

##### ***Eddie Henderson***

1. If the concept plan is revised to include more details, please incorporate these features:
  - a. Per the 2022 Greenway Plan, Sidepaths are required along Wait Ave and Averette Rd. Also, the prior development on this land planned to extend Elizabeth Springs' greenway onto this property.  
**Response: Greenway and sidepaths shown in revised concept plan**
  - b. Per the 2022 Bike Plan, bike lanes are required on Averette Rd and a RRFB for greenway crossing is required at the intersection of Wait Ave and Averette Rd.  
**Response: Bike lane along the west side of Averette Rd shown in revised concept plan.**

#### ***NCDOT Comments V1***

##### ***Jacob Nicholson***

1. DOT expects the project to require a TIA be performed by/under the Town's LDO. Include the DOT in the scoping of that TIA.  
**Response: Noted. The TIA scoping request has been made to the Town.**

#### ***Engineering Comments V1***

##### ***Jacque Thompson***

1. Based on the submitted materials, there are No comments to offer. Should the Concept Plan be revised/changed, there may be items to review and comment on – TBD  
**Response: Noted.**

#### ***COR Public Utilities Comments V1***

##### ***Tim Beasley***

1. FYI - At the time of subdivision/development plan submittal, a Downstream Sewer Capacity Study will
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be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted with the Construction Drawings & constructed prior to the recording of lots.

**Response: Noted.**

2. FYI - A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to Construction Drawing approval

**Response: Noted.**

***Wake Co Watershed Management Comments V1***

***Kevin Zelaya / Alex Geddie***

1. No comments were received; not new staff, as Janet Boyer has retired. Wake County rarely comments on Rezoning so no constructive comments are expected; they will be involved mostly in Construction Infrastructure Drawing and Site Development Plans (both of which require County signatures).

**Response: Noted.**

***Wake Co Fire / EMS Comments V1***

***Brittany Hocutt***

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

**Response: Noted.**

Kind Regards,

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