

12-2-2024

The Joel Fund

Response to Comments – Revision 1

Planning & Zoning – Planning Staff

1. Provide a Written Response to ALL comments.

Response: Acknowledged

2. Add revision dates to all submittal materials – primarily this means the SDP plan set.

Response: Revision dates have been added to the submittal materials.

3. Add “SDP-24-08” to the Cover sheet and on every plan set sheet.

Response: SDP-24-08 has been added to the cover sheet and every plan set sheet.

4. Revise & Resubmit the Property Owner Consent Form – the Bottom is empty of information; If James Huntley james@curryeng.com is to be the point of contact and representative of this SDP for The Joel Fund, then James’ name should be in the bottom table of this form.

Response: Point of contact has been added to the bottom table of the form.

5. 113 and 115 W Young expressed on Plans – Across the plan set revise these to reflect new ownership (Joel Fund) and the zoning, which is the same as 115 W Young (see further comment about correct Zoning).

Response: Comment addressed on sheet C-0.0

6. Cover Sheet/Signature Blocks – maintain the white space on the right side for signature blocks; the Town will provide at the end a completed/signed “Stamp of approval” that you will be able to size to fit; City of Raleigh Utilities and Wake County Watershed management have their own blocks that you’ll need to attain and add to Cover; IF Wake County determines that this project does not need any County Permits, then I presume Wake County will NOT be signing this Plan set, and therefore their Block may be unnecessary – Applicant is to contact Wake Co. directly on this matter as expressed below.

Response: Acknowledged.

7. Cover Sheet/Site Information –

a. Revise to state “GC-CZ – General Commercial Conditional Zoning per REZ-23-07 approved on 05/07/2024.”

Response: Zoning note is now revised.

b. Add the Approved and Signed Conditions of Approval for the property to this plan set; Applicant can simply create a new 2nd sheet of the plans and superimpose those documents (may be the easiest way); See uploaded File titled “Comment-REZ-23-07 Conditions”; alternatively, Applicant can replicate the Conditions in a table either on Cover Sheet or somewhere else in the plan set that Applicant finds more appropriate.

Response: Comment addressed on sheet C-0.0

c. Revise everything about the expression of “Setbacks” by: i. Change ‘Setbacks’ to “Building Setback Minimums”. ii. Remove word “Yard” from Setbacks/Front Yard and Side Yard. iii. Revise the Front from 30’ to 20’ iv. Add “Rear _____ 35”

Response: Comment addressed on sheet C-0.0

d. Add a new item “Street Yard Buffer _____ 30’ “

Response: Item has been added to the site information table.

e. Revise Proposed Use to “Professional Office” to match what LDO states.

Response: Proposed use has been revised to professional office.

f. Parking information –

i. Add “Off-street” before word ‘PARKING’

Response: Off-street has been added before word “Parking”

8. Sheet C2.0 –

a. Site Information Table – replace with the same revised Table done on/for Cover Sheet.

Response: Comment addressed on sheet C-2.0

b. Revise property information where it is stating “Zoning: RM” – see other comment about correct Zoning.

Response: Comment addressed on sheet C-2.0

c. Revise the adjacent properties (113, 111 W Young) per other comment.

Response: Comment addressed on sheet C-2.0

d. Revise shown Rear Building Setback dimension from 36’ to 35’ to match LDO.

Response: Setback has been revised.

9. Sheet L1.0 – Revise/Reduce the length of the Perimeter Bufferyard to parallel the development area of the parking lot, as it is that site improvement that warrants buffering (the building is remaining unchanged); perimeter bufferyards terminate at the point where they intersect with a Street yard bufferyard, and the parking lot improvement ends just short of where the 30’ Street Yard buffer line is.

Response: Acknowledged.

10. Sheet L2.0 – Revise/reduce the Landscape calculations commensurate with reduced Bufferyard area per above.

Response: Acknowledged.

11. LDO 6.6 – Lighting – there is no lighting plan nor lighting indicated; confirm there will be NO lighting installed, thus making the project exempt from lighting standards.

Response: No lighting will be installed.

12. FYI – LDO 6.8 Design Standards relative to the building are not applicable given scope.

Response: Acknowledged.

Parks & Recreation- Eddie Henderson

1. Per the 2022 Greenway Plan - a Sidepath needs to be installed on the west side of W Young Street. Revise to show or discuss with Town Staff.

Response: Acknowledged.

2. Revise landscape plan to remove *Ulmus parvifolia*, which per the State is an invasive species – https://nc-ipc.weebly.com/uploads/6/8/4/6/6846349/invasive_plant_list_-_ranked_-_2023-11-16.pdf

Response: Acknowledged.

Engineering - Brian Laux / Jacque Thompson

1. See PDF of written memo comments dated 10-28-24 – there are 11 comments.

Response: Acknowledged.

2. See PDF of mark-up comments – there are 12 entries/comments.

Response: Acknowledged.

COR Public Utilities - Tim Beasley

The water meter relocation should be limited to 5' horizontally from the existing Water Stub, if possible. Revise plans to show this.

Response: Acknowledged.

Wake County Watershed Management - Janet Boyer

Town Staff: No comments were received. Applicant should contact Wake County Watershed Management staff and confirm if this project requires any Permitting/Approvals from the County. Janet Boyer janet.boyer@wake.gov is the primary reviewer in Rolesville.

NCDOT – Jacob Nicholson

Project requires submittal/receipt of a Driveway Permit; Ensure (or revise) SDP to express that new/improved driveway; SDP-24-08 can be approved prior Driveway permit issuance.

Response: Acknowledged.

Wake County Fire / EMS - Brittany Hocutt

No comments on the submittal.

