

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. PRESENTATIONS

- a. Proclamation - First Responders Month - September 2026

4. APPROVAL OF AGENDA

5. PUBLIC COMMENTS

Individuals wishing to speak during the Public Comment proceedings are encouraged to be prepared, and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk before the start of the meeting.

6. CONSENT AGENDA

All items on the Consent Agenda are considered routine, to be enacted by one motion without discussion. If a Board Member requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.

- a. Minutes for August 18, 2026

7. BOARD LIAISON REPORTS

8. STAFF REPORT

- a. Main Street Park Improvement Project Update - June Greene, Parks & Recreation Director
- b. Main Street Median Plantings Update - Eddie Henderson, Buildings and Grounds Superintendent

9. PUBLIC HEARINGS

10. BUSINESS

- a. Continued REZ-25-06, GovWell REZ-25-0001 & ANX-26-0002 WakeMed - Stephen Wensman, Planning Director
- b. Continued REZ-26-0002 - 1101 Averette Road — Stephen Wensman, Planning Director

11. LEGISLATIVE HEARING

12. COMMUNICATIONS

- a. Eric L. Marsh, Town Manager
- b. David J. Neill, Town Attorney

13. CLOSED SESSION

Personnel Matters Pursuant to Chapter 143, Sections 318.11(a)(3) and (6) of the North Carolina General Statutes

14. ADJOURN



Proclamation of the Town of Rolesville

First Responders Month September 2026

WHEREAS, first responders serve a vital role in protecting the health, safety, and well-being of our community; and

WHEREAS, police officers, firefighters, emergency medical services personnel, 911 telecommunicators, and other emergency response professionals routinely place the needs of others before their own, often responding to dangerous, difficult, and unpredictable circumstances; and

WHEREAS, first responders are among the first to arrive when individuals and families experience emergencies, providing assistance, protection, medical care, reassurance, and support during some of life's most challenging moments; and

WHEREAS, the Town of Rolesville recognizes the dedication, professionalism, courage, and compassion demonstrated by first responders who work around the clock to keep our community safe and prepared; and

WHEREAS, the Town of Rolesville is grateful for the sacrifices made by first responders and their families and recognizes the importance of supporting the physical, emotional, and professional well-being of those who serve our community; and

WHEREAS, First Responders Month provides an opportunity for residents, businesses, community organizations, and local governments to recognize and express appreciation for the individuals who dedicate themselves to protecting and serving others.

NOW, THEREFORE, BE IT PROCLAIMED, that the Board of Commissioners of the Town of Rolesville hereby recognizes September 2026 as First Responders Month in the Town of Rolesville and encourages all residents to join us in expressing our sincere gratitude and appreciation to our police officers, firefighters, emergency medical services personnel, 911 telecommunicators, and all first responders for their service, sacrifice, and commitment to our community.

ADOPTED, this 1st day of September, 2026.

Ronnie I. Currin, Mayor

ATTEST:

Christy Frazier
Town Clerk



**Board of Commissioners
Regular Business Agenda**
Tuesday, August 18, 2026, 6:30 PM
502 Southtown Circle, Rolesville, NC 275712

MINUTES

PRESENT:

Commissioner Michael Paul
Commissioner Dan Alston
Mayor Ronnie Currin
Commissioner April Sneed
Commissioner Jenn Bernat
Commissioner Lenwood Long

1. CALL TO ORDER

Mayor Ronnie Currin called the Rolesville Board of Commissioners Regular Business Meeting to order on Tuesday, August 18, 2026, at 6:30 PM. Mayor Currin noted the meeting was the final session under the summer schedule, with the Board returning to its regular first-Monday cadence beginning in September.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited, followed by an invocation led by Reverend Steve Davis, a retired Minister.

3. PRESENTATIONS

- a. Proclamation — 8U Softball Coach Pitch Allstars
- b. Proclamation — National Senior Citizens Day
- c. Proclamation — Purple Heart Day

4. APPROVAL OF AGENDA

The agenda was approved as amended to include the Purple Heart Day proclamation.

Motion to approve the agenda with the addition of the Purple Heart Day proclamation was made by Commissioner Paul and seconded by Commissioner Bernat. Motion passed unanimously.

5. PUBLIC COMMENTS

Individuals wishing to speak during the Public Comment proceedings are encouraged to be prepared, and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk before the start of the meeting.

No members of the public signed up to speak during the public comment period.

6. CONSENT AGENDA

All items on the Consent Agenda are considered routine, to be enacted by one motion without discussion. If a Board Member requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.

Motion to approve the Consent Agenda was made by Mayor Pro Tem Alston and seconded by Commissioner Bernat. Motion passed unanimously.

- a. Minutes July 21, 2026
- b. Resolution to Reintroduce Legislation for a Unique Zip Code For Rolesville, North Carolina
- c. Roadway Reimbursement Developer Agreement (Merritt Reserve) - Fowler Road Extension

7. BOARD LIAISON REPORTS

Commissioner Jenn Bernat (Public Safety) reported that the Fire Department attended the SAFRE Conference, is actively seeking apparatus vendors to replace Engine 153, and recruited six candidates for two vacancies. The Department conducted a critical-incident stress debriefing following the fatal fire at Willow Tower Court. The Police Department met with Wake County Public Schools regarding safety protocols and is recruiting for officer and sergeant positions. Commissioner Bernat also noted that staff and both chiefs met with NCDOT after the emergency vehicle turnaround at Young Road and US-401 was unexpectedly closed; the town is actively working with DOT toward a resolution.

Commissioner Lenwood Long (Planning) reported that the Planning Board is beginning discussions on minor subdivision lot frontage standards, will address technical corrections to TA-26-007, and will consider conversations regarding the downtown overlay.

Commissioner April Sneed (Parks & Recreation) reported approximately 349 youth participants in baseball and softball, 290 in soccer, and 103 in flag football. Upcoming events include a 9/11 remembrance with a 5K, and a 1-mile walk on September 12, and a blood drive on September 18 at the Rolesville Community Center. ADA-compliant picnic tables were installed, and the Main Street Park

gazebo and swings were repainted. The Rolesville Farm project has entered the design phase.

Mayor Pro Tem Dan Alston (Veterans Affairs) recognized August military observances including Coast Guard Birthday, Purple Heart Day, National Airborne Day, and Marine Forces Reserve Birthday. He reported on the Wake Forest Purple Heart Foundation's 17th Annual Banquet, the Joel Fund's quarterly resource connection event focused on military-connected youth, and the Veterans Memorial Committee's ongoing design discussions with ADW Architecture, encompassing the George Taylor monument relocation, a 9/11 artifact, and the Veterans Memorial.

Commissioner Michael Paul (Senior Citizens) reported growing participation at the Senior Center, including line dancing classes. He highlighted the Golden Years Expo scheduled for August 19 at Rolesville Baptist Church (10 AM–1 PM), and the Senior Network's 3rd Annual Charity Golf Tournament set for September 10.

8. STAFF REPORT

- a. Economic Development Update (paper report only) — Mical McFarland, Economic Development Manager

A paper report was given in lieu of an in-person presentation.

- b. Capital Projects and Infrastructure Update — Scott Miles, Town Engineer

Town Engineer Scott Miles presented a visual update on the Rolesville Farm project and the Main Street punch list.

Rolesville Farm: Phase 1 (driveway, gravel parking, and dual US-401 entrances) is complete and accepted by NCDOT. Phase 2, the soccer complex, is the next active phase, driven by grant timelines. The Town received a \$3,800,000 matching grant from Wake County and a commitment of approximately \$1,000,000 from the NC Football Club toward finishing the soccer fields. Phase 2 includes four full-size soccer fields, a pavilion, 208 paved parking spaces (plus an additional ~80 spaces converting the existing gravel lot), and associated infrastructure. Design is expected to be completed by the end of 2026, with construction beginning in summer 2027 and an anticipated opening in summer 2028. Phase 3, a multi-use activity center estimated at \$10,400,000, will proceed into design upon commencement of Phase 2 construction, targeting a build-out around 2028. Phase 4, the agro-tourism/orchard area, including potential greenway trails, will be evaluated for cost-benefit, particularly on the south side of the property adjacent to the ponds, given the high cost of dam modifications.

Commissioner Long requested staff and consultants explore additional grants and sponsorships to reduce the Town's \$3,800,000 match obligation for Phase 2.

Main Street Punch List: Contractor Fred Smith Company continues work on outstanding items, including asphalt repairs on the greenway, cracked sidewalk

and handicapped ramp replacement, crosswalk lighting activation, weed remediation in the medians, and placement of bollards and reflectors. The contractor has indicated an end-of-August completion target, which Commissioner Bernat and Commissioner Long noted have slipped multiple times. Mayor Currin emphasized that two primary citizen complaints remain: orange fencing in yards and weeds overtaking the landscaped medians. Staff confirmed the orange silt fencing cannot be legally removed until NCDEQ sign-off on the erosion control permit is obtained. Final payment and retainage are being withheld pending satisfactory completion of all punch list items.

Financial Impact & Community Benefit

The Rolesville Farm Phase 2 soccer complex will be partially funded by a \$3,800,000 Wake County matching grant (reimbursable) and approximately \$1,000,000 from the NC Football Club—a mix of grant and private partnership funding. The Town's matching contribution of \$3,800,000 is a significant capital outlay. Commissioner Long requested exploration of additional grants and sponsorships to reduce the Town's share. The rationale for prioritizing Phase 2 is the three-year shelf life on the Wake County grant. The concrete community benefit is the creation of four full-size soccer fields serving an estimated 290+ youth soccer participants, with potential to host regional leagues generating meaningful local economic activity.

- c. Planning Department Update (paper report only) — Stephen Wensman, Planning Director

A paper report was given in lieu of an in-person presentation.

9. BUSINESS

- a. Rolesville Chamber of Commerce MOU - Mical McFarland, Economic Development Manager

Economic Development Manager Mical McFarland noted this was a continuation of the July meeting. The Chamber responded to the Board's prior questions by providing financial documentation and a year-in-review activity report. The draft MOU was included in the meeting packet. Malcolm Allen, Executive Director of the Rolesville Chamber of Commerce, and Chamber Board member Alan Smith were present to address questions.

The Board confirmed that the Chamber now has a CPA as treasurer, that town funds are disbursed primarily on a reimbursement basis (with limited upfront sponsorship advances for events such as the Barbecue & Bands Festival), and that all invoices are reviewed by the Economic Development Manager, the Finance Department, and the Town Manager before payment. Town Manager Eric Marsh clarified that funding is tracked in two buckets: program support and event sponsorships. The Chamber reported membership growth from approximately 100 to 199 members over the past year and projected to reach financial self-sufficiency within approximately two years, with MOU funding expected to decrease over time.

The Board discussed continuity for the Leadership Rolesville Youth Program following the departure of its prior facilitator, and Marsh confirmed that Jamyra Lashley, Career Development Coordinator at Rolesville High School, will serve as a lead facilitator.

Financial Impact & Community Benefit

The MOU represents a recurring town expenditure currently exceeding \$40,000 annually, disbursed as program reimbursements and event sponsorships, with an in-kind office space contribution valued at approximately \$6,500–\$6,700 per year at current market rates (the exact current-year figure was to be finalized prior to execution). Funding is drawn from the Economic Development budget. The Chamber's Executive Director outlined a path to self-sufficiency within two years, driven primarily by event revenue from the Barbecue & Bands Festival—projected to generate \$250,000–\$600,000 in annual economic impact at full attendance. The Board noted that certain programs, including the Christmas parade and Leadership Rolesville, are likely to remain town-supported partnership activities even as the MOU value decreases.

Motion to approve the Rolesville Chamber of Commerce MOU was made by Mayor Pro Tem Alston and seconded by Commissioner Sneed. Motion passed unanimously.

b. Personnel Policy Amendments — Chandra Wright, HR Director

Human Resources Director Chandra Wright presented four proposed amendments to the Town Personnel Policy.

Action 1 — Part-Time Employee Benefits: Staff proposed discontinuing benefit and leave accrual eligibility for newly hired regular part-time employees (under 30 hours per week), while grandfathering the approximately two currently eligible employees. Savings were estimated at approximately \$6,000 per employee per year. Commissioner Bernat expressed opposition, arguing the cost savings were minimal and that access to health care benefits is meaningful to the individuals who rely on them, particularly given the cost of insurance. The motion to approve Action 1 failed.

Actions 2, 3, and 4 were approved together. Action 2 eliminates compensatory time accrual for non-exempt employees, replacing it with direct overtime pay (time-and-one-half) for the pay period in which it is earned; employees currently holding accrued comp time will retain it without forced forfeiture. Action 3 increases the tuition reimbursement benefit from \$1,000 to \$3,000 per employee per year, reflecting increased education costs. Action 4 eliminates the prior practice of providing a 5% probationary pay increase at six months of employment—originally intended to offset the mandatory 6% Local Government Retirement System contribution, which no longer has a waiting period.

Financial Impact & Community Benefit

The tuition reimbursement increase from \$1,000 to \$3,000 per employee annually (Action 3) is a recurring expenditure absorbed within the existing HR/Finance

budget. Town Manager Marsh noted that only three employees utilized the benefit in the prior year. Elimination of compensatory time (Action 2) converts a deferred liability into a current-period overtime expense at time-and-one-half; the Finance Department has incorporated overtime funding into departmental budgets. Eliminating the probationary pay increase (Action 4) yields modest prospective savings on new-hire salary baselines. The denial of Action 1 means no change to part-time benefit costs for current eligible employees; future savings foregone are limited to a small number of positions. Town Attorney David Neill confirmed all amendments were reviewed for compliance with the Fair Labor Standards Act and NC personnel law.

Motion to approve Personnel Policy Amendments, Actions 2, 3, and 4, was made by Mayor Pro Tem Dan Alston and seconded by Commissioner Long. Motion passed unanimously.

Motion to deny Personnel Policy Amendment Action 1 (removal of part-time employee benefit eligibility) was made by Commissioner Jenn Bernat and seconded by Commissioner Paul. Motion passed, with one opposing vote made by Commissioner Long.

10. LEGISLATIVE HEARING

- a. REZ-25-06, GovWell REZ-25-0001 & ANX-26-0002 WakeMed Rezoning and Annexation -- Stephen Wensman, Planning Director

REZ-25-06, GovWell REZ-25-0001 & ANX-26-0002 WakeMed Rezoning and Annexation — Stephen Wensman, Planning Director

Planning Director Stephen Wensman presented the staff report for the proposed Commercial Highway conditional rezoning and voluntary annexation to facilitate a WakeMed Health Plex—a standalone emergency department—on a roughly 30-acre parcel at the intersection of Burlington Mills Road and the future Granite Falls Parkway extension.

The applicant's attorney, Toby Coleman of Smith Anderson, presented on behalf of WakeMed, represented on-site by VP of Construction and Facilities, Tom Cavender, and Andi Curtis. The proposed Health Plex is a 12-room standalone emergency department of approximately 36,000 square feet (capped at 40,000 sq. ft. of total non-residential development under the proposed zoning conditions), operating 24 hours a day, 7 days a week. The facility would serve an estimated 18,000 patients per year and would be WakeMed's fourth healthplex in the region, addressing a medically underserved area. The state Certificate of Need for the facility has been approved. Proposed zoning conditions include a 150-foot minimum building setback from the eastern property line (approximately six times the LDO standard), a 50-foot perimeter landscape buffer with supplemental evergreen plantings, screening

standards for any ambulance loading area within 150 feet of Granite Falls Parkway, and restrictions on a range of commercial uses. WakeMed's geotechnical investigations were ongoing, with the applicant expressing optimism that the building could be shifted further west and north from the Barrington subdivision. Traffic Engineer Matt Peach of Stantec presented the Traffic Impact Analysis (TIA). Total weekday trips were projected at 1,550. The study, modeled on medical office building use (the highest-generating LDO use category), examined an opening year of 2027. The TIA identified a level-of-service degradation from E to F at the Burlington Mills Road/Old Burlington Mills Road/Wallbrook Flats access intersection during the AM peak. The study concluded that neither a traffic signal nor right-turn-only restrictions were advisable at that location due to spacing conflicts with the Main Street intersection and concerns about forced U-turns, respectively, and therefore recommended no improvement—a conclusion Commissioner Paul challenged as leaving an already-strained intersection unmitigated.

During the public hearing, Toni Kenion (Barrington HOA Director) raised questions regarding the E-to-F LOS degradation at the Burlington Mills/Old Burlington Mills intersection, the range of nonmedical uses remaining permitted under the conditional zoning, and whether the zoning conditions fully reflected the commitments discussed.

Elphie Shock (521 Kenton Mill Court) asked Board members to physically visit the Granite Falls Parkway right-of-way within Barrington, noting the dedicated corridor appeared too narrow for the planned roadway cross-section.

Erin Sullivan (230 Bridge Point Drive) expressed concern about the impacts of lights, sirens, and traffic on the adjacent residential community, as well as the volume of children in the neighborhood.

William Johnson (532 Barrington Hall Drive) argued that a 24-hour emergency department constituted a high-intensity use inconsistent with civic land use intent, cited potential property value impacts, and urged denial.

Following the public hearing, the Board raised several substantive concerns: the remaining nonmedical permitted uses (bank, event center, commercial parking, retail, lodging as a special use) and whether the zoning should be limited strictly to hospital and medical uses; the enforceability of commitments to shift the building and ambulance bay westward given the concept plan's current committed elements; and the adequacy of the traffic analysis given the pre-existing Burlington Mills Road congestion. Town Attorney David Neill advised that an additional sentence be added to Condition 2 to explicitly permit building and drive locations to be shifted west and northwest to increase distances from the eastern property line—language the applicant accepted. The Board expressed it was not prepared to vote without further information on feasible building placement and ambulance bay relocation. The applicant acknowledged the geotechnical analysis would require approximately 30–60 days to complete.

Motion to continue REZ-25-06 / ANX-26-0002 (WakeMed Rezoning and Annexation)

to the September 1, 2026, Board of Commissioners meeting was made by Commissioner Jenn Bernat and seconded by Commissioner Paul. The motion passed unanimously.

b. ANX-26-0001 - 825 Averette Road Annexation — Stephen Wensman,
Planning Director

Planning Director Wensman presented the voluntary annexation petition for 825 Averette Road, the site of Hope Baptist Church (approximately 10 acres). The church seeks annexation primarily to obtain access to public sewer service, a prerequisite for any future campus expansion, as the existing on-site septic system prohibits expansion. The petition was accepted April 28, 2026, found sufficient by the Town Clerk on July 21, 2026, and a public hearing was set for this meeting. Staff noted no measurable fiscal impact on town services. Civil engineer John Fraser of FLM Engineering confirmed that a sewer easement agreement is in place for a short extension from an adjacent development and that water is accessible from Averette Road. No members of the public spoke during the public hearing.

Motion to approve voluntary annexation petition ANX-26-0002 by adopting Ordinance 2026-19 was made by Commissioner Long and seconded by Commissioner Paul. Motion passed unanimously.

c. TA-26-0006 & REZ-26-0004 Downtown Overlay — Stephen Wensman,
Planning Director

Planning Director Wensman presented the long-anticipated Downtown Overlay District text amendment and corresponding official zoning map update. The overlay applies to properties along the downtown Main Street corridor, divided into a general overlay area and a more restrictive "walkable core" (purple) area. Key design standards include building orientation toward the street, parking located to the side or rear of buildings, elimination of perimeter and street buffers (in favor of active street frontage), 5–20-foot building setbacks, drive-through prohibition in the walkable core, elimination of the vegetation preservation requirement, and a requirement for internally located or clustered mailboxes. Signs are reduced to 6 feet in the pedestrian core (from 12 feet). Drive-throughs in the general overlay area must be located to the side or rear of buildings. The overlay map was updated after the packet was distributed to extend coverage to all four corners of the intersections at each end of the district, per a recommendation from the Downtown Development Association. Wensman noted a statutory down-zoning protection clause is embedded in the ordinance, meaning any provision that would constitute a down-zone is not enforceable against a non-consenting property owner; the overlay is aspirational for existing properties and fully applicable to new development and voluntary rezonings.

Motion to approve TA-26-0006 Downtown Overlay District text amendment, finding it consistent with the Comprehensive Plan, was made by Mayor Pro Tem Dan Alston and seconded by Commissioner Bernat. Motion passed unanimously. Motion to approve REZ-26-0004 official zoning map update for the Downtown Overlay District, finding it consistent with the Comprehensive Plan, was made by Mayor Pro Tem Dan Alston and seconded by Commissioner Long. Motion passed unanimously.

11. COMMUNICATIONS

a. Eric L. Marsh, Town Manager

Town Manager Marsh deferred to prior reports, noting upcoming events included the Golden Years Expo on August 19 and the National Night Out on October 6.

b. David J. Neill, Town Attorney

Town Attorney Neill advised that a closed session was called for a personnel matter and that a proposed motion form had been distributed to the Board.

12. CLOSED SESSION

Personnel matters pursuant to Chapter 143, Sections 318.11(a)(3) and (6) of the North Carolina General Statutes

Motion to enter closed session to preserve attorney-client privilege pursuant to Chapter 143, Section 318.11(a)(6) of the North Carolina General Statutes to discuss a personnel matter was made by Commissioner Long and seconded by Commissioner Bernat. Motion passed unanimously.

The Board entered closed session. Upon return to open session, no reportable action was taken.

13. ADJOURN

Mayor Currin offered brief closing remarks, acknowledging the length and volume of the evening's business, reminding attendees of the Golden Years Expo on August 19 and the upcoming 9/11 commemorative events, and noting that the Board would resume its regular monthly meeting schedule in September.

The meeting was adjourned without any opposition at 11:47 PM.

Ronnie I. Currin, Mayor

ATTEST:

Christy Frazier, Town Clerk



Board of Commissioners

Item Memo

To: Mayor Currin and Town Commissioners
From: June Greene - Director P&R
Date: Tuesday, September 1, 2026
Re: 8.a. Main Street Park Improvement Project Update - June Greene, Parks & Recreation Director

Background

The Main Street Park Improvement Project was developed to address aging infrastructure and several needs identified in the Town's Parks and Recreation Master Plan and ADA Transition Plan. As Rolesville continues to grow and improvements are made along the Main Street corridor, the Town identified Main Street Park as an important piece of creating a safer, more accessible, and connected community. Planned improvements include playground equipment and surfacing, accessible picnic facilities, parking improvements, security cameras, public Wi-Fi, facility upgrades, and landscaping.

Because of the Town's rapid growth, completing these improvements using only local funding would have been challenging. The Town pursued federal funding to help move the project forward and was awarded the HUD grant in February 2026. The funding allows the Town to make needed improvements to one of its long-standing parks while complementing the continued investment and redevelopment taking place along the Main Street corridor.

Recommended Action

Attachment

None



Board of Commissioners

Item Memo

To: Board of Commissioners

From: Eddie Henderson
Buildings and Grounds Superintendent

Date: Tuesday, September 1, 2026

Re: 8.b. Main Street Median Plantings Update - Eddie Henderson, Buildings and Grounds Superintendent

Background

Earlier this year, new plantings were installed within the medians along S. Main Street. Following installation, the plantings received limited maintenance, which resulted in the beds becoming overgrown and requiring additional cleanup and attention. Fred Smith Company has recently coordinated with its landscaping contractor to perform an initial cleanup of the plant beds. This work has helped restore the appearance of the medians and prepare the beds for transition to the Town's ongoing maintenance program. The Town is currently preparing to take ownership of the plant beds and assume responsibility for their routine maintenance. Once the Town takes over maintenance, the beds will be incorporated into the Town's regular seasonal landscaping schedule. Maintenance will generally consist of the following:

- **Late Winter/Early Spring:** Mulching all planting beds; removing accumulated leaves and debris; cutting back ornamental grasses and perennials; and applying fertilizer and pre-emergent herbicide as needed.
- **Spring and Summer:** Regularly inspecting and maintaining the beds, including weed removal and herbicide applications as appropriate, as well as watering as needed to support the health and establishment of the plantings.
- **Fall:** Continuing weed control and general bed maintenance as needed, along with planting replacement plants where necessary.
- **Year-Round:** Removing trash and litter from the planting beds as needed.

The Town's goal is to establish a consistent maintenance schedule that will allow the plantings to become fully established and provide an attractive, well-maintained appearance along the S. Main Street corridor. With the initial cleanup complete and the Town preparing to assume ongoing maintenance responsibilities, staff expects the condition and appearance of the medians to improve as the regular maintenance cycle is established.

Recommended Action

Attachment

None



Board of Commissioners

Item Memo

To: Mayor Currin and Town Board of Commissioners
From: Stephen Wensman - Planning Director
Date: Tuesday, September 1, 2026
Re: 10.a. Continued REZ-25-06, GovWell REZ-25-0001 & ANX-26-0002 WakeMed - Stephen Wensman, Planning Director

Background

The Town of Rolesville Board of Commissioners held a legislative hearing on August 18. After the hearing closed, the items were continued to September 1, 2026. The developer is now requesting a continuation to the October 6, 2026 meeting.

Application & Site Data

The Town of Rolesville Planning Department received a Zoning Map Amendment (Rezoning) application in November 2025 for property located at 4801 Burlington Mills Road. The request is to change the zoning district from Residential Low Zoning District (RL) to Commercial Highway Conditional Zoning District (CH-CZ). The Applicant has included proposed Conditions of Approval and a Concept Site Plan in relation to the Conditional Zoning aspect.

Application	REZ-25-06, GovWell REZ-25-0001
Address / PIN	4801 Burlington Mills Road / 1758498280
Owner	WakeMed
Applicant	Jacob Desrosiers, Kimley-Horn and Associates Inc.
Area	30.99 acres
Current Zoning	Residential Low Zoning District (RL)
Proposed Zoning	Commercial Highway Conditional Zoning District (CH-CZ)
Current Use	Vacant
Proposed Use	Hospital

(See Attachment 13 — Rolesville Zoning Map

ANX-26-0002 – 4801 Burlington Mills Road, WakeMed Lot 2

The Town of Rolesville received a contiguous voluntary annexation petition for a 30.99-acre parcel located at 4801 Burlington Mills Road with Wake County PIN 1758498280, to be annexed into Rolesville Town Limits. The subject property is the same as the Rezoning Map Amendment request REZ-25-06 WakeMed.

The Town Clerk investigated the annexation petition as to its sufficiency of meeting G.S. 160A-31 – see Attachment 2. The next step in the Annexation Process is the Board of Commissioners' legislative hearing on August 18, 2026.

Applicant Justification

The Applicant provided a Justification Statement for their rezoning request; it is included as **Attachment 2**. The statement notes the request is consistent with the Town of Rolesville's Comprehensive Plan.

Proposed Conditions of Approval – (Attachment 3)

The Applicant's proposed Conditions of Approval include (paraphrased):

1. List of prohibited Principal Uses; examples include gas station, shopping center, and vehicle minor service and major service.
2. Development shall be in substantial conformance with the Concept Site Plan.
3. No more than 40,000 square feet of gross floor area for any nonresidential use.
4. 150-foot minimum building setback from adjoining properties in Barrington Subdivision.
5. Maximum building height shall be 55 feet.
6. The perimeter buffer along Barrington Hall Drive shall be a minimum of 50 feet.
7. A 50-foot undisturbed buffer is required along the common property line with the Barrington Townhome open space lot.

Neighborhood Meeting

The Applicant held two neighborhood meetings on January 28, 2026, and March 30, 2026, both at the Rolesville Community Center. The neighborhood meeting reports are included as **Attachment 4**.

Comprehensive Plan

Land Use

The Rolesville 2050 Comprehensive Plan's Future Land Use Map (**Attachment 14**) identifies the subject property as Civic (light blue) and Commercial Center (lavender). The Civic land use category represents key civic or institutional resources in the Rolesville Community, and the Commercial Center category represents conventional commercial uses along primary corridors.

Community Transportation Plan

The Town's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections. Below are the recommendations that affect the subject property:

Thoroughfare Recommendations

- Burlington Mills Road: 4-lane divided section with curb & gutter, bike lanes, and sidewalks

- Granite Falls Boulevard: 2-lane section with two-way left turn lane, curb & gutter, bike lanes, and sidewalks

Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian routes are shown in the following locations:

- A 10' side path is required along Burlington Mills Road;
- A 10' side path is required along Granite Falls Boulevard.

Consistency

The Applicant's rezoning request is **consistent** with the Town of Rolesville's Comprehensive Plan, Community Transportation Plan, and Greenway Plan for the following reasons:

- As per Rolesville's 2050 Comprehensive Plan, the hospital use illustrated in the Concept Site Plan, along with the Proposed Conditions of approval, constitutes a project consistent with both the Civic and Commercial Center land use designations.
- The Concept Site Plan illustrates the side paths and bike lanes along the subject property's frontage along Burlington Mills Road.
- *Please note that, as per the approved FY 26 – 27 Budget, \$5,000,000 identified in the FY 27 – 28 Budget for construction of the remaining Granite Falls Boulevard segment.*

Traffic

Traffic Impact Analysis

The consulting firm Stantec, one of the Town's on-call transportation consultants, performed the Traffic Impact Analysis (TIA) for this project, which studied the development of a 40,000-square-foot medical office building.

The Final Report dated June 2026 is included as **Attachment 5** to this memo.

<i>TIA Summary – Trip Generation</i>						
Land Use (ITE Code)	Size	Daily Traffic	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
		Total	Enter	Exit	Enter	Exit
Medical Office (LUC 720)	40,000 SF	1,550	82	23	43	99

Four intersections were studied for capacity analysis and the Level of Service (LOS) impact of this development. Recommendations for improvements are listed in the table below.

<i>TIA Summary – Short Term Recommendations</i>	
Burlington Mills Road at Granite Falls Boulevard	• Extend Granite Falls Boulevard to Burlington Mills Road with one ingress and one egress lane, consisting of a shared left/right turn lane.
Burlington Mills Road at Access A	• Construct an eastbound left-turn lane on Burlington Mills Road with 50 feet of full-width storage and

	appropriate taper.
Burlington Mills Road at Access B	• Construct a westbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper.

Development Review

The Technical Review Committee (TRC) reviewed two (2) submittals for the Rezoning application and its attachments, with most comments resolved. Some documents still need to be updated to reflect the correct property owner, WakeMed, and other details.

Planning Board Recommendation

At the Planning Board meeting on June 22, 2026, the Board unanimously recommended approval of REZ-25-06 (GovWell REZ 25-0001) by a vote of 5 – 0. The Board also recommended the addition of the following conditions:

- Granite Falls Boulevard must be finished before the facility opens.
- Additional buffering will be addressed, and
- Owner/developer will investigate separation and shelter from lighting and noise between the ambulance area and Granite Falls Boulevard and adjacent housing.

Staff Analysis

The Application seeks to change the zoning of the subject property to Commercial Highway (CH) for the proposed WakeMed Hospital use. This is the first time since the approval of the Land Development Ordinance (LDO) in June 2021 that an applicant has requested CH zoning, and one reason the Applicant is requesting this district is the 60-foot maximum building height. For comparison, the Office and Professional Zoning District (OP) has a maximum building height of 42 feet, with an option for a Design Alternative up to 50 feet.

One of the proposed conditions of approval is substantial conformance with the Concept Site Plan (**Attachment 1**). The project, as defined by the Proposed Conditions of Approval, including the Concept Site Plan, illustrates development consistent with the Comprehensive Plan and the proposed Commercial Highway zoning district.

Plan Consistency and Reasonableness Statement

As noted above under the Comprehensive Plan section of this report and the Staff analysis, the rezoning request for the subject parcels is consistent with Rolesville's vision in Policy documents and the Board of Commissioners' legislative decisions over the past several years. Rezoning application REZ-25-06, GovWell REZ-25-0001, is thus consistent and is therefore reasonable.

Recommended Action

Staff recommends approval of REZ-25-06, GovWell REZ-25-0001 – WakeMed finding it consistent with the Comprehensive Plan.

Attachment

REZ-25-06 - REZ-25-0001 Attach 01 Concept Site Plan 20260810, REZ-25-06 - REZ-25-0001 Attach 02_WakeMed statement-of-justification, REZ-25-06 - REZ-25-0001 Attach 02A REZ Application, REZ-25-06 - REZ-25-0001 Attach 03 Conditions of Approval, REZ-25-06 - REZ-25-0001 Attach 04a_2026-01-28_WakeMed Rez-Nghd Mt SUMMARY, REZ-25-06 - REZ-25-0001 Attach 04b_2026-03-30_WakeMed Rez-Nghd mtg Summary, REZ-25-06 - REZ-25-0001 Attach 05A TIA, REZ-25-06 - REZ-25-0001 Attach 05B NCDOT Email, REZ-25-06 - REZ-25-0001 Attach 06_Property Deed_Bk20241_Pg1501-1509_Recorded 2026-05-28, REZ-25-06 - REZ-25-0001 Attach 07_legal-metes-lot-2-wakemed, REZ-25-06 - REZ-25-0001 Attach 08 Deed B20241 P1501 5.28.26(14607144.1), ANX-26-0002 Attach 11 - ORD-2026-XX, Email request for continuation to October 8th BOC, Attachment 13 - Rolesville Zoning Map, Attachment 14 - Rolesville Futue Land Use Map

WAKE MED

REZONING CONCEPT PLAN PACKAGE
PREPARED FOR: TOWN OF ROLESVILLE, NC
TOWN PROJECT NUMBER: REZ-25-06

DEVELOPER/CONTRACT PURCHASER:

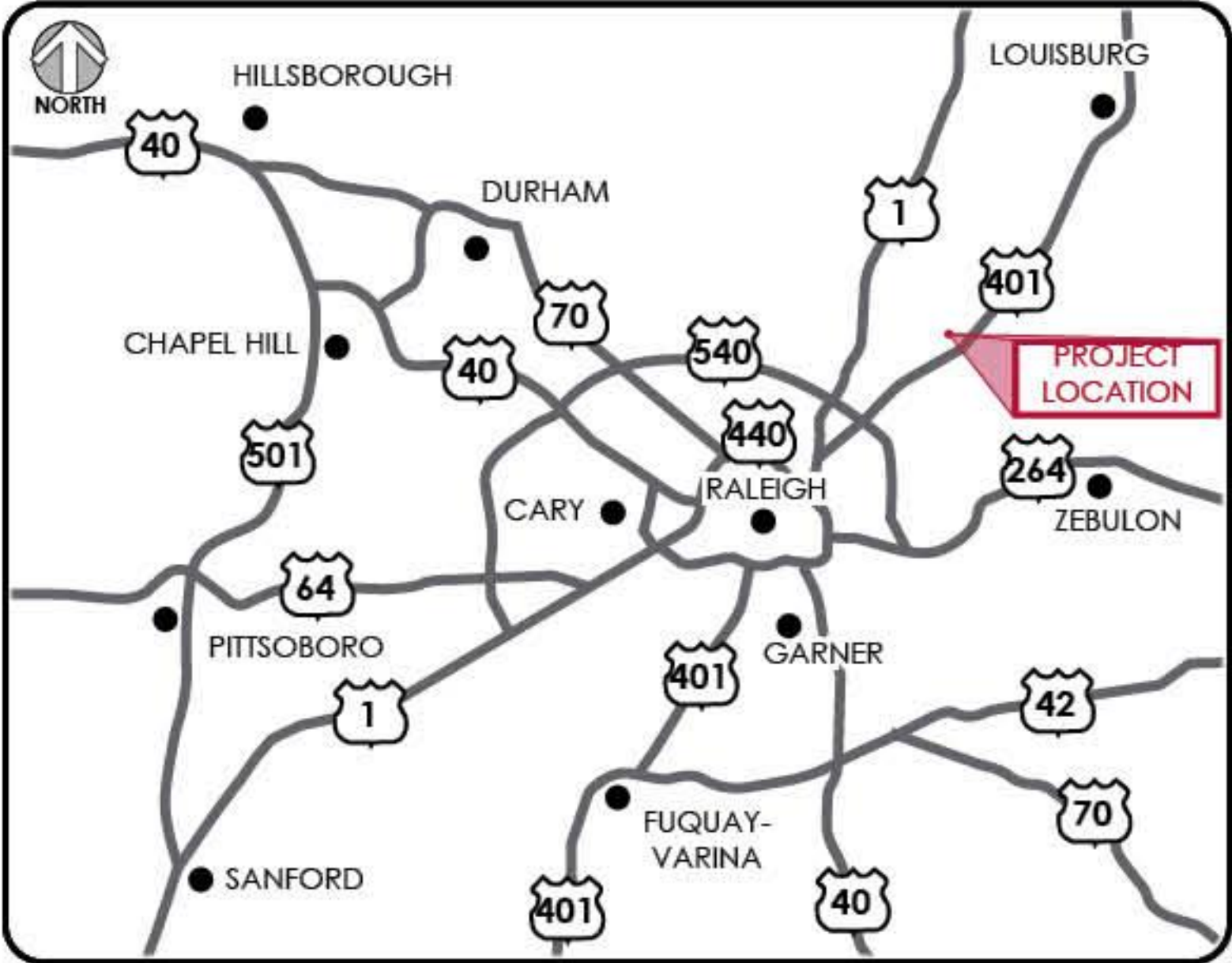


WAKEMED HEALTH & HOSPITALS
3128 SMOKETREE CT
RALEIGH, NC 27604

CONCEPT PLAN SHEET INDEX:

- MP-01 EXISTING CONDITIONS MAP
- MP-02 EXISTING SITE BOUNDARY SURVEY
- MP-03..... CONCEPTUAL LAND USE PLAN
- MP-04..... MASTER CONCEPT PLAN
- MP-05..... LANDSCAPE BUFFER DETAIL

VICINITY MAP



NOT TO SCALE

APPLICANT / CONSULTING TEAM:

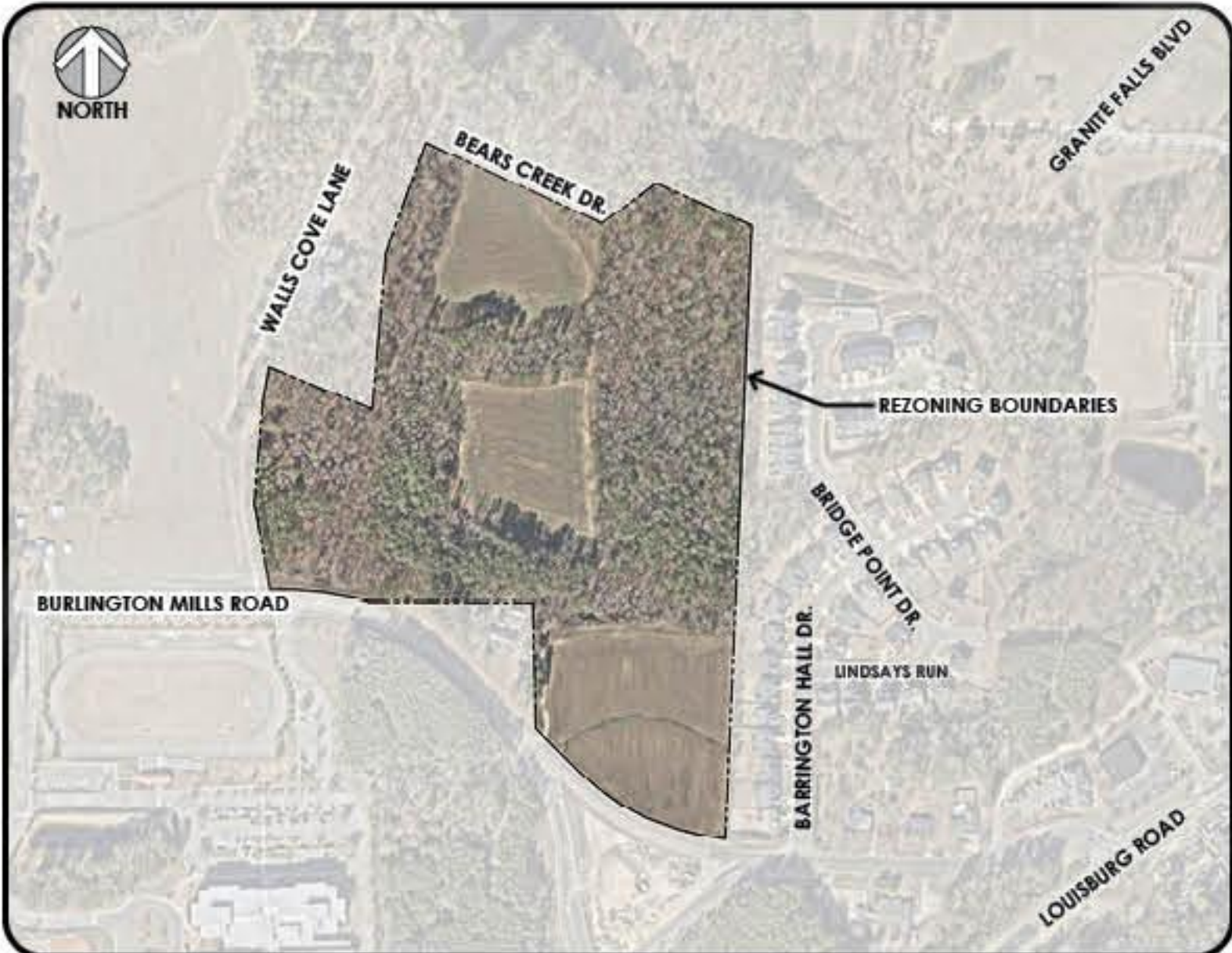


421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
CONTACT: RICHARD BROWN, PLA
PHONE: (919) 677-2000
EMAIL: Richard.Brown@kimley-horn.com



150 FAYETTEVILLE STREET, SUITE 2300
RALEIGH, NC 27601
CONTACT: TOBY COLEMAN
PHONE: (919) 821-6778
EMAIL: tcoleman@smithlaw.com

PROJECT LOCATION MAP



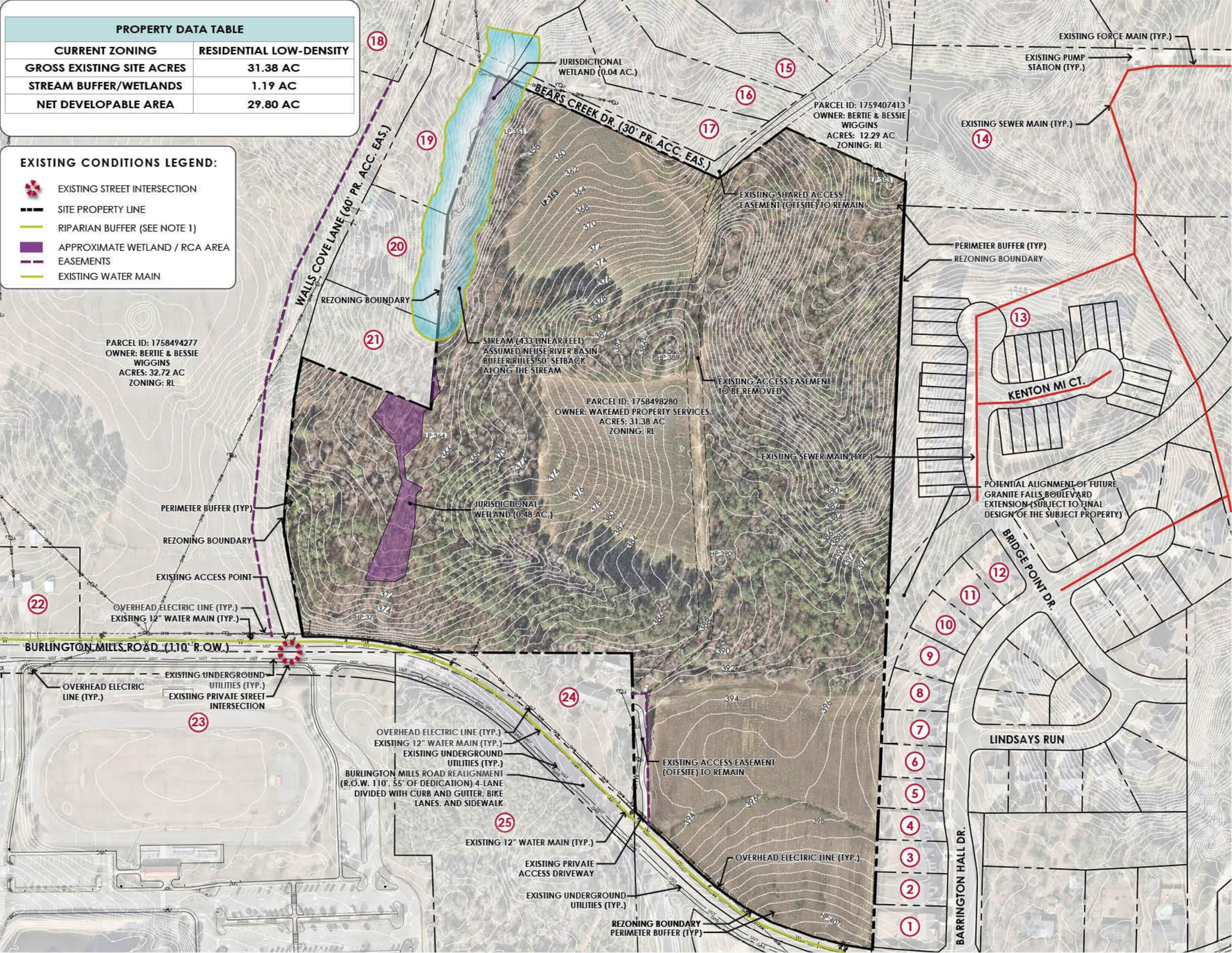
NOT TO SCALE

REV DATE	SHEET
11/3/2025	MP-1
12/22/2025	
5/29/2026	
8/10/2026	

PROPERTY DATA TABLE	
CURRENT ZONING	RESIDENTIAL LOW-DENSITY
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

EXISTING CONDITIONS LEGEND:

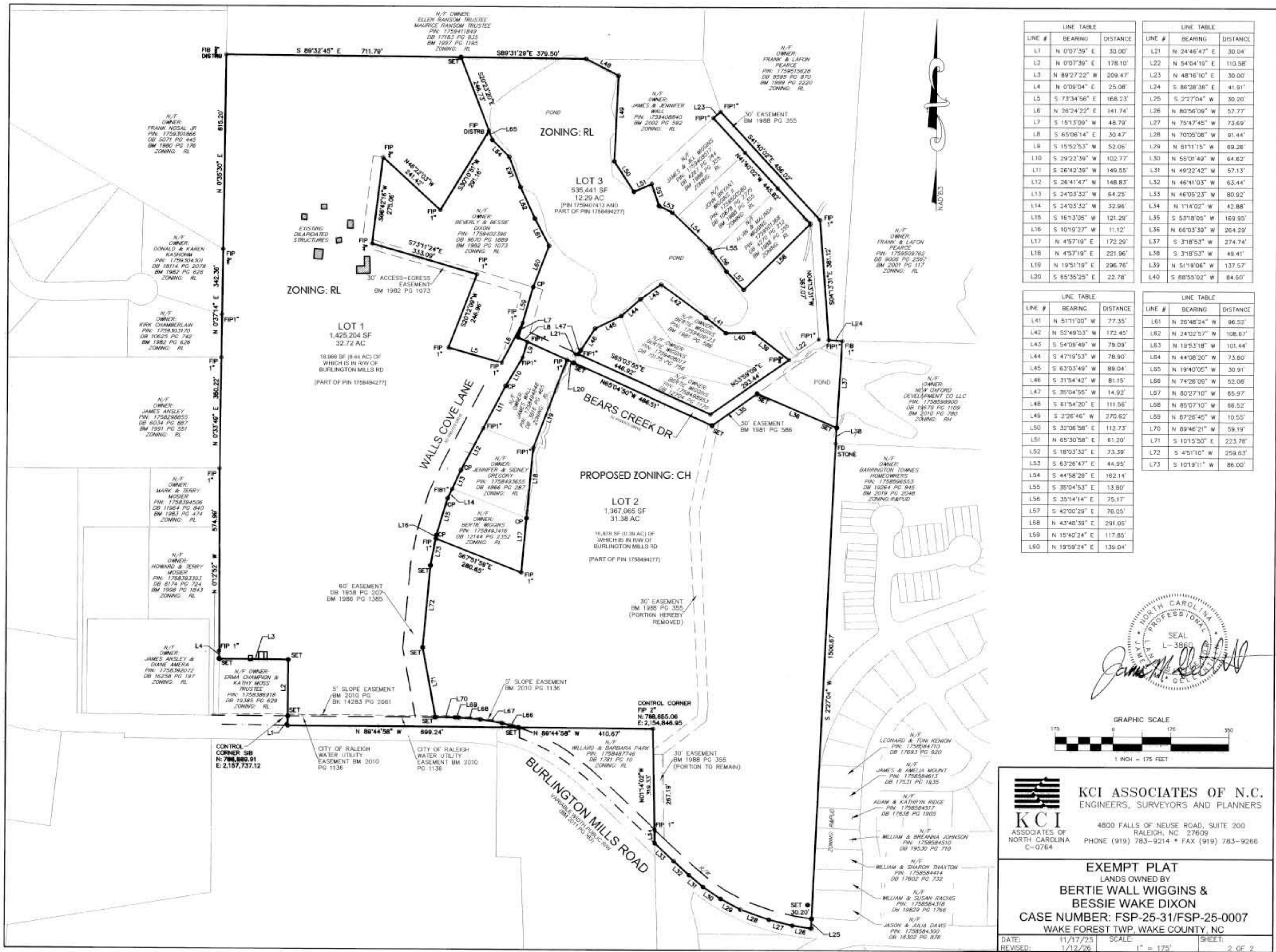
- EXISTING STREET INTERSECTION
- SITE PROPERTY LINE
- RIPARIAN BUFFER (SEE NOTE 1)
- APPROXIMATE WETLAND / RCA AREA
- EASEMENTS
- EXISTING WATER MAIN



ADJOINING PROPERTIES:				
1. PROPERTY OWNER: JASON & JULIA DAVIS PIN: 1758584300 ZONING: R&PUD USE: RESIDENTIAL	2. PROPERTY OWNER: WILLIAM & SUSAN RACHIS PIN: 1758584318 ZONING: R&PUD USE: RESIDENTIAL	3. PROPERTY OWNER: WILLIAM & SHARON THAXTON PIN: 1758584414 ZONING: R&PUD USE: RESIDENTIAL	4. PROPERTY OWNER: WILLIAM & BREANNA JOHNSON PIN: 1758584510 ZONING: R&PUD USE: RESIDENTIAL	5. PROPERTY OWNER: ADAM & KATHRYN RIDGE PIN: 1758584517 ZONING: R&PUD USE: RESIDENTIAL
6. PROPERTY OWNER: JAMES & AMELIA MOUNT PIN: 1758584613 ZONING: R&PUD USE: RESIDENTIAL	7. PROPERTY OWNER: LEONARD & TONI KENION PIN: 1758584710 ZONING: R&PUD USE: RESIDENTIAL	8. PROPERTY OWNER: MONSEBULA & MATONDO LESANGA PIN: 1758584727 ZONING: R&PUD USE: RESIDENTIAL	9. PROPERTY OWNER: HAI & KHANH TRAN PIN: 1758584844 ZONING: R&PUD USE: RESIDENTIAL	10. PROPERTY OWNER: JORDAN & NATIA AKINS PIN: 1758584981 ZONING: R&PUD USE: RESIDENTIAL
11. PROPERTY OWNER: ROBERT & AMY HARKEY PIN: 1758585927 ZONING: R&PUD USE: RESIDENTIAL	12. PROPERTY OWNER: JAMES RHODES PIN: 1758595082 ZONING: R&PUD USE: RESIDENTIAL	13. PROPERTY OWNER: BARRINGTON TOWNES HOMEOWNERS PIN: 1758596553 ZONING: R&PUD USE: RESIDENTIAL	14. PROPERTY OWNER: NEW OXFORD DEVELOPMENT CO. LLC PIN: 1758598900 ZONING: RL USE: RESIDENTIAL	15. PROPERTY OWNER: BERTIE WIGGINS PIN: 1759409123 ZONING: RL USE: RESIDENTIAL
16. PROPERTY OWNER: BERTIE WIGGINS PIN: 1759408017 ZONING: RL USE: RESIDENTIAL	17. PROPERTY OWNER: BERTIE WIGGINS PIN: 1758498953 ZONING: RL USE: RESIDENTIAL	18. PROPERTY OWNER: BEVERLY & BESSIE DIXON PIN: 1759402396 ZONING: RL USE: RESIDENTIAL	19. PROPERTY OWNER: JAMES WALL PIN: 1758494848 ZONING: RL USE: RESIDENTIAL	20. PROPERTY OWNER: JENNIFER & SIDNEY GREGORY PIN: 1758493655 ZONING: RL USE: RESIDENTIAL
21. PROPERTY OWNER: BERTIE WIGGINS PIN: 1758387160 ZONING: RL USE: RESIDENTIAL	22. PROPERTY OWNER: ERMA CHAMPION & KATHY MOSS TRUSTEE PIN: 1758386918 ZONING: RL USE: RESIDENTIAL	23. PROPERTY OWNER: WAKE COUNTY BOARD OF EDUCATION PIN: 1758387160 ZONING: RO USE: RESIDENTIAL OFFICE	24. PROPERTY OWNER: WILLARD & BARBARA PARK PIN: 1758487746 ZONING: RL USE: RESIDENTIAL	25. PROPERTY OWNER: BROTHERS FORTY SIX LLC PIN: 1758486155 ZONING: GC-CZ USE: GENERAL COMMERCIAL

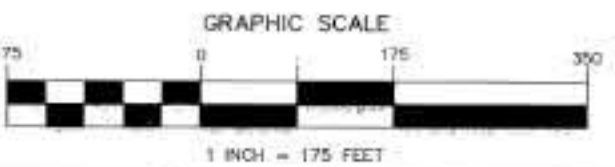
- EXISTING CONDITIONS NOTES:**
- Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDENR and the Army Corps of Engineers prior to development.
 - All base data has been provided by Wake County GIS and shall be confirmed with a topographic and boundary survey prior to development of construction drawings.
 - This diagram does not consider subsurface conditions such as utilities, unsuitable soils, rock or other elements that may influence the detailed design or the location of infrastructure. A preliminary soils, geotech or similar investigation should inform the final design.
 - Adjacent property information based on Wake County Register of Deeds.
 - Plano metric information based on publicly available information from the Wake County Geographical Information Systems Database.
 - Topographic information based on publicly available information from the Wake County Geographical Information Systems Database.
 - All easement information shown is per publicly available information from the Wake County Geographical Information Systems Database.
 - Per FIRM Map 3720175800k, Panel: 1758, and FIRM Map 3720175900k, Panel: 1759 there are no FEMA floodplains located on the subject property.

REV DATE	SHEET
11/3/2025	MP-01
12/22/2025	
5/29/2026	
8/10/2026	



LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 0°07'39" E	30.00'	L21	N 24°45'47" E	30.04'
L2	N 0°07'39" E	178.10'	L22	N 54°04'19" E	110.58'
L3	N 89°27'32" W	209.47'	L23	N 48°16'10" E	30.00'
L4	N 0°09'04" E	25.08'	L24	S 86°39'38" E	41.91'
L5	S 73°34'56" E	168.23'	L25	S 22°7'04" W	30.20'
L6	N 26°24'22" E	141.74'	L26	N 80°56'09" W	57.77'
L7	S 15°13'09" W	48.79'	L27	N 75°47'45" W	73.69'
L8	S 65°06'14" E	30.47'	L28	N 70°05'06" W	91.44'
L9	S 15°52'53" W	52.06'	L29	N 61°11'15" W	69.26'
L10	S 29°22'39" W	102.77'	L30	N 55°01'49" W	64.62'
L11	S 26°42'39" W	149.55'	L31	N 49°22'42" W	57.13'
L12	S 26°41'47" W	148.83'	L32	N 46°41'03" W	63.44'
L13	S 24°03'32" W	64.25'	L33	N 46°05'23" W	80.92'
L14	S 24°03'32" W	32.96'	L34	N 17°40'27" W	42.88'
L15	S 16°13'05" W	121.29'	L35	S 33°18'05" W	169.95'
L16	S 10°19'27" W	11.12'	L36	N 66°03'39" W	264.29'
L17	N 45°71'9" E	172.29'	L37	S 31°53'3" W	274.74'
L18	N 45°71'9" E	221.96'	L38	S 31°53'3" W	49.41'
L19	N 19°51'19" E	296.76'	L39	N 51°19'08" W	137.57'
L20	S 65°35'25" E	22.78'	L40	S 88°55'02" W	84.60'

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L41	N 51°11'00" W	77.35'	L61	N 26°48'24" W	96.52'
L42	N 52°49'03" W	172.45'	L62	N 24°02'57" W	108.67'
L43	S 54°09'49" W	79.09'	L63	N 19°53'18" W	101.44'
L44	S 47°19'53" W	78.90'	L64	N 44°08'20" W	73.60'
L45	S 63°03'49" W	89.04'	L65	N 19°40'05" W	30.91'
L46	S 31°54'42" W	81.15'	L66	N 74°26'09" W	52.08'
L47	S 39°04'55" W	14.92'	L67	N 80°27'10" W	65.97'
L48	S 61°54'20" E	111.56'	L68	N 85°07'10" W	66.52'
L49	S 2°26'46" W	270.82'	L69	N 67°26'45" W	10.55'
L50	S 32°06'58" E	112.73'	L70	N 89°46'21" W	59.19'
L51	N 65°30'58" E	61.20'	L71	S 10°15'50" E	223.78'
L52	S 18°03'32" E	73.39'	L72	S 4°51'10" W	259.63'
L53	S 63°26'47" E	44.95'	L73	S 10°19'11" W	86.00'
L54	S 44°58'29" E	162.14'			
L55	S 39°04'53" E	13.80'			
L56	S 30°14'14" E	75.17'			
L57	S 42°00'29" E	78.05'			
L58	N 43°48'39" E	291.06'			
L59	N 15°40'24" E	117.85'			
L60	N 19°59'24" E	139.04'			





KCI ASSOCIATES OF N.C.
ENGINEERS, SURVEYORS AND PLANNERS
4800 FALLS OF NEUSE ROAD, SUITE 200
RALEIGH, NC 27609
PHONE (919) 783-9214 • FAX (919) 783-9266
C-0764

EXEMPT PLAT
LANDS OWNED BY
**BERTIE WALL WIGGINS &
BESSIE WAKE DIXON**
CASE NUMBER: FSP-25-31/FSP-25-0007
WAKE FOREST TWP, WAKE COUNTY, NC
DATE: 11/17/25
REVISED: 1/12/26
SCALE: 1" = 175'
SHEET: 2 OF 2

METES AND BOUNDS DESCRIPTION:

A PARCEL OF LAND LOCATED IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DB 687 PG 206; SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:788227.32 AND E:2155330.82 (NAD83/2011);

THENCE, ON THE CENTERLINE OF BURLINGTON MILLS ROAD, THE FOLLOWING 8 CALLS:

- 1) N 80° 56' 09" W, A DISTANCE OF 57.77 FEET TO A POINT;
- 2) N 75° 47' 45" W, A DISTANCE OF 73.69 FEET TO A POINT;
- 3) N 70° 05' 06" W, A DISTANCE OF 91.44 FEET TO A POINT;
- 4) N 61° 11' 15" W, A DISTANCE OF 69.26 FEET TO A POINT;
- 5) N 55° 01' 49" W, A DISTANCE OF 64.62 FEET TO A POINT;
- 6) N 49° 22' 42" W, A DISTANCE OF 57.13 FEET TO A POINT;
- 7) N 46° 41' 03" W, A DISTANCE OF 63.44 FEET TO A POINT;
- 8) N 46° 05' 23" W, A DISTANCE OF 80.92 FEET TO A POINT A THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WILLARD AND BARBARA PARK (DB 1781 PG 10);

THENCE N 01° 14' 02" W, ON THE EAST LINE OF SAID PARK LANDS, A DISTANCE OF 42.88 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD;

THENCE N 01° 14' 02" W, CONTINUING ON THE EAST LINE OF PARK LANDS, A DISTANCE OF 319.33 FEET TO A FOUND IRON PIPE;

THENCE N 89° 44' 58" W, ON THE NORTH LINE OF PARK LANDS, A DISTANCE OF 410.67 FEET TO A POINT;

THENCE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD THE FOLLOWING 5 CALLS:

- 1) N 74° 26' 09" W, A DISTANCE OF 52.08 FEET TO A POINT;
- 2) N 80° 27' 10" W, A DISTANCE OF 65.97 FEET TO A POINT;
- 3) N 85° 07' 10" W, A DISTANCE OF 66.52 FEET TO A POINT;
- 4) N 87° 26' 45" W, A DISTANCE OF 10.55 FEET TO A POINT;
- 5) N 89° 46' 21" W, A DISTANCE OF 59.19 FEET TO A POINT;

THENCE N 10° 15' 50" W, DISTANCE OF 223.78 FEET TO A POINT;

THENCE N 04° 51' 10" E, DISTANCE OF 259.63 FEET TO A POINT;

THENCE N 10° 19' 11" E, DISTANCE OF 86.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY BERTIE WIGGINS (DB 12144 PG 2352);

THENCE S 67° 51' 59" E, ON THE SOUTH LINE OF SAID WIGGINS LANDS, A DISTANCE OF 280.65 FEET TO A FOUND IRON PIPE;

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID WIGGINS LANDS, A DISTANCE OF 172.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JENNIFER AND SIDNEY GREGORY (DB 4866 PG 287);

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID GREGORY LANDS, A DISTANCE OF 221.96 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES WALLS (DB 3816 PG 465);

THENCE N 19° 51' 19" E, ON THE EAST LINE OF SAID WALL LANDS, A DISTANCE OF 296.76 FEET TO A FOUND IRON PIPE;

THENCE S 65° 35' 25" E, DISTANCE OF 22.78 FEET TO A POINT;

THENCE S 65° 04' 50" E, DISTANCE OF 466.51 FEET TO A POINT;

THENCE N 53° 18' 05" E, DISTANCE OF 169.95 FEET TO A POINT;

THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109);

THENCE S 03° 18' 53" W, ON THE WEST LINE OF SAID NEW OXFORD LANDS, A DISTANCE OF 49.41 FEET TO A FOUND STONE;

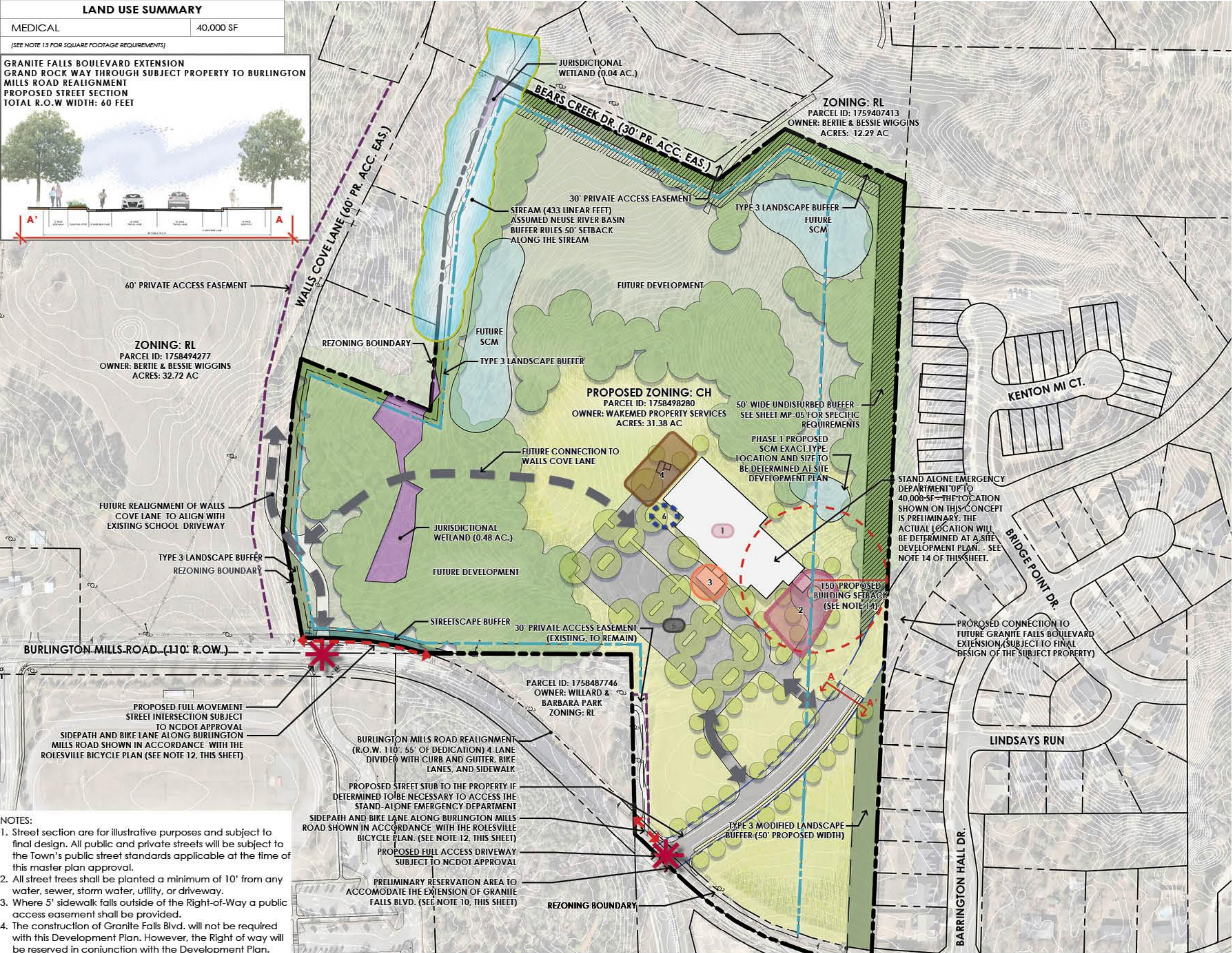
THENCE S 02° 27' 04" W, DISTANCE OF 1500.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BURLINGTON MILLS RD;

THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 1,367,065 SQUARE FEET, OR 31.38 ACRES OF LAND MORE OR LESS. 16,878 SQUARE FEET (0.39 ACRES) OF WHICH LIE WITHIN THE RIGHT OF WAY OF BURLINGTON MILLS ROAD.

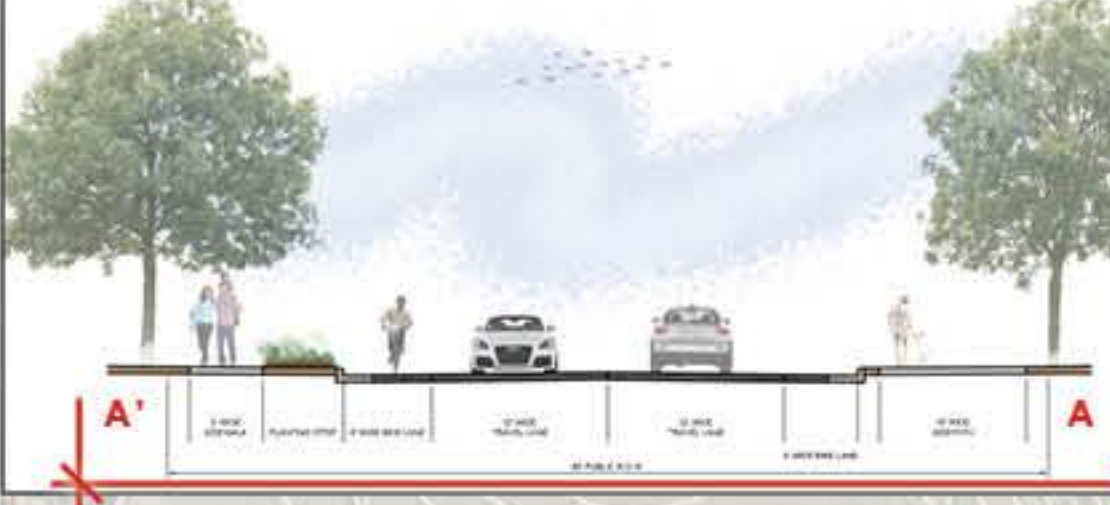
Kimley»Horn

REV DATE	SHEET
11/3/2025	
12/22/2025	
5/29/2026	
8/10/2026	
	MP-02



LAND USE SUMMARY	
MEDICAL	40,000 SF

GRANITE FALLS BOULEVARD EXTENSION
GRAND ROCK WAY THROUGH SUBJECT PROPERTY TO BURLINGTON MILLS ROAD REALIGNMENT
PROPOSED STREET SECTION
TOTAL R.O.W WIDTH: 60 FEET



ZONING: RL
PARCEL ID: 1758494277
OWNER: BERTIE & BESSIE WIGGINS
ACRES: 32.72 AC

ZONING: RL
PARCEL ID: 1758498280
OWNER: WAKEMED PROPERTY SERVICES
ACRES: 31.38 AC

ZONING: RL
PARCEL ID: 1758487746
OWNER: WILLARD & BARBARA PARK
ZONING: RL

NOTES:
1. Street section are for illustrative purposes and subject to final design. All public and private streets will be subject to the Town's public street standards applicable at the time of this master plan approval.
2. All street trees shall be planted a minimum of 10' from any water, sewer, storm water, utility, or driveway.
3. Where 5' sidewalk falls outside of the Right-of-Way a public access easement shall be provided.
4. The construction of Granite Falls Blvd. will not be required with this Development Plan. However, the Right of way will be reserved in conjunction with the Development Plan.

- MASTER PLAN LEGEND:**
- PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
 - PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
 - RIPARIAN BUFFER (SEE NOTE 1)
 - PROPERTY SETBACKS/BUFFERS
 - EASEMENT
 - 50' TYPE 3 MODIFIED LANDSCAPE BUFFER
 - 50' UNDISTURBED BUFFER
 - 25' TYPE 3 LANDSCAPE BUFFER
 - 15' STREETSCAPE BUFFER (SETBACK FROM THE R.O.W.)
 - PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
 - EMERGENCY DEPARTMENT AMBULANCE DROP OFF ZONE
 - PATIENT EMERGENCY DROP-OFF/PICK-UP
 - OUTDOOR SERVICE AREA/ LOADING DOCK
 - SURFACE PARKING
 - OUTDOOR OPEN SPACE (See Note #7)
(REQ. 1 SMALL OPEN SPACE TYPE MIN. 500 SF - 1.AC)
(REQ. 1 MEDIUM OPEN SPACE TYPE MIN 1AC - 2.5AC)
- STREET TYPOLOGIES:**
- PRIVATE STREET (INTERNAL, APPROXIMATE LOCATION SHOWN)
 - EXACT ALIGNMENT TO BE DETERMINED AT SITE DEVELOPMENT PLAN
 - WALLS COVE LANE - 24' TRAVELWAY (60' PRIVATE R.O.W.)
 - GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
 - NOTE: SEE SHEET MP-04 FOR STREET TYPOLOGY SECTIONS
 - BURLINGTON MILLS ROAD FUTURE BIKE LANES AND SIDEPATH

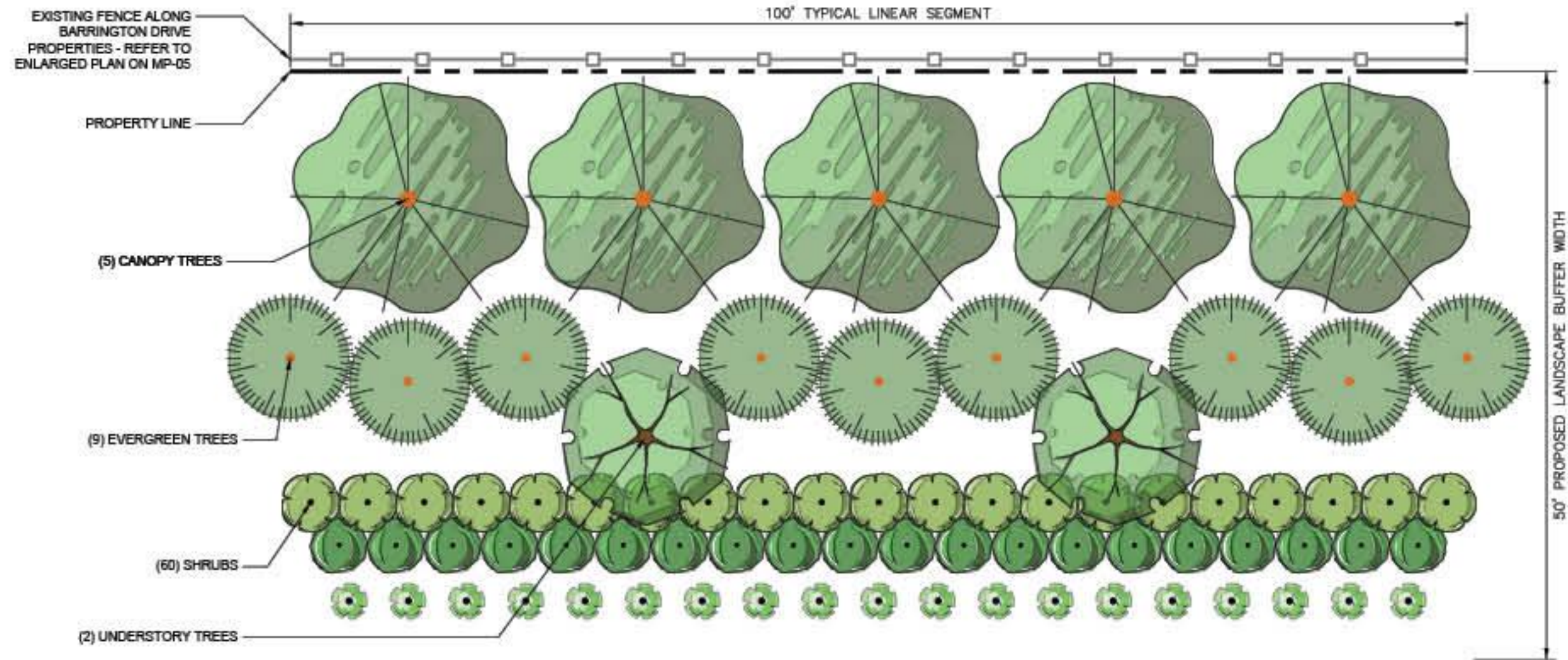
- MASTER LAND USE PLAN NOTES:**
- Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by by NCDENR and the Army Corps of Engineers prior to development.
 - The proposed street network and typologies are preliminary and subject to change pending Town approval.
 - Stormwater management facilities may be shared independent or shared and will be built in phases as needed to support development within a given phase. All SCM's will meet the requirements of Wake Counties Stormwater Design Manual.
 - A 15' Type 2 Perimeter Buffer will be provided along all property boundaries adjacent to Residential high density.
 - A 25' Type 3 Perimeter Buffer will be provided along all property boundaries adjacent to Residential Low-Density (North, East, and West).
 - A 15' Streetscape Buffer will be provided along the Burlington Mills Road frontage (Set back from the Right-of-way). If the streetscape is disturbed or non-vegetated, the property owner or developer shall install and maintain the following vegetation per (section 6.2.2.2 Street Buffers).
 - Following requirements of the Town's Land Development Ordinance (section 6.2.1.1 Open Space), this Master Plan will provide (1) Small open space totaling 500 SF min. and (1) Medium open space totaling 1.0 acre min. Locations are for illustrative purposes only exact locations to be determined at Site Development Plan. This plan shall be provided at the Site Development process. Qualifying open space shall consist of but is not limited to: Plazas, Pocket Park, Open green space.
 - Following requirements of the Town's Land Development Ordinance (section 6.2.4.5 Vegetation Preservation), this Master Plan will provide a min. of 10% of all existing trees on site in good health (determined by a professional arborist) shall be preserved. Vegetation Preservation locations are for illustrative purposes only exact locations to be determined at Site Development Plan.
 - Burlington Mills Road (Under Construction at the time of this application) will be realigned and the existing right of way is expected to be abandoned upon approval of the Town Board. Per Town policies and procedures. Thus, no land use buffer or streetscape buffer is required along this portion of the District Boundary.
 - Right of Way for the future extension of Granite Falls Blvd. will be provided through the subject property at such time as it is warranted - The extension will not be required with phase 1 development. This R.O.W. alignment is conceptual and shown for illustrative purposes only. The preliminary alignment shall be determined in conjunction with the site plan for the initial development phase.
 - Timing of construction for Granite Falls Boulevard is to be determined. Schedule and phasing will be coordinated and confirmed at a later date. The rezoning, site plan approvals, building permits and certificate of occupancy are not contingent on the construction and completion of Granite Falls Blvd.
 - Sidepath and bike lane along Burlington Mills Road are shown in accordance with the Town of Rolesville Bicycle Plan. Final configuration is subject to Town review and approval. Should a fee-in-lieu option be permitted by the Town, the developer reserves the right to satisfy this requirement through that mechanism rather than through physical construction.
 - The maximum square footage allowed under this approved concept plan shall be 40,000 SF. Additional development density within the district will require a new concept plan application to be submitted for approval by the Town.
 - No building shall be placed within 150' of the eastern zoning boundary (Barrington Hall Drive Properties). Otherwise the building may be placed anywhere on the property within the prescribed building setbacks. Exact location to be determined at the site development plan for each development phase.

REV DATE	SHEET
11/3/2025	
12/22/2025	
5/29/2026	
8/10/2026	

MP-04

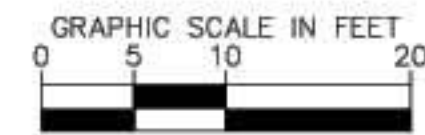


50' PROPOSED LANDSCAPE BUFFER (TYPE 3 MODIFIED)

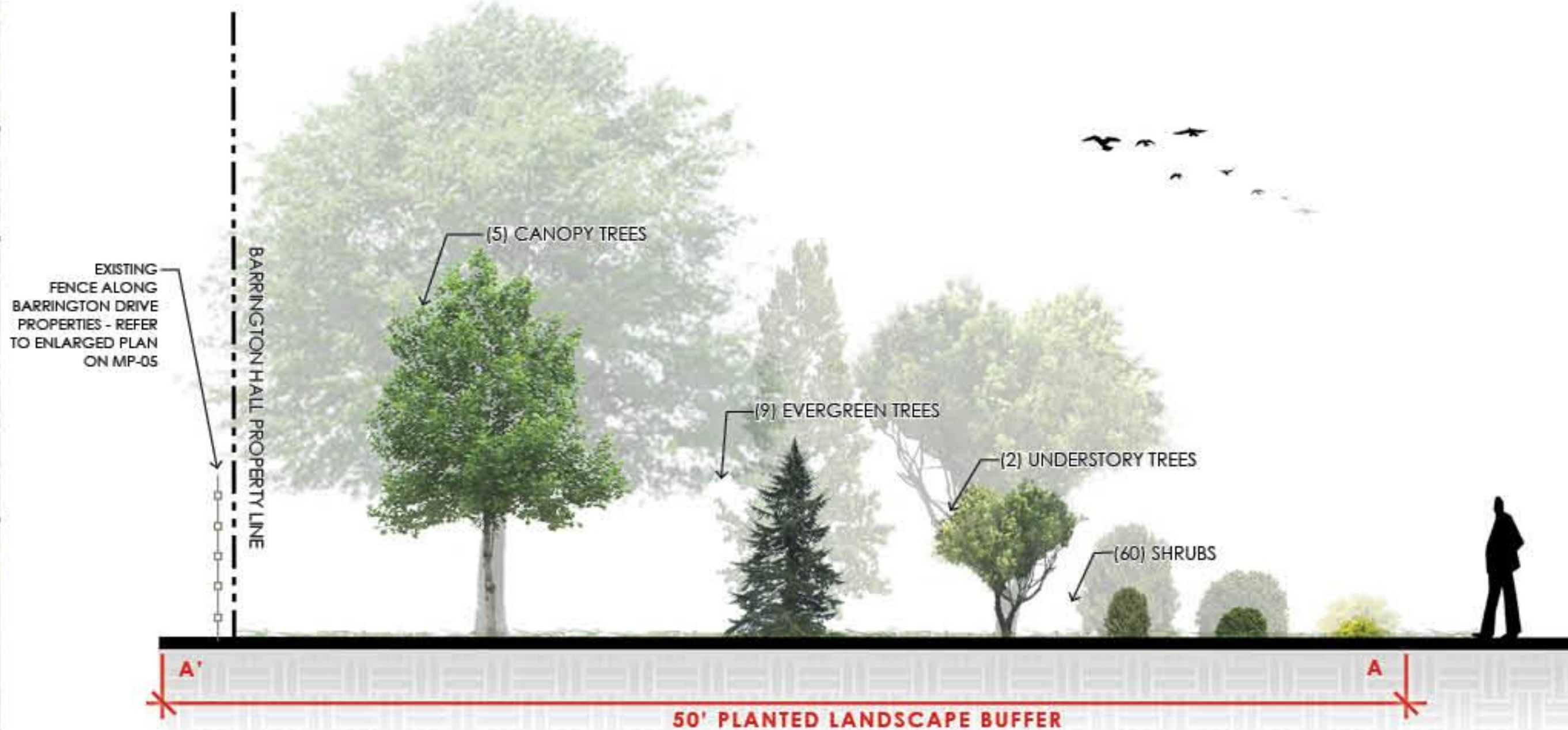


50' PROPOSED LANDSCAPE BUFFER (TYPE 3 MODIFIED)

- 50' WIDTH
- 5 TREES PER 100 LINEAR FEET
- 2 UNDERSTORY TREES PER 100 LINEAR FEET
- 9 EVERGREEN
- 60 SHRUBS PER 100 LINEAR FEET



50' PLANTED LANDSCAPE BUFFER SECTION



PROPOSED 50' LANDSCAPE BUFFER NOTES:

1. Plantings shown in the foreground represent the initial installation at the completion of construction (Year 1).
2. Background plantings illustrate anticipated growth and maturation by Year 10, providing a fuller buffer and visual screening.
3. Plant selection and placement will comply with Rolesville Land Development Ordinance Section 6.2.4
4. This visualization is intended to demonstrate how it will enhance privacy and neighborhood integration as the plantings mature.

Kimley»Horn

REV DATE	SHEET
11/3/2025	MP-05
12/22/2025	
5/29/2026	
8/10/2026	



Statement of Justification

Rezoning of Portion of 5036 Walls Cove Lane (PIN: 1758494277)

Date Submitted: 9/2/25

WakeMed is seeking the rezoning of this Property to facilitate the development of a Emergency Department facility. The Future Land Use Map in the proposed 2050 Comprehensive Plan designates this property as both Commercial Center and Civic. The proposed CH zoning is consistent with the Commercial Center designation, and the planned Emergency Department facility is consistent with the Civic designation.

The rezoning allows uses with the surrounding land, including the General Commercial and General Industrial zoning districts to the south. The proposed rezoning will result in significant public benefit to the Town.

The proposed zoning conditions prohibit many of the uses otherwise allowed in the CH district that may have negative impacts on the surrounding area, while permitting orderly development in and around the property.

Zoning Map (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Planning Department Home Page: [Official Town Webpage](#)

Complete one form for each parcel identification number.

APPLICATION INFORMATION:	
Site Address: 4801 Burlington Mills Road	Site Area (in acres): 30.99
Rezoning Type: ☐ General ☒ Conditional	Total area requested to be rezoned (in acres): 31.38
Voluntary Annexation Application Submitted: ☐ Yes ☒ No ANX-	Current Location: ☐ County Limits ☒ ETJ ☐ Town Limits
Existing Zoning District: RL	Proposed Zoning District(s): CH
PIN: 1758498280	Associated Previous Case(s):
Current Use(s): Agricultural/Residential	Proposed Use(s): Medical

APPLICATION REQUIREMENTS:	
☒ Complete Application and checklist.	☒ Completed Property Owner's Consent Form – 1 per Owner- See page 5.
☒ If the request is for a <i>Conditional District</i> per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	☒ A Concept (nee site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be incorporated into a written condition for “general compliance” upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
☒ Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or a Letter/Email from Planning staff confirming that a TIA is not required. (LDO Section 8.C.5)	☐ * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts require the submission of a Concept Plan (also known as a site plan) as per LDO Sections 3.4.1 and 3.4.2.
☒ Legal Metes & Bounds	☒ Deeds with Book of Map & Page Number
☒ Sketch/Pre-submittal meeting held on: <u>May 12, 2025</u>	☐ Meeting Notes submitted
☐ <i>Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.</i>	

Financially Responsible Party (*REQUIRED: Who will pay invoices related to this application?)	
Name: <u>Thomas Cavender</u>	Company Name: <u>WakeMed</u>
Title: <u>Vice President, Facilities & Construction</u>	Signature: 7A7B5B77A17940C Thomas Cavender DocuSigned By: Thomas Cavender
Mailing Address _____	City/State/Zip _____
Phone _____	Email <u>tcavender@wakemed.org</u>

Property Owner (First name on Deed)	
Name: <u>See attached</u>	Signature: _____
Address: _____	Email: _____

Property Owner (Second name on Deed or Spouse information required if applicable)	
Name: _____	Signature: _____
Address: _____	Email: _____

Preferred Point of Contact: ☐ Owner ☐ Agent ☐ Applicant ☐ Architect ☐ Attorney ☒ Engineer	
Please add contact information if applicable.	
Agent Name: _____	Title/ Firm _____
Phone: _____	Email: _____
Applicant Name: <u>Thomas Cavender</u>	Title/ Firm <u>WakeMed</u>
Phone: _____	Email: <u>tcavender@wakemed.org</u>
Architect Name: _____	Title/ Firm _____
Phone: _____	Email: _____
Attorney Name: <u>Toby Coleman</u>	Title/ Firm <u>Smith Anderson</u>
Phone: <u>919-821-6778</u>	Email: <u>tcoleman@smithlaw.com</u>
Engineer Name: <u>Richard Brown/Jake Derosiers</u>	Title/ Firm <u>Kimley Horn</u>
Phone: <u>919-259-6227</u>	Email: <u>Richard.Brown@kimley-horn.com</u>
Owner Name: _____	Title/ Firm _____
Phone: _____	Email: _____

Concept Plan Minimum Requirements (Required for AC or NC Districts, Optional for Conditional Districts):

- ☒ A vicinity map of the site, illustrating the boundaries of the site, the north arrow, and the scale reference
- ☒ Site Data Table: Typical Property Information (Property Legal Description, Acreage/Square Footage, etc.)
- ☒ * If Commercial, include the square footage of the proposed building, use, or development, the approximate proposed Impervious Coverage, approximate parking calculations, and if it is a multi-family development, the number of Dwelling units, etc.
- ☐ * If Residential - Number of proposed development lots (including by type of lot and use), density (proposed and permitted), and approximate parking calculations.
- ☒ * Calculations for open space are required and provided.
- ☒ Existing and Proposed Use and Zoning District of the property and adjacent properties
- ☒ A drawing depicting the details provided above as a general concept of the development, including such details as –
 - Residential - Lot layout and a “typical” lot size/dimension exhibit.
 - Non-res/multifamily - Proposed building layout and/or general footprint locations.
 - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private);
 - Pedestrian circulation, including general greenways, side paths, and bike lane locations.
 - General Utility access and points of connection/extensions,
 - Buffer Spaces (street and perimeter), open communal spaces, stormwater control measures, etc.
- ☒ Name, address, and contact information for the property owner and/or Applicant
- ☒ Name/information of the professional who created the Concept Plan
- ☐ Any other information requested by the Planning Department staff

Rezoning Justification Statement – Complete the attached form

Provide a **separate document** titled “Statement of Justification” (including Date) that addresses each/all the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present when it was adopted?
4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Neighborhood Meeting- (Complete the attached form)

Per [LDO Section 2.2, Appendix A / 2.3.D., and 2.3.F Rezoning \(Zoning Map Amendment\)](#); and TA-23-01, all applicants **shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners**. This meeting will enable the applicant to explain the proposed request and address the neighborhood's concerns. A summary of the meeting in the form of meeting notes or minutes, along with a list and contact information (as shown below) for all attendees and a list of property owners and Homeowners' Associations within 500 feet of the subject property as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they are required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled).

Conditions of Approval – Provide a separate list of voluntary conditions proposed by the applicant to be signed upon presentation to the Town Board at the Legislative Hearing (if applicable).

Please visit the [Submittal Process webpage](#) for information on submission timing.

Submission Packet Document Review- Please be sure to include the following:

Required documents to be submitted with the Application

☒ Complete Application	☒ Legal Metes and Bounds
☒ Concept Plan (if applicable)	☒ Property Owner Consent form(s)
☒ Conditional Zoning Proposed List (if applicable)	☒ Rezoning Boundary Survey with Total Area Requested and Zoning Districts labeled
☒ Deeds	☒ Rezoning Justification Statement
☒ Financial Responsible Party information	☐ Sketch Plan meeting notes (if applicable)

Required documents for Planning Board and/or Town Board meeting

☐ Neighborhood Meeting Information	☐ PowerPoint slides (or other digital media) to include in the Planning Board and Town Board Agenda Packets.
☐ Signed Proposed Conditions (for approval by the Town Board at Legislative Hearing)	



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Wake Med Rezoning Concept Plan
Site Address: Portion of 5036 Walls Cove Lane
Parcel ID: Portion of 1758494277 Deed Reference: _____

Property Owner *This field is required.

1) Name: See attached Signature: _____
(Type or print clearly.)
Mailing Address: _____ City/State/Zip: _____
Phone: _____ Email: _____
2) Name: _____ Signature: _____
(Type or print clearly.) (spouse if applicable)
Mailing Address: _____ City/State/Zip: _____
Phone: _____ Email: _____
Company Name: _____ Title: _____

☒ Applicant ☐ P.O.A. ☐ Agent ☐ Legal Representative

Check all that apply.

1) Name: Thomas Cavender Signature: Thomas Cavender
(Type or print clearly.) 7A7B5B77A17940C
DocuSigned By: Thomas Cavender
Mailing Address: _____ City/State/Zip: _____
Phone: _____ Email: tcavender@wakemed.org
Company Name: WakeMed Title: Vice President, Facilities & Construction

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Voluntary List of Proposed Conditions: (Please use additional pages as needed)

1. See attached

2. _____

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

Property Owner (First name on Deed)

Printed Name: _____ Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Property Owner (Second name on Deed)

Printed Name: _____ Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Zoning Conditions

Portion of 5309 Walls Cove Lane (PIN 1758494277)

Submitted 9/2/25

1. The following Principal Uses as listed in LDO Table 5.1 that are permitted or special uses in the CH District shall be prohibited: Dwelling, Upper Story Unit; Lodge or Private Clubs; Bars and Nightclubs; Breweries and Distilleries; Gas Station; Retail Sales and Services, Shopping Center; Tattoo Establishment; Vape and Tobacco Store; Vehicle, Rental and Sales; Vehicle, Minor Service; Vehicle, Major Service; Animal Care; Fulfillment Center.

Statement of Justification

Rezoning of Portion of 5036 Walls Cove Lane (PIN: 1758494277)

Date Submitted: 9/2/25

WakeMed is seeking the rezoning of this Property to facilitate the development of a Emergency Department facility. The Future Land Use Map in the proposed 2050 Comprehensive Plan designates this property as both Commercial Center and Civic. The proposed CH zoning is consistent with the Commercial Center designation, and the planned Emergency Department facility is consistent with the Civic designation.

The rezoning allows uses with the surrounding land, including the General Commercial and General Industrial zoning districts to the south. The proposed rezoning will result in significant public benefit to the Town.

The proposed zoning conditions prohibit many of the uses otherwise allowed in the CH district that may have negative impacts on the surrounding area, while permitting orderly development in and around the property.



ENGINEERS • SURVEYORS • SCIENTISTS • CONSTRUCTION MANAGERS

4800 Falls of Neuse Rd, Suite 200 Raleigh, NC 27607 (919) 783-9214 (919) 783-9266 Fax

LOT 2 METES AND BOUNDS DESCRIPTION WAKE FOREST TWP, WAKE COUNTY, NC

A PARCEL OF LAND LOCATED IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DB 687 PG 206; SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:788227.32 AND E:2155330.82 (NAD83/2011);

THENCE, ON THE CENTERLINE OF BURLINGTON MILLS ROAD, THE FOLLOWING 8 CALLS:

- 1) N 80° 56' 09" W A DISTANCE OF 57.77 FEET TO A POINT;
- 2) N 75° 47' 45" W, A DISTANCE OF 73.69 FEET TO A POINT;
- 3) N 70° 05' 06" W, A DISTANCE OF 91.44 FEET TO A POINT;
- 4) N 61° 11' 15" W, A DISTANCE OF 69.26 FEET TO A POINT;
- 5) N 55° 01' 49" W, A DISTANCE OF 64.62 FEET TO A POINT;
- 6) N 49° 22' 42" W, A DISTANCE OF 57.13 FEET TO A POINT;
- 7) N 46° 41' 03" W, A DISTANCE OF 63.44 FEET TO A POINT;
- 8) N 46° 05' 23" W, A DISTANCE OF 80.92 FEET TO A POINT A THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WILLARD AND BARBARA PARK (DB 1781 PG 10);

THENCE N 01° 14' 02" W, ON THE EAST LINE OF SAID PARK LANDS, A DISTANCE OF 42.88 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD;

THENCE N 01° 14' 02" W, CONTINUING ON THE EAST LINE OF PARK LANDS, A DISTANCE OF 319.33 FEET TO A FOUND IRON PIPE;

THENCE N 89° 44' 58" W, ON THE NORTH LINE OF PARK LANDS, A DISTANCE OF 410.67 FEET TO A POINT;

THENCE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD THE FOLLOWING 5 CALLS:

- 1) N 74° 26' 09" W, A DISTANCE OF 52.08 FEET TO A POINT;
- 2) N 80° 27' 10" W, A DISTANCE OF 65.97 FEET TO A POINT;
- 3) N 85° 07' 10" W, A DISTANCE OF 66.52 FEET TO A POINT;
- 4) N 87° 26' 45" W, A DISTANCE OF 10.55 FEET TO A POINT;
- 5) N 89° 46' 21" W, A DISTANCE OF 59.19 FEET TO A POINT;

THENCE N 10° 15' 50" W, DISTANCE OF 223.78 FEET TO A POINT;

THENCE N 04° 51' 10" E, DISTANCE OF 259.63 FEET TO A POINT;

THENCE N 10° 19' 11" E, DISTANCE OF 86.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY BERTIE WIGGINS (DB 12144 PG 2352);

THENCE S 67° 51' 59" E, ON THE SOUTH LINE OF SAID WIGGINS LANDS, A DISTANCE OF 280.65 FEET TO A FOUND IRON PIPE;

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID WIGGINS LANDS, A DISTANCE OF 172.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JENNIFER AND SIDNEY GREGORY (DB 4866 PG 287);

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID GREGORY LANDS, A DISTANCE OF 221.96 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES WALLS (DB 3816 PG 465);

THENCE N 19° 51' 19" E, ON THE EAST LINE OF SAID WALL LANDS, A DISTANCE OF 296.76 FEET TO A FOUND IRON PIPE;

THENCE S 65° 35' 25" E, DISTANCE OF 22.78 FEET TO A POINT;

THENCE S 65° 04' 50" E, DISTANCE OF 466.51 FEET TO A POINT;

THENCE N 53° 18' 05" E, DISTANCE OF 169.95 FEET TO A POINT;

THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109);

THENCE S 03° 18' 53" W, ON THE WEST LINE OF SAID NEW OXFORD LANDS, A DISTANCE OF 49.41 FEET TO A FOUND STONE;

THENCE S 02° 27' 04" W, DISTANCE OF 1500.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BURLINGTON MILLS RD;

THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 1,367,065 SQUARE FEET, OR 31.38 ACRES OF LAND MORE OR LESS. 16,878 SQUARE FEET (0.39 ACRES) OF WHICH LIE WITHIN THE RIGHT OF WAY OF BURLINGTON MILLS ROAD.

Zoning Conditions
4801 Burlington Mills Road (PIN 1758498280)
REZ-25-06
Updated Version Submitted 6/11/26

1. The following Principal Uses as listed in LDO Table 5.1 that are permitted or special uses in the CH District shall be prohibited: Dwelling, Upper Story Unit; Lodge or Private Clubs; Bars and Nightclubs; Breweries and Distilleries; Gas Station; Retail Sales and Services, Shopping Center; Tattoo Establishment; Vape and Tobacco Store; Vehicle, Rental and Sales; Vehicle, Minor Service; Vehicle, Major Service; Animal Care; Fulfillment Center.

2. The development of the Property shall be in substantial conformance with the accompanying Concept Land Use Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Land Use Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.

3. There shall be no more than 40,000 square feet of gross floor area for any nonresidential use.

4. There shall be a one hundred fifty foot (150') minimum building setback from the eastern property line shared with the adjoining properties in the Barrington Subdivision, including 516, 520, 524, 528, 532, 536, 540, and 544 Barrington Hall Drive (Lots 1-8 as shown in the "Final Plat for Barrington Subdivision Phase 1" recorded at Book of Maps 2017, Page 2255, Wake County Registry) (the "Barrington Hall Drive Properties") and the Open Space parcel surrounding the Barrington Phase 2 townhomes (Lot labeled "OPEN SPACE 3.919 AC" in the "Final Plat for Barrington Subdivision Phase 2" recorded at Book of Maps 2019, Page 2048, Wake County registry) (the "Barrington Townhome Open Space").

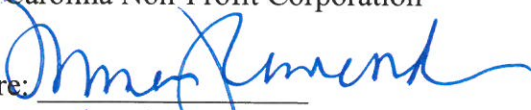
5. The maximum building height shall be 55 feet.

6. The Required Perimeter Buffer at the common property line with the Barrington Hall Drive Properties shall be a Modified Type 3 Perimeter Buffer with a minimum width of 50 feet. This buffer shall include a minimum planting standard of 5 canopy trees, 2 under story trees, 9 evergreen shrubs and 60 deciduous shrubs per 100 linear feet. A minimum of 50% of the total required canopy trees shall be evergreen.

7. A fifty (50) foot undisturbed buffer is required along the common property line with Barrington Townhome Open Space lot. This buffer shall remain undisturbed except as may be necessary (a) to install additional landscaping needed to meet applicable Perimeter Buffer requirements and (b) to accommodate utilities and their easements.

The Property owners hereby offer, consent to, and agree to abide, if the rezoning request is approved, the conditions written above.

WakeMed Property Services,
a North Carolina Non-Profit Corporation

Signature: 

Date: 6/15/2026

Rezoning of a Portion of 5036 Walls Cove Lane (WakeMed Rezoning)
REZ-25-06
Summary of January 28, 2026 Neighborhood Meeting

A neighborhood meeting regarding the rezoning of a portion of 5036 Walls Cove Lane (the “Property”), rezoning case number REZ-25-06, was held at 6 p.m. on January 28, 2026 at the Rolesville Community Center, 514 Southtown Circle, Rolesville, N.C. There were approximately 36 neighbors in attendance. A copy of the meeting sign-in sheet is attached hereto as **Attachment 1**. A copy of the neighborhood meeting notice letter is attached as **Attachment 2**. A copy of the mailing list for the neighborhood meeting notice is attached as **Attachment 3**.

Issues discussed at the meeting included:

- Opposition from residents of Barrington subdivision to locating the Emergency Department on the Property. The Property is located adjacent to their subdivision.
 - *Rolesville is growing and needs an Emergency Department. The Property is sizeable (31.38 acres), located in an area appropriate for the proposed use, and has access to major roads.*

WakeMed is committed to working with the neighbors to mitigate impacts of the development on their neighborhood, and will schedule a follow-up neighborhood meeting.

- Concern about proximity of Emergency Department to homes in Barrington subdivision.
 - *WakeMed respects these concerns and will endeavor to locate the Emergency Department as far away from the Barrington subdivision as feasible. WakeMed is working with its consultants on a zoning condition establishing a minimum building setback. WakeMed plans to discuss this proposed zoning condition at a follow-up neighborhood meeting.*

- Concern about ambulance traffic was discussed, including speeding, noise, and risks to pedestrians.
 - *Ambulance traffic will be limited at the Emergency Department. When ambulances do come to the facility, the vast majority will have their sirens and lights off per Wake EMS policy.*

WakeMed estimates the proposed Emergency Department will treat about 18,000 patients a year in its first five years, or an average of about 50 patients a day. Because the Emergency Department will not treat the most serious injuries, WakeMed anticipates that 80% to 90% of patients will arrive by private vehicle, which will limit ambulance traffic to 5 to 10 ambulance trips a day. As a matter of Wake EMS policy, most of those ambulances (approximately 85%-90%) will come

to the Emergency Department with their lights and sirens off, ensuring that siren noise and light impacts will be minimal.

- Concerns about increased traffic generated by construction of Granite Falls Parkway through the Barrington subdivision were discussed.
 - *WakeMed noted the Town is responsible for constructing the portion of Granite Falls Parkway through the Barrington subdivision. After the meeting, WakeMed reached out to Town staff regarding these concerns.*
- The status of the required TIA was discussed.
- Neighbors' desire for a landscaped or vegetated buffer between the Barrington subdivision and the Emergency Department was discussed.
 - *At the meeting WakeMed presented a plan which would provide the required 25' Type 3 vegetated buffer between the Barrington subdivision and the Emergency Department. As a result of neighborhood feedback, WakeMed is evaluating whether it could provide a larger vegetated buffer for the Barrington subdivision.*
- Concern that the Emergency Department will treat unhoused people and drug users who will then be released into the neighborhood.
 - *The proposed Emergency Department will provide emergency care for residents of Rolesville and the surrounding area. Most patients will arrive via private transportation and will therefore already be in the area. The facility will not provide specialized services for unhoused people or drug users and therefore is not expected to attract more unhoused people or drug users to the area.*
- Concern about impact of Emergency Department on property values of nearby homes discussed.
- Questions about whether blasting would be necessary were raised.
 - *WakeMed does not yet know if blasting will be necessary because it has not yet performed the necessary geotechnical studies. Such studies are done during detailed construction planning, not during rezoning.*
- Neighbors requested information about other stand-alone departments built by WakeMed in the county.
 - *WakeMed operates similar stand-alone Emergency Departments, known as Healthplexes, in Apex, Brier Creek, Garner and Wendell.*

Attachment 1
Neighborhood Meeting Sign in Sheets

[illegible]

[illegible]

[illegible]

[illegible]

Attachment 2
Neighborhood Meeting Notice Letter

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

Thanks
OFFICES
150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

January 16, 2026

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss a proposed rezoning of a portion of 5036
Walls Cove Lane, REZ-25-06 (PIN: 1758494277)

Dear Neighbors:

On behalf of WakeMed, I write to invite you to a Neighborhood Meeting to discuss WakeMed's proposed rezoning of a 31.38-acre portion of 5036 Walls Cove Lane, Rolesville, North Carolina (PIN: 1758494277) (the "Property") to facilitate the development of a WakeMed Healthplex with a 24/7 emergency department. The neighborhood meeting will be held on January 28, 2026 at 6:00 p.m. in the Rolesville Community Center located at 514 Southtown Circle, Rolesville NC 27571.

The Property is currently zoned Residential Low Density (RL). WakeMed proposes to rezone the 31.38-acre portion of the Property to Commercial Highway Conditional Zoning (CH-CZ) in order to develop a 36,000 square foot Healthplex that will offer a 24/7 emergency department. The enclosed maps and site plan show the location of the Property, current zoning of the neighborhood, and proposed plan for development. At the Neighborhood Meeting, we will provide updates on the proposed rezoning, including the proposed zoning conditions for the development of the Property.

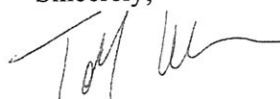
The Town of Rolesville requires that a neighborhood meeting be held by the applicant proposing the rezoning prior to consideration by the Town Planning Board and Board of Commissioners so that citizens can hear from the applicant and review the proposed rezoning. Property owners within 500 feet of the Property must be provided with this written notification of the meeting. After the meeting, WakeMed will submit a list of meeting attendees and minutes of the meeting to the Rolesville Planning Department.

More information about the proposed rezoning of the Property is available on the Town website at <https://www.rolesvillenc.gov/project/wakemed>. If you have further questions about the rezoning process, please contact:

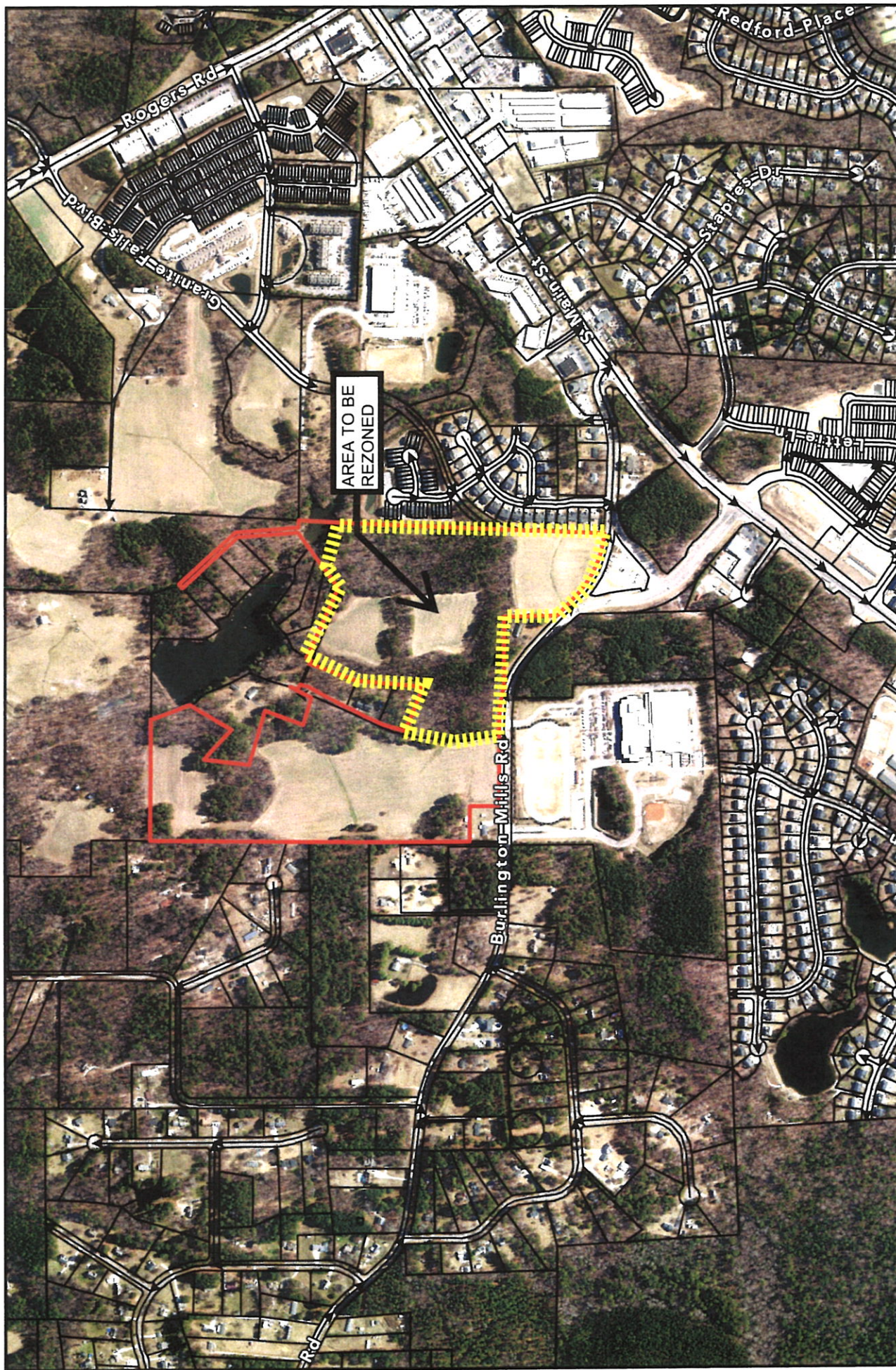
Meredith Gruber
Senior Planner
mgruber@rolesville.gov
[919-554-6517](tel:919-554-6517)

If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

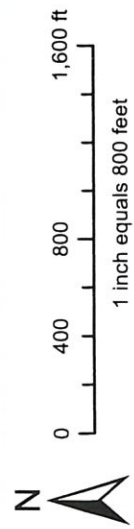
Sincerely,


Toby R. Coleman

enclosures

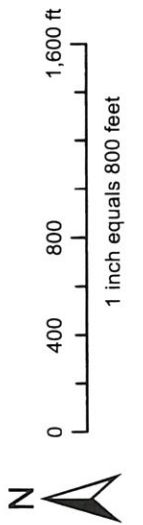


Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





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[illegible] PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION

-
- PROPOSED INTERNAL/EXTERNAL STREET STUDY LOCATIONS**
- NORTH
 - RIPARIAN BUFFER (SEE NOTE 1)
 - PROPERTY SETBACKS/BUFFERS
 - EASEMENT
 - 15' TYPE 2 LANDSCAPE BUFFER
 - 25' TYPE 3 LANDSCAPE BUFFER
 - 15' STREETScape BUFFER (SETBACK FROM THE R.O.W.)
 - PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
 - EMERGENCY DEPARTMENT - AMBULANCE DROP OFF ZONE
 - PATIENT EMERGENCY DROP-OFF/PICK-UP
 - OUTDOOR SERVICE AREA / LOADING DOCK
 - SURFACE PARKING / PATIENT DROP OFF ZONE
 - OUTDOOR OPEN SPACE (See Note #7)
 - 1-ACR
 - 1-ACR
 - 2-ACR
 - 2-ACR
 - 2-ACR

PRIVATE STREET (INTERNAL)

- WALLS COVE LANE - 24' TRAVELWAY [60' PRIVATE R.O.W.]
 - - - GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
 NOTE: SEE SHEET MP-06 FOR STREET TYPOLOGY SECTIONS
 BURLINGTON MILLS ROAD FUTURE BIKE LANES AND SIDEPATH

1. Streets and wetland and jurisdictional determinations have been preliminarily mapped by Kinley Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDNR and the Army Corps of Engineers prior to development.
2. The proposed street network and typologies are preliminary and subject to change pending Town approval.

3. Stormwater management facilities may be shared (undivided or shared) and are built in phases as needed to support development within a given phase. All SCM's will meet the minimum standards set forth in the Ordinance.
4. A 15' Type 2 perimeter buffer will be provided along all property boundaries adjacent to residential high density.
5. A 25' Type 3 perimeter buffer will be provided along all property boundaries adjacent to Residential Low Density (North, East, and West).
6. The Buffering Plan will include the Buffering Plan, Road frontage [set back from the Right-of-Way] if the streetscape is disturbed or non-regulated, the property owner or developer shall install and maintain the following vegetation per [section 6.2.2.2, Street Buffer].
7. Following requirements of the Town's Land Development Ordinance [section 6.2.1.1, Open Space], this Master plan will provide 1) Small open space totaling 300-5' x 10' (1 medium space), 2) Medium open space totaling 100-5' x 10' (1 medium space), and 3) Large open space totaling 50-5' x 10' (1 large space). Qualifying open space shall consist of but is not limited to: Plaza's, Pocket Park, Open Green space.
8. Height shall be measured per the standards of the LDO. At least within the proposed rezoning area shall exceed the base height of [60' per Ordinance Document] Approved January 7, 2003).
9. Following requirements of the Town's Land Development Ordinance [section 6.2.4.5 Vegetation Preservation], this Master Plan will provide a min. of 10% of all existing trees on all good trees (determined by a professional arborist) that be preserved. "Excluding non-native invasive plants." [Section 6.2.4.5, Vegetation Preservation]
10. Buffers will be required along the Right-of-Way. Construction at the time of this application will be redesigned on the existing right of way is expected to be abandoned upon approval of the Town Board. Per the zoning policy and procedures, Thus, no land use buffer or street/capitol buffer is required along the portion of the District Boundary.
11. The portion of the District Boundary, along Buffalo Mill Road, will be provided through the subject property of such time as it is warranted. The extension will not be required with phase 1 development. This R.O.W. alignment is conceptual and shown for illustrative purposes only. The preliminary alignment will be determined in conjunction with the site plan for the initial development.
12. The portion of the District Boundary, along Buffalo Mill Road is shown in accordance with the Town of Reynolds Bicycle Plan. Final configuration is subject to town review and approval. Should a fee-in-lieu option be permitted by the town, the developer reserves the right to satisfy this requirement through their mechanism rather than through physical construction.
13. The maximum square footage allowed under this approved concept plan shall be 40,000 SF. If the applicant desires more than 40,000 SF, they will require a new concept plan that must be submitted for approval by the town.



Kimley»»Horn

REV DATE	SHEET MP-04
11/3/2025	

MASTER PLAN CONCEPT

WAKE MED - REZONING CONCEPT PLAN PACKAGE

NOVEMBER 3, 2025 | ROLESVILLE, NORTH CAROLIN | REZ-25-06

Attachment 3
Neighborhood Meeting Mailing List

Address	Owner	PI#	Mailing Address 1	Mailing Address 2	Mailing Address 3
4900 BURLINGTON MILLS RD	AMIANO, MITCHELL C AMIANO, SAMANTHA A	1758586361	4900 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
11116 CROOKED CREEK RD	NOSAL, FRANK M JR	1759301866	11116 CROOKED CREEK RD	WAKE FOREST NC 27587-9107	
0 SANDAWAY LN	PERRY, HAROLD GLENN	1759208424	4500 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9124	
600 S MAIN ST	GRAND PARK PROPERTIES LLC	1758571481	2636 WAIT AVE	WAKE FOREST NC 27587-6808	
4700 BURLINGTON MILLS RD	WAKE CNTY BOARD OF EDUCATION	1758387160	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
517 BARRINGTON HALL DR	PATEL, KIRIT B PATEL, NAYANA K	1758586714	2628 SW MYRTLE ST	SEATTLE WA 98106-1753	
0 KENTON MILL CT	BARRINGTON TOWNES HOMEOWNERS ASSOCIATION INC	1758597229	4601 SIX FORKS RD STE 400	RALEIGH NC 27609-5270	
0 BRIDGE POINT DR	BARRINGTON TOWNES HOMEOWNERS ASSOCIATION INC	1758596553	4601 SIX FORKS RD STE 400	RALEIGH NC 27609-5270	
4600 BURLINGTON MILLS RD	MOSS, MICHAEL A TRUSTEE MOSS, KATHY C	1758289702	4600 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9617	
4906 BURLINGTON MILLS RD	PURCELL, LYNDIA	1758589313	4906 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
202 BRIDGE POINT DR	ATCHISON, GRANT R ATCHISON, LAUREN B	1758594563	202 BRIDGE POINT DR	ROLESVILLE NC 27571-9542	
4705 BEARS CREEK DR	WIGGINS, BERTIE W	1759408017	PO BOX 70	ROLESVILLE NC 27571-0070	
4908 WALLS COVE LN	DIXON, BEVERLY C DIXON, BESSIE WAKE	1759402396	4908 WALLS COVE LN	ROLESVILLE NC 27571-9481	
5034 WALLS COVE LN	WIGGINS, BERTIE WALL	1759407413	PO BOX 70	ROLESVILLE NC 27571-0070	
0 WALLS COVE LN	PEARCE, FRANK C JR PEARCE, LATON J	1759515628	508 DOGWOOD MEADOW TRL	ROLESVILLE NC 27571-8809	
5032 WALLS COVE LN	WALL, JAMES TIMOTHY	1758494848	1234 LEGACY GREENE AVE	WAKE FOREST NC 27587-4385	
0 GRAND PARK DR	GRAND PARK PROPERTIES LLC	1758479681	2636 WAIT AVE	WAKE FOREST NC 27587-6808	
4725 BURLINGTON MILLS RD	PARKS, WILLARD PARKS, BARBARA FREEMAN	1758487746	4725 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9620	
400 LINDSAYS RUN	WILLIAMS, TINA D WILLIAMS, ADAM III	1758587746	400 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
4525 BURLINGTON MILLS RD	WILSON, DORL	1758299014	4525 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9134	
0 WALLS COVE LN	WALL, JAMES TIMOTHY GREGORY, JENNIFER ANN	1759408840	1234 LEGACY GREENE AVE	WAKE FOREST NC 27587-4385	
698 DOGWOOD MEADOW TRL	PEARCE, JERRY O PEARCE, CHRISTIE A	1759515491	PO BOX 58	ROLESVILLE NC 27571-0058	
4724 BURLINGTON MILLS RD	BROTHERS FORTY SIX LLC	1758486155	1220 OLD WATKINS RD	RALEIGH NC 27616-8534	
206 BRIDGE POINT DR	MCINTYRE, GEORGE M JR	1758594468	206 BRIDGE POINT DR	ROLESVILLE NC 27571-9542	
216 BRIDGE POINT DR	DUPREE-SOMERS, SANDRA LEIGH	1758594375	216 BRIDGE POINT DR	ROLESVILLE NC 27571-9542	
5028 WALLS COVE LN	GREGORY, JENNIFER W GREGORY, SIDNEY E	1758493655	5028 WALLS COVE LN	ROLESVILLE NC 27571-9494	
0 BURLINGTON MILLS RD	WIGGINS, JOHN BRYANT II	1759500500	PO BOX 371	ROLESVILLE NC 27571-0371	
0 BURLINGTON MILLS RD	WIGGINS, JAMES WALL WIGGINS, JILL M	1759409517	3726 SE SCHOOL RD	GREENSBORO NC 27406-9776	
4509 BURLINGTON MILLS RD	ANSLI, EV JAMES R	1758298855	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
0 BURLINGTON MILLS RD	MOSIER, MARK HOWARD MOSIER, TERRY	1758394506	4629 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
4904 BURLINGTON MILLS RD	HUNTER, LINDA J	1758586321	4904 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
1201 GRANITE FALLS BLVD	THALES ACADEMY INC	1758695550	4641 PARAGON PARK RD	RALEIGH NC 27616-3406	
11009 SANDAWAY LN	PERRY, HAROLD GLENN	1759207151	4500 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9124	
4701 BEARS CREEK DR	WIGGINS, BERTI WALL	1758496953	204 S MAIN ST	ROLESVILLE NC 27571-8702	
511 KENTON MILL CT	MCDONALD, CHARLES W MCDONALD, PAULA	1758597416	511 KENTON MILL CT	ROLESVILLE NC 27571-9543	
11001 SANDAWAY LN	CHAMBERLAIN, KIRK D	1759303170	PO BOX 612	ROLESVILLE NC 27571-0612	
11008 SANDAWAY LN	CHALK, ANGEL	1759300432	PO BOX 28783	RALEIGH NC 27611-8783	
4709 BEARS CREEK DR	WIGGINS, BERTIE W	1759409123	PO BOX 70	ROLESVILLE NC 27571-0070	
5026 WALLS COVE LN	WIGGINS, BERTIE W	1758493416	PO BOX 70	ROLESVILLE NC 27571-0070	
204 BRIDGE POINT DR	NELSON, KENNETH E TRUSTEE NELSON	1758594551	12152 VIA HACIENDA	EL CAON CA 92019-5001	
4521 BURLINGTON MILLS RD	ANSLI, EV JAMES R AMERA, DIANE L	1758298341	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
0 GRANITE FALLS BLVD	PEARCE, FRANK C JR PEARCE, LATON J	1759509762	508 DOGWOOD MEADOW TRL	ROLESVILLE NC 27571-8809	
0 GRANITE FALLS BLVD	THALES ACADEMY	1759600390	4641 PARAGON PARK RD	RALEIGH NC 27616-3406	
4950 BURLINGTON MILLS RD	TOWN OF ROLESVILLE	1758682706	PO BOX 250	ROLESVILLE NC 27571-0250	
533 BARRINGTON HALL DR	BARRINGTON COMMUNITY ASSOCIATION INC	1758585442	10244 DURANT RD STE 107	RALEIGH NC 27614-9783	
0 BARRINGTON HALL DR	BARRINGTON COMMUNITY ASSOCIATION INC	1758690272	10244 DURANT RD STE 107	RALEIGH NC 27614-9783	
214 BRIDGE POINT DR	PHILLIPS, WHITNEY VANZANDT	1758594377	214 BRIDGE POINT DR	ROLESVILLE NC 27571-9542	
400 WELLSpring FARMS LN	RANSON, EILEEN RUTH TRUSTEE RANSON, MAURICE NIEL TRUSTEE	1759411849	400 WELLSpring FARMS LN	ROLESVILLE NC 27571-9304	
321 BRIDGE POINT DR	MANI, SURESH KUMAR	1758589806	321 BRIDGE POINT DR	ROLESVILLE NC 27571-9538	
509 BARRINGTON HALL DR	LANGE, CHRISTOPHERE LANGE, CHRISTINE B	1758586821	509 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
230 BRIDGE POINT DR	SULLIVAN, ERIN LISE	1758594178	230 BRIDGE POINT DR	ROLESVILLE NC 27571-9542	

Address	Owner	PI#	Mailing Address 1	Mailing Address 2	Mailing Address 3
11005 SANDAWAY LN	MARSHALL, CHARLES ALBERT JR MARSHALL, WANDA J	1759300130	PO BOX 1295	WAKE FOREST NC 27588-1295	
524 BARRINGTON HALL DR	MOUNT, JAMES RICHARD MOUNT, AMELIA	1758584613	524 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
500 BARRINGTON HALL DR	RHODES, JAMES ALAN	1758595082	500 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
417 BARRINGTON HALL DR	SCOGGINS, KATHRYN SHAWN	1758587992	417 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
532 BARRINGTON HALL DR	JOHNSON, WILLIAM JOHNSON, BREANNA	1758584510	532 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
512 BARRINGTON HALL DR	TRAN, HAI T TRAN, KHAHN MAUT	1758584844	512 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
4964 TUCKAHOE TRCE	TAYLOR, SHELBY	1758287782	4964 TUCKAHOE TRCE	WAKE FOREST NC 27587-9652	
0 BURLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758574837	HARBOR AIR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARLOTTE NC 28203-5115
0 BURLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758479823	HARBOR AIR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARLOTTE NC 28203-5115
11013 SANDAWAY LN	WILLIAMS, ROBERT V WILLIAMS, RHONDA G	1759206296	2525 BURLINGTON MILLS RD	WAKE FOREST NC 27587	
536 BARRINGTON HALL DR	THAXTON, WILLIAM JR THAXTON, SHARON T	1758584414	536 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
401 LINDSAYS RUIN	WASHINGTON, CHARLES J JR WASHINGTON, TRUSTEE OF LAURA V LARGY SEPARATE	1758589710	401 LINDSAYS RUIN	ROLESVILLE NC 27571-9540	
421 LINDSAYS RUIN	AKINS, JORDAN ALEXANDER AKINS, NATIA	1758585569	421 LINDSAYS RUIN	ROLESVILLE NC 27571-9540	
508 BARRINGTON HALL DR	AKINS, JORDAN ALEXANDER AKINS, NATIA	1758584981	508 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
4609 BURLINGTON MILLS RD	WOOD, CHRISTOPHER R	1758392506	4609 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
520 BARRINGTON HALL DR	KENION, LEONARD LEMONT KENION, TONI	1758584710	520 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
528 BARRINGTON HALL DR	RIDGE, KATHRYN E RIDGE, ADAM H	1758584517	528 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
11004 SANDAWAY LN	SANCHEZ, NATALIO QUSTIAN	1759301387	5516 ROUND HILL LN	FALEIGH NC 27616-5375	
502 KENTON MILL CT	ABER, MAJID ABER, SHAHRZAD	1758596320	113 REED RANCH RD	BELVEDERE TRIBURON CA 94920-2024	
508 KENTON MILL CT	HUDGINS, KADEHA S	1758596391	508 KENTON MILL CT	ROLESVILLE NC 27571-9543	
4905 BURLINGTON MILLS RD	SSI LITTLE ONES HOME ACADEMY INC	1758587077	127 NATIONAL DR	CLAYTON NC 27527-5114	
504 KENTON MILL CT	ISLER, AMY	1758596350	504 KENTON MILL CT	ROLESVILLE NC 27571-9543	
516 BARRINGTON HALL DR	LESAGA, MONSEBULA SOKO, MATONDO	1758584727	516 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
400 BARRINGTON HALL DR	DUGAN, JOHN PATRICK DUGAN, KRISTAM	1758599260	400 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
504 BARRINGTON HALL DR	HARKEY, ROBERT MARTIN HARKEY, AMY LYNN	1758585927	504 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
11000 SANDAWAY LN	KASBOHM, DONALD DUANE KASBOHM, KAREN CADY	1759304301	11000 SANDAWAY LN	WAKE FOREST NC 27587-9125	
413 LINDSAYS RUIN	RYAN, LINDA	1758587529	413 LINDSAYS RUIN	ROLESVILLE NC 27571-9540	
409 LINDSAYS RUIN	STEFFENHAGEN, COURTNEY MARY MYERS, BENJAMIN MICHAEL	1758588509	409 LINDSAYS RUIN	ROLESVILLE NC 27571-9540	
514 KENTON MILL CT	RODRIGUEZ, AURORA	1758598365	514 KENTON MILL CT	ROLESVILLE NC 27571-9543	
519 KENTON MILL CT	KIRBY, JENNIFER	1758597591	519 KENTON MILL CT	ROLESVILLE NC 27571-9543	
409 BARRINGTON HALL DR	FORTLAGE, KIMBERLY	1758589909	409 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
405 LINDSAYS RUIN	KOOKER, SCOTT LOWERY KOOKER, SERENA	1758588691	405 LINDSAYS RUIN	ROLESVILLE NC 27571-9540	
405 BARRINGTON HALL DR	BWENSA, GISELLE M MUPASI, EDDY M	1758599092	8012 WILLOWGLEN DR	FALEIGH NC 27616-5324	
506 KENTON MILL CT	TEODOR, IOAN	1758596370	506 KENTON MILL CT	ROLESVILLE NC 27571-9543	
544 BARRINGTON HALL DR	DAVIS, JASON DAVIS, JULIA	1758584300	544 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
509 KENTON MILL CT	KESAVAN, AKSHAY	1758596485	50 CHRISTOPHER COLUMBUS DR APT 1207	JERSEY CITY NJ 07302-7015	
224 BRIDGEPOINT DR	HOOKS, VICTOR R	1758594275	224 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
4613 BURLINGTON MILLS RD	NAVAS GUERRA, MONICA D	1758391382	4613 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
218 BRIDGEPOINT DR	DUMPROFF, GRACE PADGETT	1758594372	218 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
408 BARRINGTON HALL DR	MOLLAN, KRISTIN VICTORIA BOWMAN, JOHN	1758598105	408 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
516 KENTON MILL CT	GANAPATHI, SRIRAMAN SRIRAMAN, INDU	1758598377	516 KENTON MILL CT	ROLESVILLE NC 27571-9543	
417 LINDSAYS RUIN	POWELL, ROY POWELL, SHORENA	1758586549	417 LINDSAYS RUIN	ROLESVILLE NC 27571-9540	
500 KENTON MILL CT	JONES, BRITTANY S	1758596300	500 KENTON MILL CT	ROLESVILLE NC 27571-9543	
507 KENTON MILL CT	MARRETT, GLENDA KARINA MARRETT, BRIAN	1758596465	507 KENTON MILL CT	ROLESVILLE NC 27571-9543	
518 KENTON MILL CT	RICCI, CASSANDRA ADELE	1758598480	518 KENTON MILL CT	ROLESVILLE NC 27571-9543	
212 BRIDGEPOINT DR	OAKS DOMAINE TRIANGLE LLC	1758594470	70 GREENCASTLE DR	PINEHURST NC 28374-8105	
520 KENTON MILL CT	MAZICE, BRIA CAROLINE	1758598482	26 POMEROY ST UNIT C7	STONEHAM MA 02180-1249	
401 BARRINGTON HALL DR	FUZZATO, FELIPE FUZZATO, FLAVIA	1758690100	401 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
11020 SANDAWAY LN	MARTIN, JERELL	1758209603	11020 SANDAWAY LN	WAKE FOREST NC 27587-9125	
517 KENTON MILL CT	BANAACH, RENEE NICOLE	1758597561	517 KENTON MILL CT	ROLESVILLE NC 27571-9543	
503 KENTON MILL CT	STUCKEY, GROVER C III	1758596414	503 KENTON MILL CT	ROLESVILLE NC 27571-9543	
222 BRIDGEPOINT DR	SCOTT, CYNTHIA	1758594277	PO BOX 100806	PALM BAY FL 32910-0806	
501 BARRINGTON HALL DR	CAMPANARO, DIANE CAMPANARO, JOYCE	1758596877	501 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
404 BARRINGTON HALL DR	AKABUEZE, ALEXANDER N AKABUEZE,	1758598270	404 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	

Address	Owner	PN	Mailing Address 1	Mailing Address 2	Mailing Address 3
4608 BURLINGTON MILLS RD	CHAMPION, ERMA H TRUSTEE MOSS, KATHY C	1758289387	4641 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
4641 BURLINGTON MILLS RD	CHAMPION, ERMA H TRUSTEE MOSS, KATHY C	1758396918	4641 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
228 BRIDGEPOINT DR	PUVADA VEKATA, SAI SUBRAMANIAM TRUSTEE KONA, SRINAGA SUDHA TRUSTEE	1758594270	104 ELMHAVEN WAY	MORRISVILLE NC 27560-6782	
OS MAIN ST	NEW OXFORD DEVELOPMENT COMPANY LLC	1758690672	1534 RAVEN WOOD DR	CREEDMOOR NC 27522-8930	
0 BURLINGTON MILLS RD	NEW OXFORD DEVELOPMENT COMPANY LLC	1758699639	1534 RAVEN WOOD DR	CREEDMOOR NC 27522-8930	
1200 GRANITE FALLS BLVD	NEW OXFORD DEVELOPMENT COMPANY LLC	1758598900	1534 RAVEN WOOD DR	CREEDMOOR NC 27522-8930	
300 BATTEN RD	R/H REALTY LLC	1758681358	325 NASH STE	WILSON NC 27893-4130	
505 KENTON MILL CT	O'CONNELL, ALBERT	1758596434	505 KENTON MILL CT	ROLESVILLE NC 27571-9543	
0 BURLINGTON MILLS RD	ANSLEY, JAMES R AMERA, DANIEL	1758392072	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
540 BARRINGTON HALL DR	RACHIS, SUSAN T RACHIS, WILLIAM J	1758584318	127 HAZEL PARK DR	MOORESVILLE NC 28115-8358	
416 BARRINGTON HALL DR	MILLIKEN, SHAMKA CASH MILLIKEN, ULYSSES	1758596089	416 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
11220 CROOKED CREEK RD	CROUSE, CONNIE F	1759310467	11220 CROOKED CREEK RD	WAKE FOREST NC 27587-9108	
0 BRIDGE POINT DR	BARRINGTON TOWNES HOMEOWNERS ASSOCIATION INC	1758595493	4601 SIX FORKS RD STE 400	RALEIGH NC 27609-5270	
4629 BURLINGTON MILLS RD	MOSIER, MARK HOWARD MOSIER, TERRY R	1758393393	4629 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
0 BURLINGTON MILLS RD	AMANO, MITCHELL C AMANO, SAMANTHA A	1758587448	4900 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
516 KENTON MILL CT	CANNIZZARO, JOHN FRANCIS CANNIZZARO,	1758597540	516 KENTON MILL CT	ROLESVILLE NC 27571-9543	
521 KENTON MILL CT	SHAAK, BRAD N SHAAK, ELI M	1758598520	PO BOX 812	ROLESVILLE NC 27571-0812	
0 BURLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758581105	HARBOR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARLOTTE NC 28203-5115
412 BARRINGTON HALL DR	HIGH, ROSEMARIE HIGH, JESSE D	1758597141	412 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
228 BRIDGEPOINT DR	LARTIGUE, DELMA MALONE LARTIGUE,	1758594273	228 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
0 BURLINGTON MILLS RD	WIGGINS, ALVIN TAYLOR JR WIGGINS,	1759501368	PO BOX 187	ROLESVILLE NC 27571-0187	
413 BARRINGTON HALL DR	JENKINS, JOEL J JENKINS, DELPHINE A	1758588956	413 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
200 BRIDGEPOINT DR	BLRL PROPERTIES LLC	1758594576	70 GREENCASTLE DR	PINEHURST NC 28374-8105	
5036 WALLS COVELN	WIGGINS, BERTIE WALL DIXON, BESSIE WAKE	1758494277	PO BOX 70	ROLESVILLE NC 27571-0070	
210 BRIDGEPOINT DR	COTTLE, NICOLE B	1758594472	210 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	

Rezoning of a Portion of 5036 Walls Cove Lane (WakeMed Rezoning)
REZ-25-06
Summary of March 30, 2026 Neighborhood Meeting

A neighborhood meeting regarding the rezoning of a portion of 5036 Walls Cove Lane (the “Property”), rezoning case number REZ-25-06, was held at 6 p.m. on March 30, 2026 at the Rolesville Community Center, 502 Southtown Circle, Rolesville, NC 27571. There were approximately 21 neighbors in attendance. A copy of the meeting sign-in sheet is attached hereto as **Attachment 1**. A copy of the neighborhood meeting notice letter is attached as **Attachment 2**. A copy of the mailing list for the neighborhood meeting notice is attached as **Attachment 3**.

Issues discussed at the meeting included:

- General support for WakeMed’s plans to build an Emergency Department in Rolesville.
- Barrington subdivision residents’ opposition to locating the Emergency Department on the Property, which is located adjacent to their subdivision.
 - *Rolesville is growing and needs an Emergency Department. The Property is sizeable (31.38 acres), located in an area appropriate for the proposed use, and has access to major roads.*

WakeMed is committed to working with the neighbors to mitigate impacts of the development on their neighborhood, as evidenced by the multiple neighborhood meetings and added zoning conditions responsive to neighbor concerns.

- The location of the Emergency Department on the Property was discussed. Residents of the Barrington subdivision requested that the Emergency Department building be placed as far west as possible on the Property to maximize the distance between the facility and their neighborhood, which is located directly east of the Property.
 - *WakeMed is committed to locating the Emergency Department building as far from the Barrington subdivision as feasible. As evidence of this commitment, WakeMed added a new zoning condition requiring the Emergency Department building to be at least 150’ from its shared property line with the subdivision.*

In addition to the new zoning condition requiring a 150’ minimum building setback, WakeMed will continue to push to move the Emergency Department building even further away from the Barrington subdivision. WakeMed informed Barrington subdivision residents at the meeting that it does not yet know how much further away from their neighborhood the building will be placed because it has not yet determined whether site conditions such as underground rock will limit where the Emergency Department can be located.

- Concerns about noise, light, and visual impacts of the development were discussed. Some neighbors requested a zoning condition limiting the height of the Emergency Department building.

- *In response to neighbors' request, WakeMed added a zoning condition capping the height of the Emergency Department building at a maximum of 55 feet.*

To provide further buffering, WakeMed has added a zoning condition requiring 50' vegetated buffers between the Emergency Department and the Barrington subdivision to the east. This buffer is twice the size required by the LDO. Where possible, existing trees and other vegetation will be preserved and used for the vegetated buffer. In areas where no existing vegetation exists, a Type C vegetated buffer will be provided for noise, light, and sound buffering.

The Town LDO already imposes sufficient regulations to ensure no undue lighting impacts will be experienced by neighbors.

- Neighbors requested information about other stand-alone departments built by WakeMed in the county.

- *WakeMed operates similar stand-alone Emergency Departments, known as Healthplexes, in Apex, Brier Creek, Garner and Wendell.*

- Concern about ambulance siren noise was discussed.

- *Ambulance traffic will be limited at the Emergency Department. When ambulances do come to the facility, the vast majority will have their sirens and lights off per Wake EMS policy.*

WakeMed estimates the proposed Emergency Department will treat about 18,000 patients a year in its first five years, or an average of about 50 patients a day. Because the Emergency Department will not treat the most serious injuries, WakeMed anticipates that 80% to 90% of patients will arrive by private vehicle, which will limit ambulance traffic to 5 to 10 ambulance trips a day. As a matter of Wake EMS policy, most of those ambulances (approximately 85%-90%) will come to the Emergency Department with their lights and sirens off, ensuring that siren noise and light impacts will be minimal.

- Concerns about traffic impacts on Burlington Mills Road between South Main Street and Rolesville Middle School.

- *A draft of the TIA for this rezoning was posted to the Town website after this neighborhood meeting.*

The TIA, which was performed by a Town-selected traffic engineer, found that the development would have a minimal impact on Burlington Mills Road at the Rolesville Middle School entrance.

The only material impacts forecast by the TIA were an increase in the wait time for vehicles turning left from Burlington Mills into the planned Wallbrook Flats development located immediately east of Rolesville Middle School. The TIA expects that the cars experiencing these delays will be largely contained within turn lanes that will be built by the developer of Wallbrook Flats, and does not recommend any additional improvements.

- Concerns about pedestrian safety in the Barrington subdivision once the neighborhood's section of Granite Falls Parkway is constructed by the Town and connected to the Emergency Department.

- *The TIA found that the additional vehicles expected to drive on Granite Falls Parkway through the Barrington subdivision will not create additional traffic delays or long waits at the studied signalized intersections.*

The Town is constructing the portion of Granite Falls Parkway within the Barrington subdivision, which will be designed for safe pedestrian and cyclist use. The Town will maintain the road and is best positioned to take necessary steps to ensure safety by setting speed limits and utilizing traffic calming devices, if necessary.

- Concerns that the Emergency Department would bring people with mental health issues, criminals or the unhoused into the area were discussed.
 - *The proposed Emergency Department will provide emergency care for residents of Rolesville and the surrounding area. Most patients will arrive via private transportation and will therefore already be in the area. The facility will not provide specialized services for people with mental health issues, people with criminal records, or the unhoused, and therefore is not expected to increase the number of unhoused, people with mental health issues or the people with criminal records in the area.*
- Proposed rezoning's consistency with the Town's comprehensive plans was discussed.
 - *The proposed rezoning is consistent with a number of Comprehensive Plan policies and consistent overall with the Comprehensive Plan. WakeMed will address concerns about Comprehensive Plan consistency to the extent such issues arise during Town planning staff review, consideration by the Town Planning Board, or consideration by the Town Board of Commissioners.*
- Questions about whether blasting would be necessary were raised.

- *WakeMed does not yet know if blasting will be necessary because it has not yet performed the necessary geotechnical studies. Such studies are done during detailed construction planning, not during rezoning.*
- Status of the Traffic Impact Analysis was discussed.
 - *The TIA had not yet been completed at the time of this meeting. WakeMed explained how TIAs generally work and noted that the TIA for this project would be publicly available once complete. A copy of the draft TIA is now available on the Town's website.*

Attachment 1

Neighborhood Meeting Sign in Sheets

[illegible]

[illegible]

Attachment 2
Neighborhood Meeting Notice Letter

SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

OFFICES
150 Fayetteville Street, Suite 2800
Raleigh, North Carolina 27601

TOBY R. COLEMAN
DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

March 20, 2026

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss a proposed rezoning of a portion of 5036
Walls Cove Lane, REZ-25-06 (PIN: 1758494277)

Dear Neighbors:

On behalf of WakeMed, I write to invite you to a Neighborhood Meeting to discuss WakeMed's proposed rezoning of a 31.38-acre portion of 5036 Walls Cove Lane, Rolesville, North Carolina (PIN: 1758494277) (the "Property") to facilitate the development of a stand-alone WakeMed emergency department. The neighborhood meeting will be held on March 30, 2026 at 6:00 p.m. in the Rolesville Community Center located at 514 Southtown Circle, Rolesville NC 27571.

The Property is currently zoned Residential Low Density (RL). WakeMed proposes to rezone the 31.38-acre portion of the Property to Commercial Highway Conditional Zoning (CH-CZ) in order to develop a 36,000 square foot Emergency Department. The enclosed maps and site plan show the location of the Property, current zoning of the neighborhood, and proposed plan for development. At the Neighborhood Meeting, we will provide updates on the proposed rezoning, including the proposed zoning conditions for the development of the Property.

The Town of Rolesville requires that a neighborhood meeting be held by the applicant proposing the rezoning prior to consideration by the Town Planning Board and Board of Commissioners so that citizens can hear from the applicant and review the proposed rezoning. Property owners within 500 feet of the Property must be provided with this written notification of the meeting. After the meeting, WakeMed will submit a list of meeting attendees and minutes of the meeting to the Rolesville Planning Department.

More information about the proposed rezoning of the Property is available on the Town website at <https://www.rolesvillenc.gov/project/wakemed>. If you have further questions about the rezoning process, please contact:

Meredith Gruber
Senior Planner
mgruber@rolesville.gov
919-554-6517

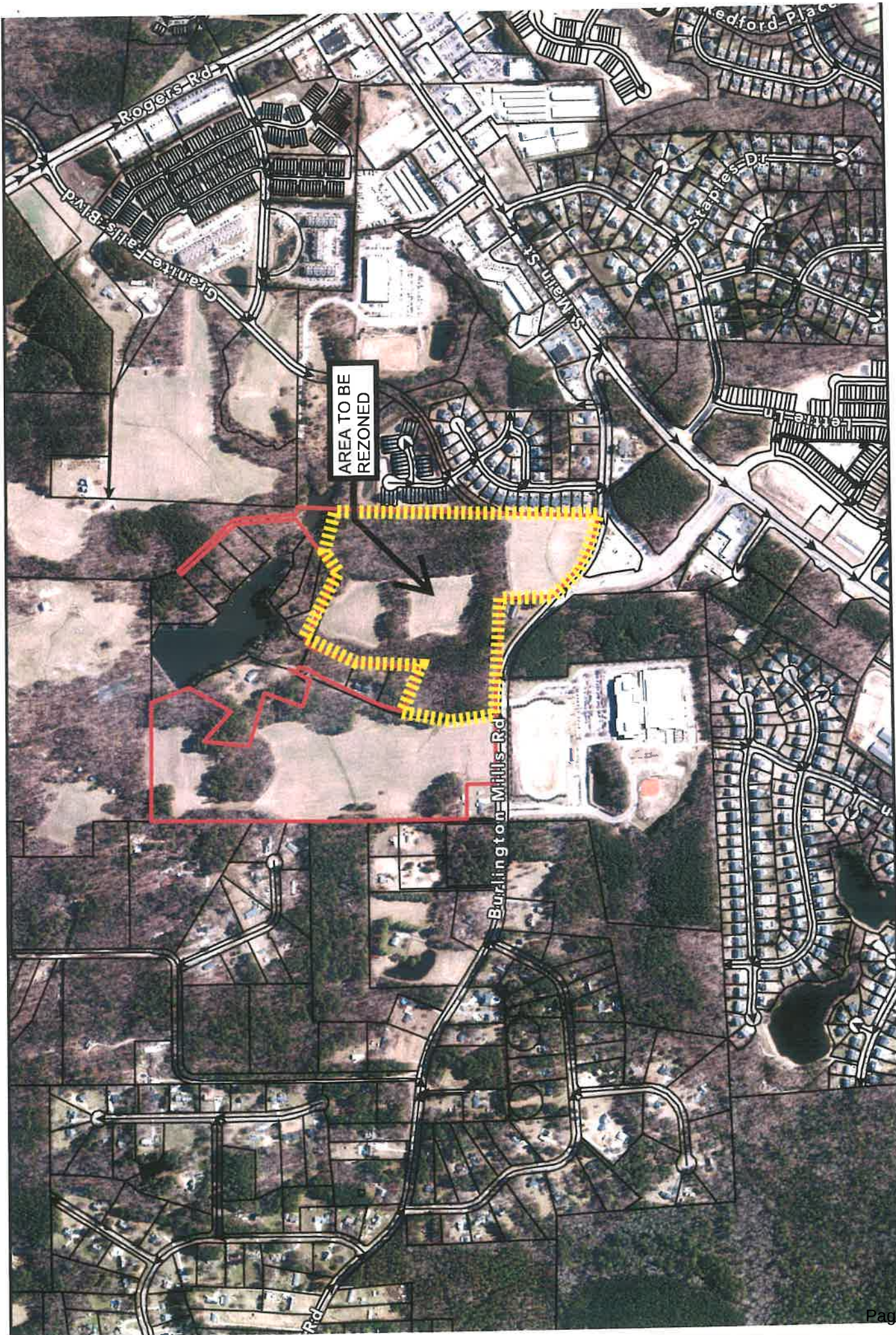
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,



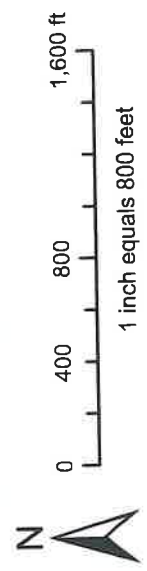
Toby R. Coleman

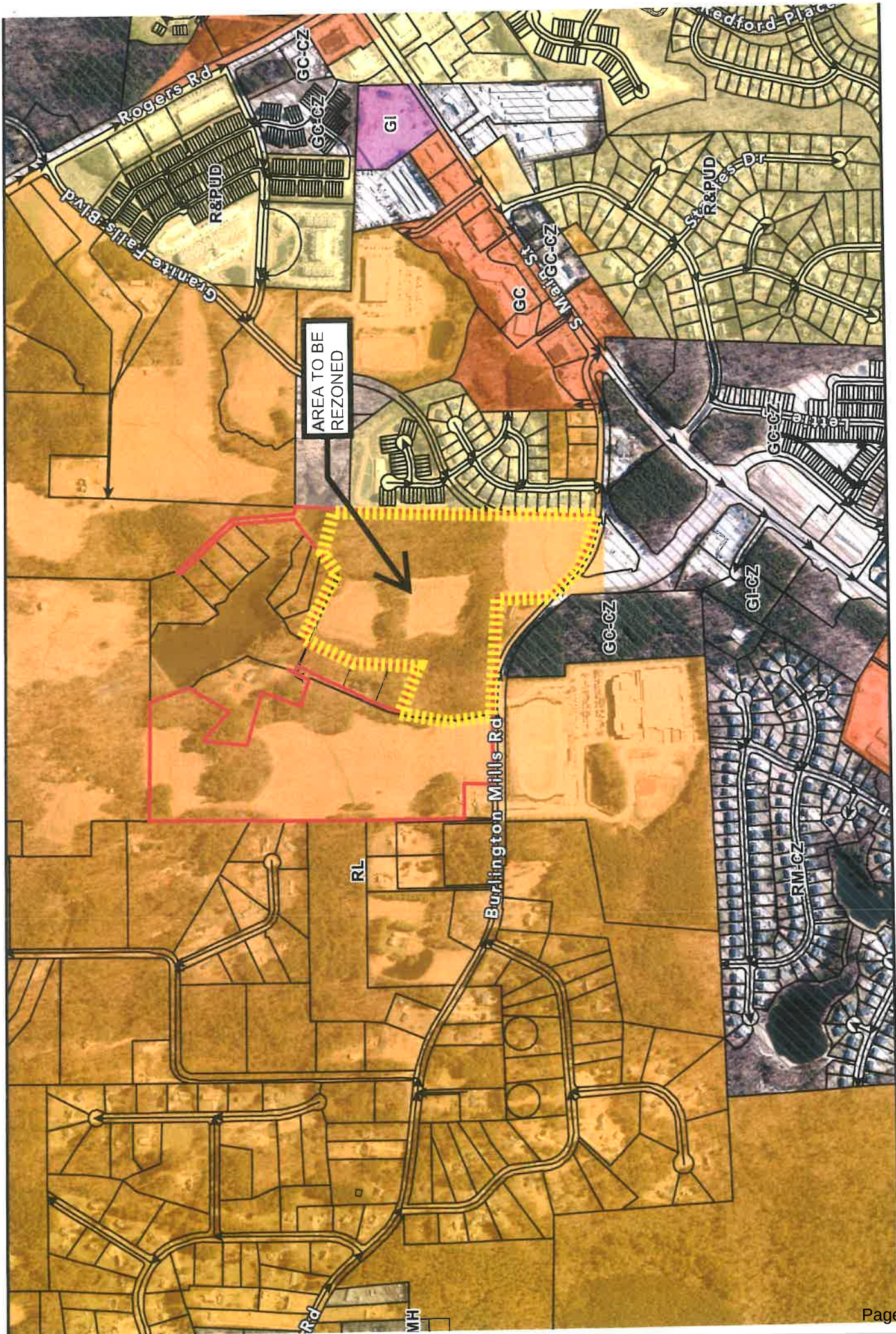
enclosures



Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





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 Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Attachment 3
Neighborhood Meeting Mailing List

WAKEMED REZONING
MAILING LIST FOR 3/30/26 NEIGHBORHOOD MEETING

Address	Owner	PIN	Mailing Address 1	Mailing Address 2	Mailing Address 3
0 BARRINGTON HALL DR	BARRINGTON COMMUNITY ASSOCIATION INC	1758690272	10244 DURANT RD STE 107	RALEIGH NC 27614-9783	
0 BRIDGE POINT DR	BARRINGTON TOWNES HOMEOWNERS ASSOCIATION INC	1758596553	4601 SIX FORKS RD STE 400	RALEIGH NC 27609-5270	
0 BRIDGE POINT DR	BARRINGTON TOWNES HOMEOWNERS ASSOCIATION INC	1758595493	4601 SIX FORKS RD STE 400	RALEIGH NC 27609-5270	
0 BURLINGTON MILLS RD	WIGGINS, JOHN BRYANT II	1759500580	PO BOX 371	ROLESVILLE NC 27571-0371	
0 BURLINGTON MILLS RD	WIGGINS, JAMES WALL WIGGINS, JILL M	1759409517	3726 SE SCHOOL RD	GREENSBORO NC 27406-9776	
0 BURLINGTON MILLS RD	MOSIER, MARK HOWARD MOSIER, TERRY ROSE	1758394506	4629 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
0 BURLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758574837	HARBOR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARLOTTE NC 28203-5115
0 BURLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758479823	HARBOR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARLOTTE NC 28203-5115
0 BURLINGTON MILLS RD	NEW OXFORD DEVELOPMENT COMPANY LLC	1758599639	1334 RAVEN WOOD DR	CREEDMOOR NC 27522-8930	
0 BURLINGTON MILLS RD	ANSLEY, JAMES R AMERA, DANIEL	1758392072	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
0 BURLINGTON MILLS RD	AMIANO, MITCHELL C AMIANO, SAMANTHA A	1758587448	4900 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
0 BURLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758581105	HARBOR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARLOTTE NC 28203-5115
0 BURLINGTON MILLS RD	WIGGINS, ALVIN TAYLOR JR WIGGINS, MALINDA	1759501368	PO BOX 187	ROLESVILLE NC 27571-0187	
0 GRAND PARK DR	GRAND PARK PROPERTIES LLC	1758479681	2636 WAIT AVE	WAKE FOREST NC 27587-6808	
0 GRANITE FALLS BLVD	PEARCE, FRANK C JR PEARCE, LAFON J	1759509762	508 DOGWOOD MEADOW TRL	ROLESVILLE NC 27571-8809	
0 GRANITE FALLS BLVD	THALES ACADEMY	1759600390	4641 PARAGON PARK RD	RALEIGH NC 27616-3406	
0 KENTON MILL CT	BARRINGTON TOWNES HOMEOWNERS ASSOCIATION INC	1758597229	4601 SIX FORKS RD STE 400	RALEIGH NC 27609-5270	
0 S MAIN ST	NEW OXFORD DEVELOPMENT COMPANY LLC	1758690672	1334 RAVEN WOOD DR	CREEDMOOR NC 27522-8930	
0 SANDAWAY LN	PERRY, HAROLD GLENN	1759208424	4600 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9124	
0 WALLS COVE LN	PEARCE, FRANK C JR PEARCE, LAFON J	1759515628	508 DOGWOOD MEADOW TRL	ROLESVILLE NC 27571-8809	
0 WALLS COVE LN	WALL, JAMES TIMOTHY GREGORY, JENNIFER ANN	1759408840	1234 LEGACY GREENE AVE	WAKE FOREST NC 27587-4385	
11000 SANDAWAY LN	KASBOHM, DONALD DUANE KASBOHM, KAREN CADY	1759304301	11000 SANDAWAY LN	WAKE FOREST NC 27587-9125	
11001 SANDAWAY LN	CHAMBERLAIN, KIRK D	1759303170	PO BOX 612	ROLESVILLE NC 27571-0612	
11004 SANDAWAY LN	SANCHEZ, NATALIO QUSTIAN	1759301387	5516 ROUND HILL LN	RALEIGH NC 27616-5375	
11005 SANDAWAY LN	MARSHALL, CHARLES ALBERT JR MARSHALL, WANDA J	1759300130	PO BOX 1295	WAKE FOREST NC 27586-1295	
11008 SANDAWAY LN	CHALK, ANGEL	1759300432	PO BOX 28783	RALEIGH NC 27611-8783	
11009 SANDAWAY LN	PERRY, HAROLD GLENN	1759207151	4600 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9124	
11013 SANDAWAY LN	WILLIAMS, ROBERT W WILLIAMS, RHONDA G	1759206296	2635 BURLINGTON MILLS RD	WAKE FOREST NC 27587	
11020 SANDAWAY LN	MARTIN, JERELL	1759209603	11020 SANDAWAY LN	WAKE FOREST NC 27587-9125	
11116 CROOKED CREEK RD	NOSAL, FRANK M JR	1759301866	11116 CROOKED CREEK RD	WAKE FOREST NC 27587-9107	
11220 CROOKED CREEK RD	CROUSE, CONNIE F	1759310467	11220 CROOKED CREEK RD	WAKE FOREST NC 27587-9108	
1200 GRANITE FALLS BLVD	NEW OXFORD DEVELOPMENT COMPANY LLC	1758598900	1334 RAVEN WOOD DR	CREEDMOOR NC 27522-8930	
1201 GRANITE FALLS BLVD	THALES ACADEMY INC	1758695550	4641 PARAGON PARK RD	RALEIGH NC 27616-3406	
200 BRIDGEPOINT DR	BLRL PROPERTIES LLC	1758594576	70 GREENCASTLE DR	PINEHURST NC 28374-8105	
202 BRIDGEPOINT DR	ATCHISON, GRANT R ATCHISON, LAUREN B	1758594563	202 BRIDGE POINT DR	ROLESVILLE NC 27571-9542	
204 BRIDGEPOINT DR	NELSON, KENNETH E TRUSTEE NELSON FAMILY TRUST	1758594551	12152 VIA HACIENDA	EL CAJON CA 92019-5001	
206 BRIDGEPOINT DR	MCINTYRE, GEORGE M JR	1758594468	206 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
210 BRIDGEPOINT DR	COTTELL, NICOLE B	1758594472	210 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
212 BRIDGEPOINT DR	OAKS DOMAINE TRIANGLE LLC	1758594470	70 GREENCASTLE DR	PINEHURST NC 28374-8105	
214 BRIDGEPOINT DR	PHILLIPS, WHITNEY VANZANDT	1758594377	214 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
216 BRIDGEPOINT DR	DUPREE-SOMERS, SANDBALEIGH	1758594375	216 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
218 BRIDGEPOINT DR	DUMPROFF, GRACE PADGETT	1758594372	218 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	

WAKEMED REZONING
MAILING LIST FOR 3/30/26 NEIGHBORHOOD MEETING

Address	Owner	PIN	Mailing Address 1	Mailing Address 2	Mailing Address 3
222 BRIDGEPOINT DR	SCOTT, CYNTHIA	1758594277	PO BOX 100806	PALM BAY FL 32910-0806	
224 BRIDGEPOINT DR	HOOKS, VICTOR R	1758594275	224 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
226 BRIDGEPOINT DR	LARTIGUE, DELMA MALONE LARTIGUE, ROLAND	1758594273	226 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
228 BRIDGEPOINT DR	PUVVADA VENKATA, SAI SUBRAMANIAM TRUSTEE KONA, SRINAGA SUDHA TRUSTEE	1758594270	104 ELMHAVEN WAY	MORRISVILLE NC 27560-6782	
230 BRIDGEPOINT DR	SULLIVAN, ERIN LISE	1758594178	230 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
300 BATTEN RD	RVM REALTY LLC	1758681358	325 NASH ST E	WILSON NC 27893-4130	
321 BRIDGEPOINT DR	MANI, SURESH KUMAR	1758589806	321 BRIDGEPOINT DR	ROLESVILLE NC 27571-9538	
400 BARRINGTON HALL DR	DUGAN, JOHN PATRICK DUGAN, KRISTA M	1758599260	400 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
400 LINDSAYS RUN	WILLIAMS, TINA D WILLIAMS, ADAM III	1758587746	400 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
400 WELLSPRING FARMS LN	RANSOM, ELLEN RUTH TRUSTEE RANSOM, MAURICE NIEL TRUSTEE	1759411849	400 WELLSPRING FARMS LN	ROLESVILLE NC 27571-9304	
401 BARRINGTON HALL DR	FUZZATO, FELIPE FUZZATO, FLAVIA	1758660100	401 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
401 LINDSAYS RUN	WASHINGTON, CHARLES J JR WASHINGTON, JULIA M	1758589710	401 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
404 BARRINGTON HALL DR	AKABUEZE, ALEXANDER N AKABUEZE, MARTINA I	1758598270	404 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
405 BARRINGTON HALL DR	BWENSA, GISELLE M MUMPAZI, EDDY M	1758599092	8012 WILLOWGLEN DR	RALEIGH NC 27616-3324	
405 LINDSAYS RUN	KOOKER, SCOTT LOWERY KOOKER, SERENA ELIZABETH	1758588691	405 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
408 BARRINGTON HALL DR	MOLLAN, KRISTIN VICTORIA BOWMAN, JOHN CADE	1758598105	408 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
409 BARRINGTON HALL DR	FORTLAGE, KIMBERLY	1758589909	409 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
409 LINDSAYS RUN	STEFFENHAGEN, COURTNEY MARY MYERS, BENJAMIN MICHAEL	1758588509	409 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
412 BARRINGTON HALL DR	HIGH, ROSEMARIE HIGH, JESSE D	1758597141	412 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
413 BARRINGTON HALL DR	JENKINS, JOEL J JENKINS, DELPHINE A RYAN, LINDA	1758589896	413 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
413 LINDSAYS RUN	MILLIKEN, SHAWIKA CASH MILLIKEN, ULYSSES JOYON III	1758596089	416 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
416 BARRINGTON HALL DR	SCOGGINS, KATHRYN SHAWN	1758587992	417 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
417 BARRINGTON HALL DR	POWELL, ROY POWELL, SHORENA TRUSTEE OF LAURA Y LARGY SEPARATE PROPERTY TRUST	1758586549	417 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
421 LINDSAYS RUN	ANSLEY, JAMES R	1758298855	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
4509 BURLINGTON MILLS RD	ANSLEY, JAMES R	1758298855	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
4521 BURLINGTON MILLS RD	WILSON, DORIL	1758299014	4525 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9134	
4525 BURLINGTON MILLS RD	MOSS, MICHAEL A TRUSTEE MOSS, KATHY C TRUSTEE	1758289702	4600 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9617	
4600 BURLINGTON MILLS RD	CHAMPION, ERMA H TRUSTEE MOSS, KATHY C TRUSTEE	1758289387	4641 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
4609 BURLINGTON MILLS RD	WOOD, CHRISTOPHER R	1758392506	4609 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
4613 BURLINGTON MILLS RD	NAVASGUEIRA, MONICA D	1758391382	4613 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
4629 BURLINGTON MILLS RD	MOSIER, MARK HOWARD MOSIER, TERRY R	1758393393	4629 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
4641 BURLINGTON MILLS RD	CHAMPION, ERMA H TRUSTEE MOSS, KATHY C TRUSTEE	1758386918	4641 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
4700 BURLINGTON MILLS RD	WAKE CNTY BOARD OF EDUCATION	1758387160	RE SERVICES DIRECTOR	1551 ROCK QUARRY RD	RALEIGH NC 27610-4145
4701 BEARS CREEK DR	WIGGINS, BERTI WALL	1758498953	204 S MAIN ST	ROLESVILLE NC 27571-8702	
4705 BEARS CREEK DR	WIGGINS, BERTIE W	1759408017	PO BOX 70	ROLESVILLE NC 27571-0070	
4709 BEARS CREEK DR	WIGGINS, BERTIE W	1759409123	PO BOX 70	ROLESVILLE NC 27571-0070	
4724 BURLINGTON MILLS RD	BROTHERS FORTY SIX LLC	1758486155	1220 OLD WATKINS RD	RALEIGH NC 27616-8634	
4725 BURLINGTON MILLS RD	PARKS, WILLARD PARKS, BARBARA FREEMAN	1758487746	4725 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9620	

WAKEMED REZONING
MAILING LIST FOR 3/30/26 NEIGHBORHOOD MEETING

Address	Owner	PIN	Mailing Address 1	Mailing Address 2	Mailing Address 3
4900 BURLINGTON MILLS RD	AMIANO, MITCHELL C AMIANO, SAMANTHA A	1758586361	4900 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
4904 BURLINGTON MILLS RD	HUNTER, LINDA J	1758588321	4904 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
4905 BURLINGTON MILLS RD	SISI LITTLE ONES HOME ACADEMY INC	1758587077	127 NATIONAL DR	CLAYTON NC 27527-5114	
4906 BURLINGTON MILLS RD	PURCELL, L YNDA	1758589313	4906 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
4908 WALLS COVE LN	DIXON, BEVERLY C DIXON, BESSIE WAKE	1759402366	4908 WALLS COVE LN	ROLESVILLE NC 27571-9481	
4950 BURLINGTON MILLS RD	TOWN OF ROLESVILLE	1758682706	PO BOX 250	ROLESVILLE NC 27571-0250	
4964 TUCKAHOE TRCE	TAYLOR, SHELBY	1758287782	4964 TUCKAHOE TRCE	WAKE FOREST NC 27587-9652	
500 BARRINGTON HALL DR	RHODES, JAMES ALAN	1758595082	500 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
500 KENTON MILL CT	JONES, BRITTANY S	1758596300	500 KENTON MILL CT	ROLESVILLE NC 27571-9543	
501 BARRINGTON HALL DR	CAMPANARO, DIANE CAMPANARO, JOYCE ANGELA	1758586877	501 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
502 KENTON MILL CT	ABERI, MAID ABERI, SHAHRZAD	1758596320	113 REED RANCH RD	BEVEREDNE TIBURON CA 94920-2024	
5026 WALLS COVE LN	WIGGINS, BERTIE W	1758493416	PO BOX 70	ROLESVILLE NC 27571-0070	
5028 WALLS COVE LN	GREGORY, JENNIFER W GREGORY, SIDNEY E	1758493655	5028 WALLS COVE LN	ROLESVILLE NC 27571-9494	
503 KENTON MILL CT	STUCKEY, GROVER C III	1758596414	503 KENTON MILL CT	ROLESVILLE NC 27571-9543	
5032 WALLS COVE LN	WALL, JAMES TIMOTHY	1758494848	1294 LEGACY GREENE AVE	WAKE FOREST NC 27587-4385	
5034 WALLS COVE LN	WIGGINS, BERTIE WALL	1759407413	PO BOX 70	ROLESVILLE NC 27571-0070	
5036 WALLS COVE LN	WIGGINS, BERTIE WALL DIXON, BESSIE WAKE	1758494277	PO BOX 70	ROLESVILLE NC 27571-0070	
504 BARRINGTON HALL DR	HARKEY, ROBERT MARTIN HARKEY, AMY LYNN	1758585927	504 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
504 KENTON MILL CT	ISLER, AMY	1758596350	504 KENTON MILL CT	ROLESVILLE NC 27571-9543	
505 KENTON MILL CT	O'CONNELL, ALBERT	1758596434	505 KENTON MILL CT	ROLESVILLE NC 27571-9543	
506 KENTON MILL CT	TEODOR, IOAN	1758596370	506 KENTON MILL CT	ROLESVILLE NC 27571-9543	
507 KENTON MILL CT	MARRETT, GLENDA KARINA MARRETT, BRIAN PATRICK	1758596465	507 KENTON MILL CT	ROLESVILLE NC 27571-9543	
508 BARRINGTON HALL DR	AKINS, JORDAN ALEXANDER AKINS, NATIA SHENEE	1758584981	508 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
508 KENTON MILL CT	HUDGINS, KADEHAS	1758596391	508 KENTON MILL CT	ROLESVILLE NC 27571-9543	
509 BARRINGTON HALL DR	LANGE, CHRISTOPHER E LANGE, CHRISTINE B	1758586821	509 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
509 KENTON MILL CT	KESAVAN, AKSHAY	1758596485	50 CHRISTOPHER COLUMBUS DR APT 1207	JERSEY CITY NJ 07302-7015	
511 KENTON MILL CT	MCDONALD, CHARLES W MCDONALD, PAULA	1758597416	511 KENTON MILL CT	ROLESVILLE NC 27571-9543	
512 BARRINGTON HALL DR	TRAN, HAIT TRAN, KHANH MAU T	1758584844	512 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
514 KENTON MILL CT	RODRIGUEZ, AURORA	1758598365	514 KENTON MILL CT	ROLESVILLE NC 27571-9543	
515 KENTON MILL CT	CANNIZZARO, JOHN FRANCIS CANNIZZARO, SHELBY LEE	1758597540	515 KENTON MILL CT	ROLESVILLE NC 27571-9543	
516 BARRINGTON HALL DR	LESANGA, MONSEMBULA SOKO, MATONDO	1758584727	516 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
516 KENTON MILL CT	GANAPATHI, SRIRAMAN SRIRAMAN, INDU	1758598377	516 KENTON MILL CT	ROLESVILLE NC 27571-9543	
517 BARRINGTON HALL DR	PATEL, KIRTI B PATEL, NAVANA K	1758586714	2628 SW MYRTLE ST	SEATTLE WA 98106-1753	
517 KENTON MILL CT	BANACH, RENEE NICOLE	1758597561	517 KENTON MILL CT	ROLESVILLE NC 27571-9543	
518 KENTON MILL CT	RICCI, CASSANDRA ADELE	1758598480	518 KENTON MILL CT	ROLESVILLE NC 27571-9543	
519 KENTON MILL CT	KIRBY, JENNIFER	1758597591	519 KENTON MILL CT	ROLESVILLE NC 27571-9543	
520 BARRINGTON HALL DR	KENION, LEONARD LEMONT KENION, TONI LAKEITHA	1758584710	520 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
520 KENTON MILL CT	MAZIGE, BRIA CAROLINE	1758598482	26 POWEWORTH ST UNIT C7	STONEHAM MA 02180-1249	
521 KENTON MILL CT	SHAAK, BRAD N SHAAK, ELFI M	1758598520	PO BOX 812	ROLESVILLE NC 27571-0812	
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528 BARRINGTON HALL DR	RIDGE, KATHRYN E RIDGE, ADAM H	1758584517	528 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
532 BARRINGTON HALL DR	JOHNSON, WILLIAM JOHNSON, BREANNA	1758584510	532 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	

WAKEMED REZONING
MAILING LIST FOR 3/30/26 NEIGHBORHOOD MEETING

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536 BARRINGTON HALL DR	THAXTON, WILLIAM JR THAXTON, SHARON T	1758584414	536 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
540 BARRINGTON HALL DR	MCWILLIAMS, JAMES MCWILLIAMS FRANCES	1758584318	544 BARRINGTON HALL DR	ROLESVILLE NC 27571-9359	
544 BARRINGTON HALL DR	DAVIS, JASON DAVIS, JULIA	1758584300	544 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
600 S MAIN ST	GRAND PARK PROPERTIES LLC	1758571481	2636 WATT AVE	WAKE FOREST NC 27587-6808	
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**REZ-25-06: WakeMed Rolesville
Traffic Impact Analysis**

Rolesville, North Carolina

June 17, 2026

Prepared for:

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3000 New Bern Avenue
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Prepared by:

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Sign-off Sheet

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Executive Summary

The proposed WakeMed Rolesville development is located on the north side of Burlington Mills Road west of Main Street (US 401 Business) between Walls Cove Lane and the Barrington Subdivision in Rolesville, NC.

The 31.38-acre site is anticipated to be completed in 2027. The site plan shows a 36,000 freestanding emergency department. The applicant is pursuing a rezoning from residential low density (RL) to Commercial Highway (CH). The rezoning would allow a number of uses on-site. After coordinating with the applicant, it was decided to analyze a 40,000 square foot (SF) medical office building. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, it is estimated that at full build-out the development is expected to generate 1,550 new trips per average weekday. In the AM and PM peak hours, the development is expected to generate 105 AM peak hour trips (82 entering and 23 exiting) and 142 PM peak hour trips (43 entering and 99 exiting).

Two (2) access points are proposed for the development connecting to Granite Falls Boulevard. Both will operate as full-movement driveways onto Granite Falls Boulevard as shown in the site plan. However, the northernmost driveway will operate as a left-in and right-out only as Granite Falls Boulevard will terminate at the driveway. Access A is located approximately 400 feet north from Burlington Mills Road whereas Access B is located approximately 200 feet north from Burlington Mills Road.

This report examines the following scenarios for the AM and PM peak hours:

- 2026 Existing
- 2027 No-Build
- 2027 Build
- 2027 Build Improved

Capacity analysis for the AM and PM peak hours in each scenario was performed for the following existing intersections in addition to the two proposed driveways:

- Burlington Mills Road at Forestville Road
- Burlington Mills Road at Walls Cove Lane
- Burlington Mills Road at Old Burlington Mills Road
- Burlington Mills Road at S. Main Street

The purpose of this report is to evaluate the proposed development in terms of traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic volumes, and recommend transportation improvements needed to mitigate congestion that may result from the additional site traffic. This report presents trip generation, trip distribution, traffic analysis, and recommendations for transportation improvements needed to meet anticipated traffic demands for two horizon years. The first horizon year is a near term analysis of the proposed development in the buildout year of 2027. The second horizon year is a longer term analysis of the development potential of the site ten (10) years following the buildout year (i.e. 2037). The intent of the long-term analysis is to forecast traffic in the immediate vicinity of the development of (1) Granite Falls Boulevard is extended and (2) further development occurs on-site. This further development is not based upon guidance or feedback from WakeMed. Rather, is a result of a development study to determine how well the available land could accommodate a



freestanding Emergency Center growing into a full-service community medical center. The site development study focused on site test fit plans with building massing blocks based upon projected areas from the generation of a high-level space and parking program. It should be noted that the current proposal consists of a 36,000 SF facility and that the current rezoning limits the development to 40,000 SF. If any development beyond 40,000 SF is proposed, the rezoning and conditions would have to be revisited.

The results of the near-term (2027) capacity analysis are summarized in Table ES-1.

Table ES-1: 2027 Level of Service Summary Table

Level of Service (Delay in seconds per vehicle)	2026 Existing		2027 No-Build		2027 Build		2027 Build Imp.	
	AM	PM	AM	PM	AM	PM	AM	PM
Burlington Mills Road at Forestville Road	D (52.0)	D (42.5)	D (41.3)	D (41.3)	D (41.7)	D (42.6)		
Burlington Mills Road at Walls Cove Lane / Rolesville Middle School	C (19.0)	B (11.4)	D (25.0)	B (14.2)	D (29.3)	B (14.5)		
Burlington Mills Road at Old Burlington Mills Road / Wallbrook Flats Access	B (14.1)	B (10.5)	E (44.3)	D (26.9)	F (61.6)	E (35.8)		
Main Street at Burlington Mills Road / Virginia Water Drive	C (29.6)	C (23.5)	E (65.3)	E (58.4)	E (58.1)	E (68.1)		
Burlington Mills Road at Granite Falls Boulevard					E (40.0)	C (17.0)	E (36.6)	C (16.5)
Granite Falls Boulevard at Access B					A (8.7)	A (8.9)	A (8.7)	A (8.9)
Not Included:			Signalized:		Stop-Controlled:			

The results of the near-term (2027) analysis, show that the proposed development accounts for a minimal increase in overall LOS at the existing study intersections with one exception. Specifically, long delays were observed for traffic turning left from the side streets at the intersection of Burlington Mills Road at Old Burlington Mills Road / Wallbrook Flats Access. The southbound left-turn increases in delay from 44 seconds per vehicle to 62 seconds per vehicle in the AM peak hour. Accordingly, the following mitigation measures were considered:

- Installation of a traffic signal
- Restricting side street access to right-turns out only

A traffic signal was considered at the intersection of Burlington Mills Road at Old Burlington Mills Road at Wallbrook Flats Access. However, this is not recommended due to the spacing between the intersection and the signalized intersection of S. Main Street at Burlington Mills Road due to the spacing between intersections.

Restricting access via a left-over which would allow side street traffic to only make right-turns was also considered. Through evaluation, this would negatively impact the intersection of Burlington Mills Road at Main Street as it would cause U-turns to occur on the eastbound approach of Burlington Mills Road.

Without improvements, left-turns are shown to incur high delays, however right-turning traffic operates with an acceptable LOS. It is common for minor streets at unsignalized intersection to experience higher delays due to the



difficulty in making a left-turn movement through the intersection with the uninterrupted main street traffic. Furthermore, the queues are largely contained within the existing turn-lanes. As a result, no improvements are recommended at this intersection. Long-term, relocating the Wallbrook Flats Access from its current location westward to where Granite Falls Boulevard intersects Burlington Mills Road should be considered.

Rolesville's Land Development Ordinance (LDO), Section 8.E, establishes the following Level of Service Standards:

- 1. The traffic impact analysis must demonstrate that the proposed development would not cause build-out-year, peak-hour levels of service on any arterial or collector road or intersection within the study area to fall below Level of Service (LOS) "D," as defined by the latest edition of the Highway Capacity Manual, or, where the existing level of service is already LOS "E" that the proposed development would not cause the LOS to fall to the next lower letter grade.*
- 2. If the road segment or intersection is already LOS "F," the traffic impact analysis must demonstrate that the proposed development, with any proposed improvements, would not cause build-out year peak-hour operation to degrade more than five (5) percent of the total delay on any intersection approach.*

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. Intersections where no improvements are recommended are locations that meet the standards specified in the LDO.

Near Term Improvements (2027)

Burlington Mills Road at Granite Falls Boulevard

- Extend Granite Falls Boulevard to Burlington Mills Road with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct an eastbound left turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper
- Construct a westbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper

Burlington Mills Road at Access A

- Construct Access A with one ingress and one egress lane consisting of a right turn lane
- Construct the northbound approach of Granite Falls Boulevard to provide a left turn lane

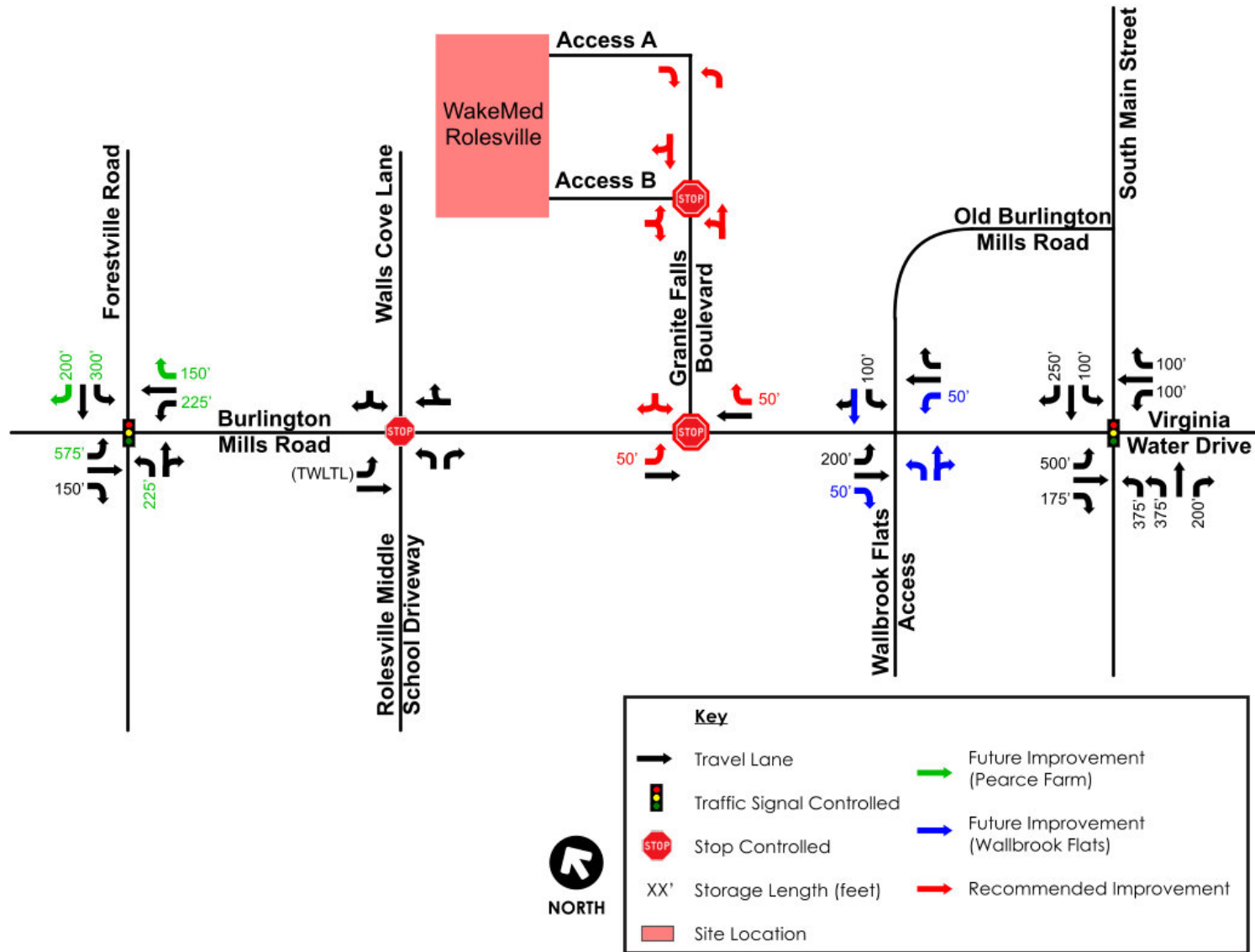
Burlington Mills Road at Access B

- Construct Access B with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct the northbound approach of Granite Falls Boulevard to provide a shared left turn/thru lane

These recommendations are illustrated in Figure ES-1.



Figure ES-1: 2027 Recommended Improvements



In addition to analyzing the development as proposed, the Town of Rolesville has requested that the study include a long-term scenario that analyzes traffic if the following two (2) developments occur:

1. The site is fully build-out as a 486,921 SF hospital.
2. Granite Falls Boulevard is extended.

The square footage noted above is the result of a development study to determine how well the available land could accommodate a freestanding emergency center growing into a full-service community medical center. It should be noted that the current proposal consists of a 36,000 SF facility and that the current rezoning limits the development to 40,000 SF. If any development beyond 40,000 SF is proposed, the rezoning and conditions would have to be revisited. The intent of the long-term analysis is to forecast traffic in the immediate vicinity of the development of (1) Granite Falls Boulevard is extended and (2) further development occurs on-site. This further development is not based upon guidance or feedback from WakeMed. Rather, is a result of a development study to determine how well the available land could accommodate a freestanding Emergency Center growing into a full-service community medical center. The site development study focused on site test fit plans with building massing blocks based upon projected areas from the generation of a high-level space and parking program.

The Granite Falls Boulevard extension is a Town project that would provide a continuous connection from Burlington Mills Road to Rogers Road. Using the ITE Trip Generation Manual, it is estimated that a 486,921 SF hospital is expected to generate 6,626 new trips per average weekday. In the AM and PM peak hours, it is expected to generate 537 AM peak hour trips (365 entering and 172 exiting) and 544 PM peak hour trips (185 entering and 359 exiting). This analysis assumes a future year of 2037 (i.e. 10 years following the initial buildout).

The long-term analysis examines the following scenarios for the AM and PM peak hours:

- 2037 No-Build
- 2037 Build
- 2037 Build Improved

Capacity analysis for the long-term scenario for the AM and PM peak hours was performed for the following intersections in addition to the two proposed driveways along Granite Falls Boulevard:

- Burlington Mills Road at Granite Falls Boulevard
- Rogers Road at Granite Falls Boulevard



Table ES-2: 2037 Level of Service Summary Table

Level of Service (Delay in seconds per vehicle)	2037 No-Build		2037 Build		2037 Build Imp.	
	AM	PM	AM	PM	AM	PM
Burlington Mills Road at Granite Falls Boulevard	D (32.3)	B (12.6)	F (217.4)	D (25.4)	B (10.5)	A (9.6)
Granite Falls Boulevard at Access A			B (11.2)	B (10.4)	B (11.2)	B (10.4)
Granite Falls Boulevard at Access B			B (11.3)	B (10.6)	B (11.2)	B (10.6)
Rogers Road at Granite Falls Boulevard	B (14.4)	A (9.9)	B (15.4)	B (11.5)	B (14.8)	B (11.3)
Not Included:		Signalized:		Stop-Controlled:		

As shown in Table ES-2, the southbound approach of Granite Falls Boulevard at Burlington Mills Road experiences high delays in the 2037 Build Scenario. Accordingly, a traffic signal is recommended for if phases beyond the freestanding emergency department are developed in the future. With the installation of a traffic signal, the intersection operates at LOS B or better in both the AM and PM peak hours. All other intersections and driveways in the 2037 Build and Build-Improved scenarios operate at acceptable levels of service.



Based on the findings of this study, specific improvements have been identified and should be considered at the study intersections as the site develops beyond what is currently proposed.

Long Term Improvements (2037)

Burlington Mills Road at Granite Falls Boulevard

- Provide 200 feet of full width storage and appropriate taper to the eastbound left turn lane on Burlington Mills Road
- Provide 175 feet of full width storage and appropriate taper to the westbound right turn lane on Burlington Mills Road
- Construct a southbound right turn lane on Granite Falls Boulevard with 150 feet of full-width storage and appropriate taper
- Provide a full-movement signalized intersection

Granite Falls Boulevard at Access A

- Construct Access A with one ingress and one egress lane consisting of a right turn lane
- Construct a northbound left turn lane on Granite Falls Boulevard with 50 feet of full-width storage and appropriate taper

Granite Falls Boulevard at Access B

- Construct Access B with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct a northbound left turn lane on Granite Falls Boulevard with 75 feet of full-width storage and appropriate taper

Rogers Road at Granite Falls Boulevard

- Extend the existing northbound left turn lane on Granite Falls Boulevard to 275 feet of full-width storage and appropriate taper
- Extend the existing westbound left turn lane on Rogers Road to 150 feet of full-width storage and appropriate taper

These recommendations are illustrated in Figure ES-2.



Figure ES-2: 2037 Recommended Improvements

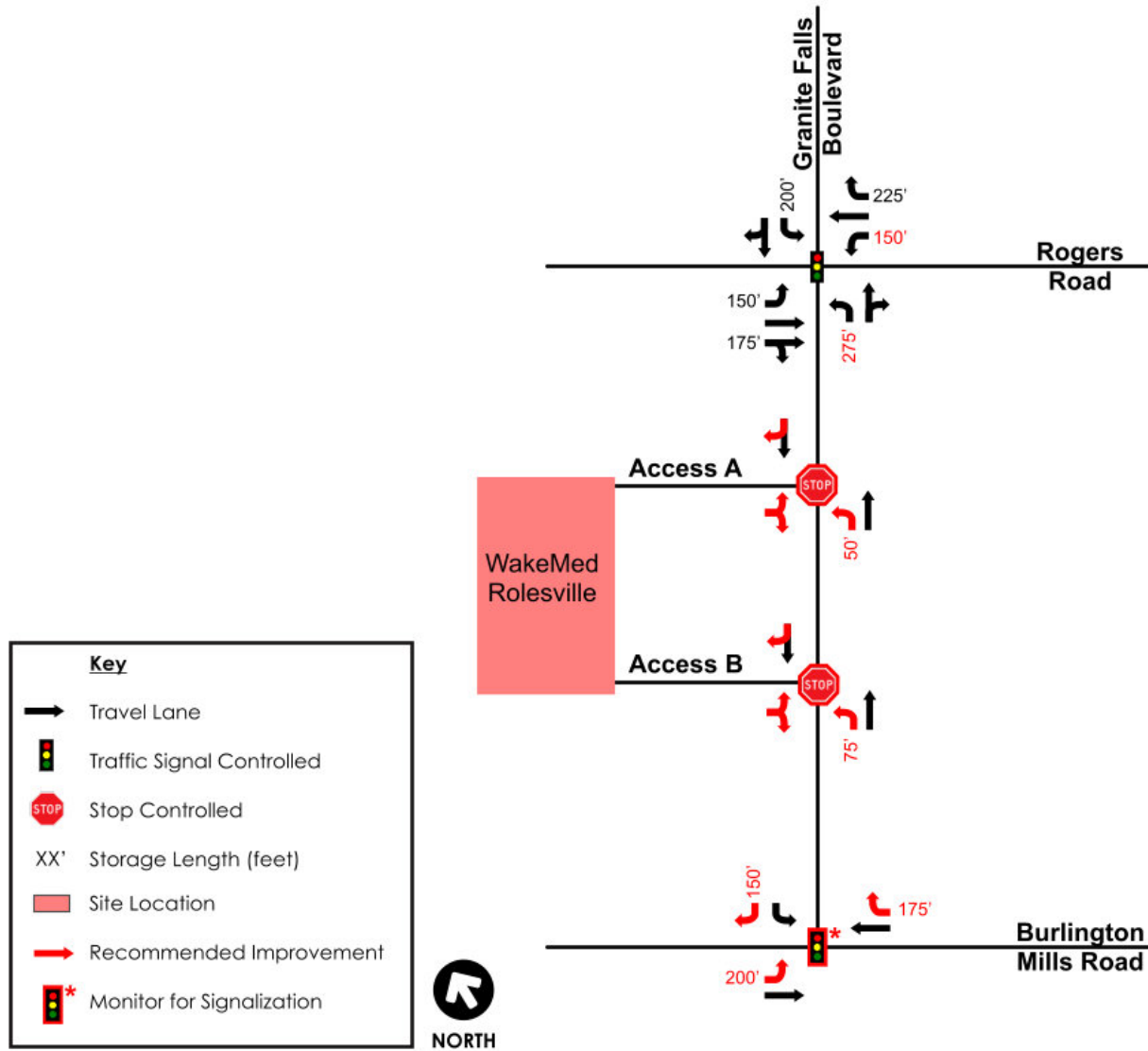


Figure is Not To Scale

1.0 INTRODUCTION

The proposed WakeMed Rolesville development is located on the north side of Burlington Mills Road west of Main Street (US 401 Business) between Walls Cove Lane and the Barrington Subdivision in Rolesville, NC. The applicant is pursuing a rezoning from residential low density (RL) to Commercial Highway (CH).

The 31.38-acre site is anticipated to be completed in 2027. The project location is shown in Figure 1. The site plan, prepared by Kimley-Horn and Associates, can be found in Figure 2. The purpose of this report is to evaluate the development in terms of projected vehicular traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic, and recommend transportation improvements needed to mitigate congestion that may result from additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for improvements needed to meet anticipated traffic demands.

1.1 NEAR-TERM ANALYSIS (2027)

The traffic analysis considers future build conditions during the build-out year (2027). The site plan shows a 36,000 square foot (SF) freestanding emergency department. The rezoning would allow a number of uses on-site. After coordinating with the applicant, it was decided to analyze a 40,000 SF medical office building.

The site will include building Granite Falls Boulevard through the parcel as shown in Figure 2. Two (2) access points are proposed for the development connecting to Granite Falls Boulevard. Both will operate as full-movement driveways onto Granite Falls Boulevard as shown in the site plan. Access A is located approximately 400 feet north from Burlington Mills Road whereas Access B is located approximately 200 feet north from Burlington Mills Road. The analysis scenarios are as follows and include both the AM and PM peak hours:

- 2026 Existing
- 2027 No-Build
- 2027 Build
- 2027 Build Improved

1.2 LONG-TERM ANALYSIS (2037)

In addition to analyzing the development as proposed, the Town of Rolesville has requested that the study include a long-term scenario ten (10) years following the initial buildout that analyzes traffic if the following two (2) developments occur:

1. The site is fully build-out as a 486,921 SF hospital.
2. Granite Falls Boulevard is extended.

The square footage noted above is the result of a development study to determine how well the available land could accommodate a freestanding emergency center growing into a full-service community medical center. It should be noted that the current proposal consists of a 36,000 SF facility and that the current rezoning limits the development to 40,000 SF. If any development beyond 40,000 SF is proposed, the rezoning and conditions would have to be revisited. The intent of the long-term analysis is to forecast traffic in the immediate vicinity of the development of (1) Granite Falls Boulevard is extended and (2) further development occurs on-site. This further development is not



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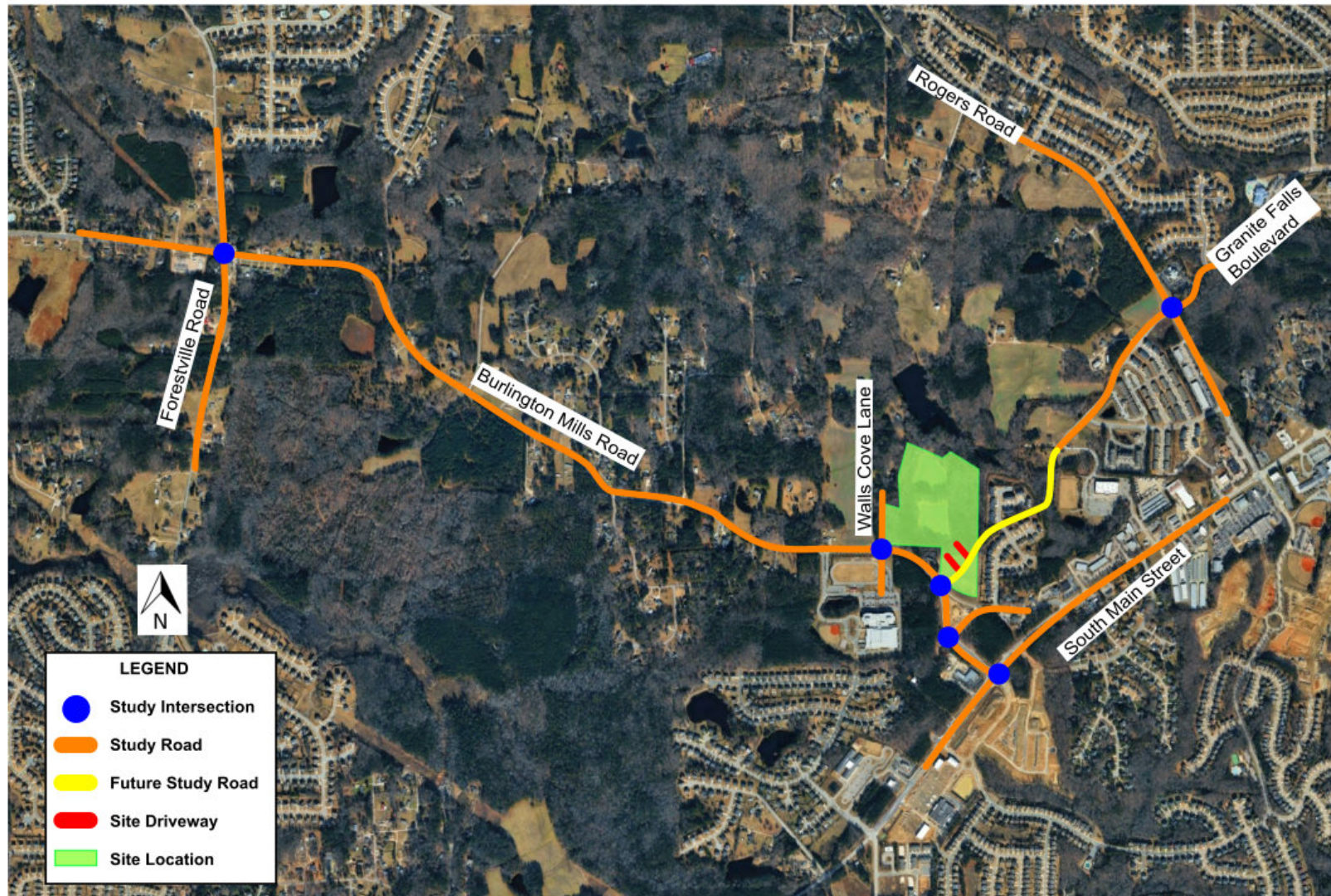
based upon guidance or feedback from WakeMed. Rather, it is a result of a development study to determine how well the available land could accommodate a freestanding Emergency Center growing into a full-service community medical center. The site development study focused on site test fit plans with building massing blocks based upon projected areas from the generation of a high-level space and parking program. The development study is included in the Appendix. This information was developed and included in this report at the request of the Town for the purpose of planning for Granite Falls Boulevard and is not associated with WakeMed's proposal.

The Granite Falls Boulevard extension is a Town project that would provide a continuous connection from Burlington Mills Road to Rogers Road. The analysis scenarios are as follows and include both the AM and PM peak hours:

- 2037 No-Build
- 2037 Build
- 2037 Build Improved



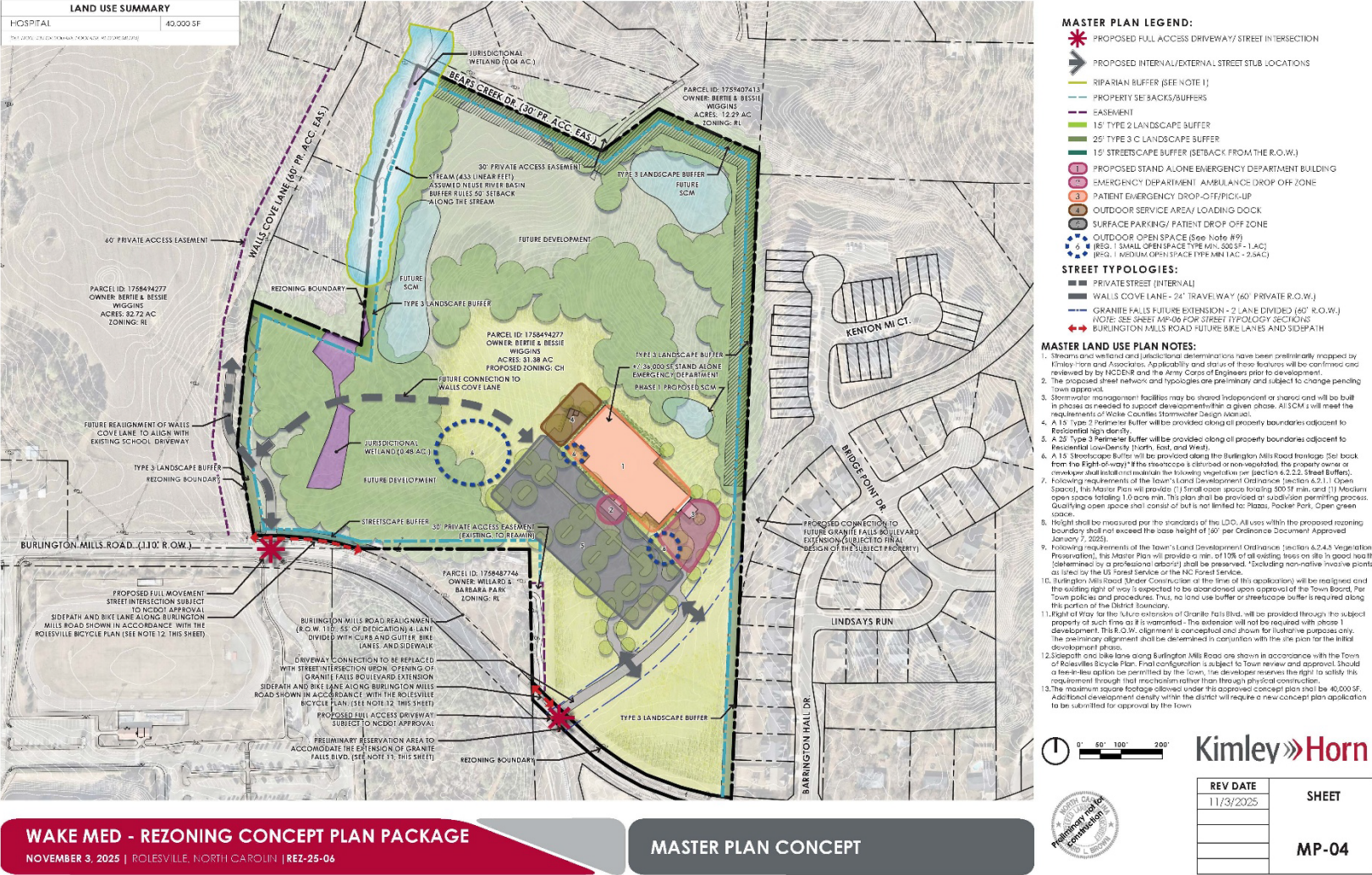
Figure 1: Site Location



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Figure 2: Near-Term (2027) Site Plan



2.0 INVENTORY OF TRAFFIC CONDITIONS

2.1 STUDY AREA

Stantec coordinated with the Town of Rolesville, the applicant, and the North Carolina Department of Transportation (NCDOT) to determine the appropriate study area and assumptions. The following existing intersections were agreed upon to be analyzed to determine the impacts associated with this development. These intersections are shown in Figure 1.

- Burlington Mills Road at Forestville Road
- Burlington Mills Road at Walls Cove Lane / Rolesville Middle School Driveway
- Burlington Mills Road at Old Burlington Mills Road
- Main Street at Burlington Mills Road / Virginia Water Drive

Table 1 provides a detailed description of the existing study area roadway network. All functional classification and average annual daily traffic (AADT) information were obtained from NCDOT.

Table 1: Existing Conditions

Road Name	Road Number	Primary Cross-Section	Functional Classification ¹	2024 AADT ² (vehicles per day)	Speed Limit (mph)	Maintenance Agency
Burlington Mills Road	SR 2051	Two-Lane Undivided	Major Collector	4,500	35-45	NCDOT
Forestville Road	SR 2049	Two-Lane Undivided	Minor Arterial	18,000	45	NCDOT
Walls Cove Lane	N/A	One-Lane	Private	No Data Available	N/A	Private
Old Burlington Mills Road	SR 2051	Two-Lane Undivided	Major Collector	No Data Available	35	NCDOT
Main Street	US 401 Business	Two-Lane w/ TWLTL*	Minor Arterial	13,500	35	NCDOT
Virginia Water Drive	N/A	Two-Lane Undivided	Local Road	No Data Available	25	Town of Rolesville
Granite Falls Boulevard	N/A	Two-Lane Undivided	Local Road	No Data Available	25	Town of Rolesville
Rogers Road	SR 2052	Two-Lane Undivided	Major Collector	10,000	35	NCDOT

*TWLTL = Continuous Two-Way Left-Turn Lane

The existing lane configuration and traffic control for the study area intersections are illustrated in Figure 3.



2.2 PROPOSED ACCESS

Access to the site is envisioned to be provided by two access points along Granite Falls Boulevard. Access A will operate as a full-movement driveway onto Granite Falls Boulevard located approximately 400 feet north from Burlington Mills Road. However, Access A will operate as a left-in and right-out only access point as Granite Falls Boulevard terminates at this driveway. When Granite Falls Boulevard is fully-extended, this driveway will operate as a full movement access point. Access B is envisioned to be located approximately 200 feet north from Burlington Mills Road and will operate as a full-movement driveway onto Granite Falls Boulevard.

2.3 FUTURE CONDITIONS

The following sub-sections discuss the projects that are anticipated to modify the study area intersections between 2026 and the future year 2027. The future year lane configuration and traffic control for the study area intersections are illustrated in Figure 4.

2.3.1 U-6241 (Main Street)

The U-6241 project will realign Burlington Mills Road near Main Street as well as make streetscape and multimodal improvements along Main Street. As of the writing of this report, construction is on-going along Main Street, but the new alignment of Burlington Mills Road is open to traffic. Pertinent plans for U-6241 can be found in the Appendix.

2.3.2 Pearce Farm (fka Tom's Creek)

The following improvements are currently proposed to be implemented in association with the development of the Pearce Farm site:

Burlington Mills Road at Forestville Road

- Extend the existing eastbound left-turn lane to 575 feet of full-width storage and appropriate taper
- Extend the existing westbound left-turn lane to 225 feet of full-width storage and appropriate taper
- Construct a westbound right-turn lane with 150 feet of full-width storage and appropriate taper
- Extend the existing northbound left-turn lane to 225 feet of full-width storage and appropriate taper
- Extend the existing southbound left-turn lane to 300 feet of full-width storage and appropriate taper
- Construct a southbound right-turn lane with 200 feet of full-width storage and appropriate taper

A copy of the TIA is contained in the Appendix. Pearce Farm is discussed in more detail in Section 2.3.2.

2.3.3 Wallbrook

The following improvements were committed to by the Wallbrook development:

Main Street at Burlington Mills Road

- Construct dual northbound exclusive left-turn lanes with 375 feet of full-width storage and appropriate taper
- Construct an exclusive northbound right-turn lane with 200 feet of full-width storage and appropriate taper
- Construct an exclusive westbound left-turn lane with 100 feet of full-width storage and appropriate taper
- Construct an exclusive westbound right-turn lane with 100 feet of full-width storage and appropriate taper
- Construct an exclusive eastbound left-turn lane with 500 feet of full-width storage and appropriate taper



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- Construct an exclusive eastbound right-turn lane with 175 feet of full-width storage and appropriate taper
- Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper
- Construct an exclusive southbound right-turn lane with at least 250 feet of full-width storage and appropriate taper

It should be noted that the improvements associated with Wallbrook are shown as existing on both Figure 3 and Figure 4 as these improvements have been constructed. A copy of the TIA is contained in the Appendix. The Wallbrook development is discussed in more detail in Section 3.1.3.2.

2.3.4 Wallbrook Flats

Wallbrook Flats will add a fourth-leg to the intersection of Burlington Mills Road at Old Burlington Mills Road. The following improvements were committed to by the Wallbrook Flats Development:

Burlington Mills Road at Old Burlington Mills Road

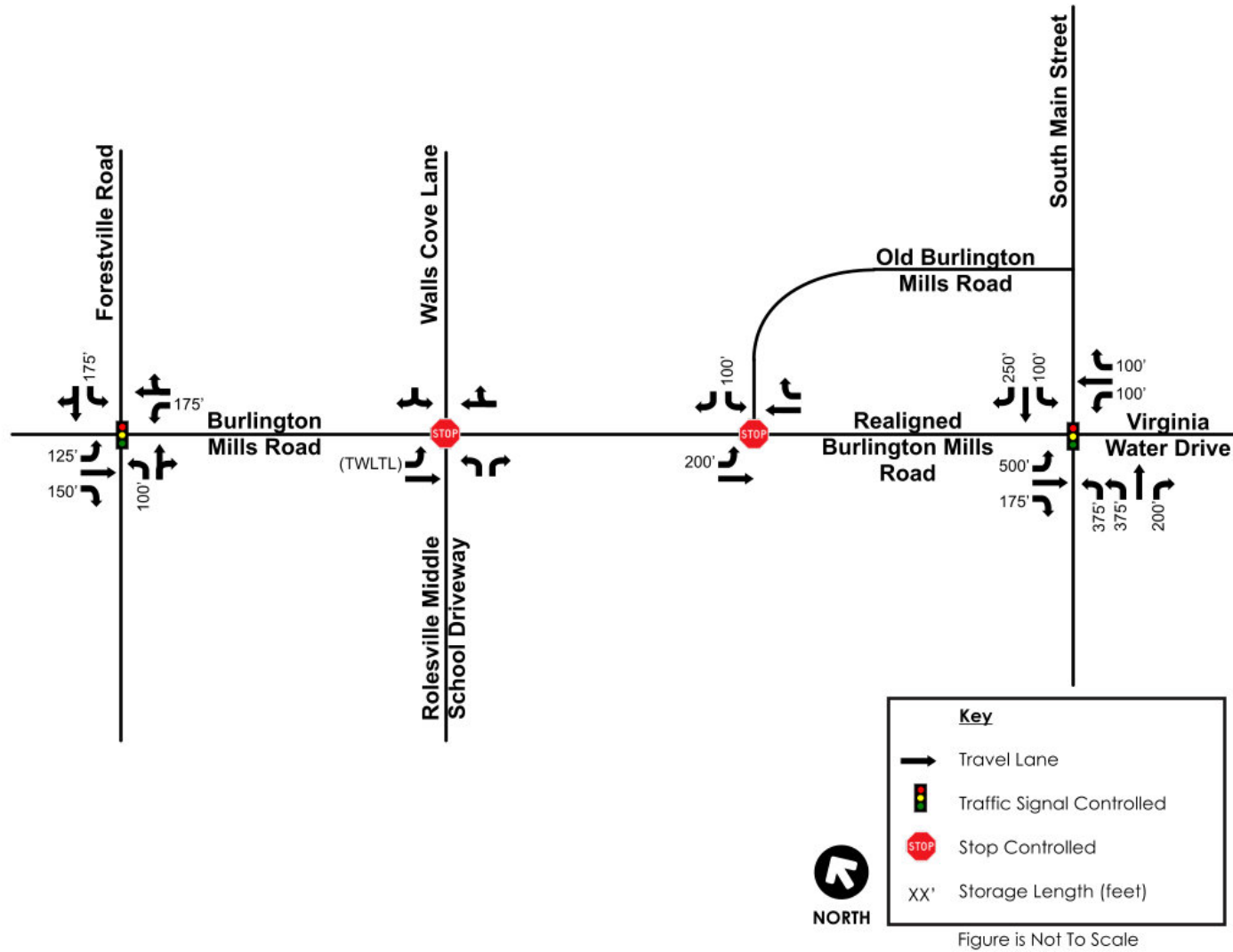
- Construct the Wallbrook Flats driveway with one ingress lane and two egress lanes consisting of an exclusive left-turn lane and a shared thru/right-turn lane.
- Construct a westbound left-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper.
- Construct an eastbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper.
- Restripe the southbound approach of Old Burlington Mills Road to provide an exclusive left-turn lane and a shared thru/right-turn lane.

A copy of the TIA is contained in the Appendix. The Wallbrook Flats development is discussed in more detail in Section 3.1.3.3.



Inventory of Traffic Conditions
June 17, 2026

Figure 3: 2026 Existing Lanes and Traffic Control



Inventory of Traffic Conditions
June 17, 2026

Figure 4: Near-Term (2027) No-Build Lanes and Traffic Control

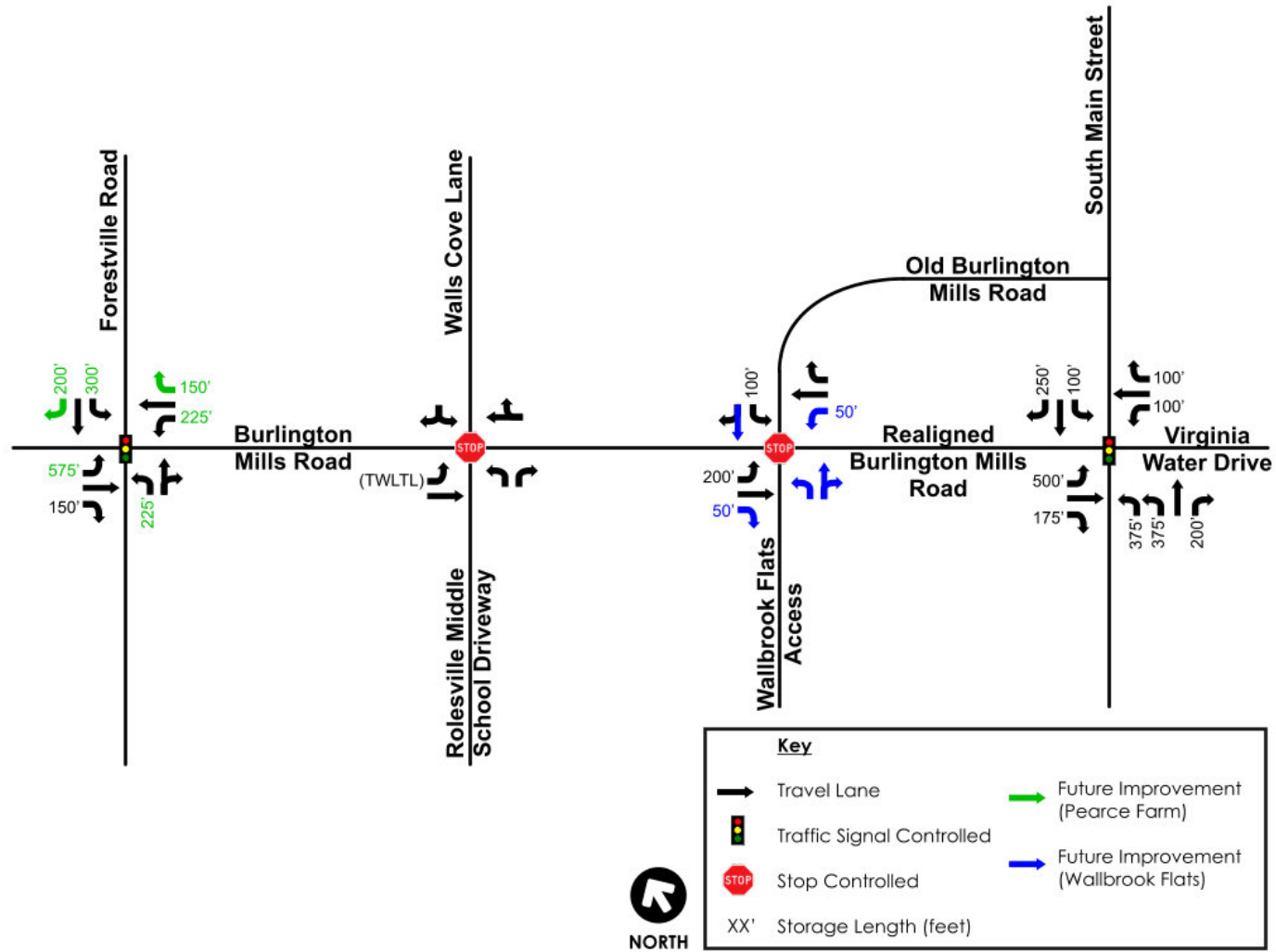


Figure is Not To Scale

3.0 NEAR-TERM (2027) ANALYSIS

3.1 TRAFFIC VOLUME DEVELOPMENT

All traffic volume calculations can be found in the Appendix.

3.1.1 Data Collection

Morning (7:00 – 9:00 AM) and evening (4:00 – 6:00 PM) turning movement counts were taken at the study intersections on March 5, 2026, while schools were in session. Due to the distance between study intersections and the number of driveways between them, the traffic counts were not balanced. All traffic count data can be found in the Appendix. The existing (2026) traffic volumes are shown in Figure 5.

3.1.2 Background Traffic Growth

Background traffic growth is the increase in traffic volumes due to usage increases and non-specific growth throughout the area. The 2026 existing volumes were grown by a 1.0 percent annual rate to estimate the 2027 volumes. The growth in vehicles as a result of this future traffic growth is shown in Figure 6.

3.1.3 Adjacent Development Traffic

There are three (3) developments proposed to be constructed within and nearby the study area: Pearce Farm (fka Tom's Creek), Wallbrook, and Wallbrook Flats. The total trips associated with these developments are shown in Figure 7. Figures showing the individual development trips can be found in the Appendix. The following subsections highlight salient data for each of the approved developments.

3.1.3.1 Pearce Farm (fka Tom's Creek)

Pearce Farm is a residential development project located in the southeast quadrant of the Forestville Road and Burlington Mills Road intersection. It is currently assumed that the project will consist of 606 units of single-family detached housing and that the project will be built out by 2029. The improvements associated with the Wallbrook development are discussed in Section 2.3.3. To provide a conservative analysis, it was assumed that the entire project would be built out and completed by the construction of the WakeMed Rolesville development. The trips attributed to the Pearce Farm development, as well as a copy of the traffic study prepared by Stantec are provided in the Appendix.

3.1.3.2 Wallbrook

Wallbrook is a mixed-use development project located along Main Street. The proposed development is expected to consist of 107,000 square feet of office space, 17,000 square feet of restaurants, 143,000 square feet of retail space, and 170 townhomes.



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A copy of the traffic study prepared by Stantec can be found in the Appendix. Due to the size and location of Wallbrook, the traffic study partitioned the development into four (4) sites; specifically the North, South, East, and West sites where traffic was generated, distributed, and assigned to the study area individually. The development is not yet completed, but portions are currently open and operational. Land uses that are open and operational are as follows:

- 20 Townhomes located on the East Site;
- 20,000 square feet of retail located on the South Site; and
- 50,000 square feet of grocery store located on the South Site.

At the time the traffic counts were collected, no land uses on the North or West Sites were completed. Therefore, all traffic were added to the network as adjacent development traffic.

To account for future traffic to/from the East Site, the percentage of trips attributed to the twenty (20) townhome built were subtracted from the total AM and PM peak hour trips. This resulted in 244 total trips in the AM peak hour (144 entering, 100 exiting) and 244 total trips in the PM peak hour (100 entering and 144 exiting).

To account for future traffic to/from the South Site, the retail trips were reduced by twenty-eight percent (28%) as 20,000 of the total 71,400 square feet are constructed. This resulted in 230 total trips in the AM peak hour (138 entering and 92 exiting) and 286 total trips in the PM peak hour (141 entering and 145 exiting).

The improvements associated with the Wallbrook development are discussed in Section 2.3.3. Figures detailing the trips attributed to the Wallbrook development can be found in the Appendix.

3.1.3.3 Wallbrook Flats

Wallbrook Flats is a residential development project located on the south side of Burlington Mills Road west of Main Street. The proposed development is expected to consist of 264 units of multifamily housing and is anticipated to be completed in 2030. The improvements with the Wallbrook Flats development are discussed in Section 2.3.4. To provide a conservative analysis, it was assumed that the entire project would be built out and completed by the construction of the WakeMed Rolesville development. The trips attributed to the Wallbrook Flats development, as well as a copy of the traffic study prepared by Stantec are provided in the Appendix.

3.1.4 No-Build Traffic Volumes

The 2027 No-Build traffic volumes consist of the sum of the 2026 Existing traffic volumes, the Background traffic growth, and the adjacent development growth. The 2027 No-Build traffic volumes are shown in Figure 8.

3.1.5 Trip Generation

Trip generation for the proposed development was performed using the 12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual³. The Rate Versus Equation spreadsheet published by NCDOT⁴ was used to supplement the ITE methodology. No trip reductions were taken for internal capture or pass-by traffic. Trip generation for the proposed development is shown in Table 2.



Table 2: Trip Generation

Land Use	Size	Daily	AM Peak			PM Peak		
		Total	Total	Enter	Exit	Total	Enter	Exit
Medical Office (LUC 720)	40,000 SF	1,550	105	82	23	142	43	99
Total Trips Generated		1,550	105	82	23	142	43	99

3.1.6 Site Trip Distribution

To accurately determine the effect of the proposed development on the surrounding roadway network, an estimate of the expected distribution of traffic entering and exiting the site is needed. These percentages were developed using a combination of existing traffic volume counts, historic AADTs provided by NCDOT, and engineering judgment. This trip distribution was submitted as part of NCDOT's TIA Scoping Checklist contained in the Appendix. All traffic volume calculations can be found in the Appendix.

- 30% to/from the north on Main Street
- 25% to/from the north on Forestville Road
- 20% to/from the south on Main Street
- 10% to/from the west on Burlington Mills Road
- 10% to/from the east on Virginia Water Drive
- 5% to/from the south on Forestville Road

The trip distribution for the proposed development is shown in Figure 9. The trip assignment is shown in Figure 10.

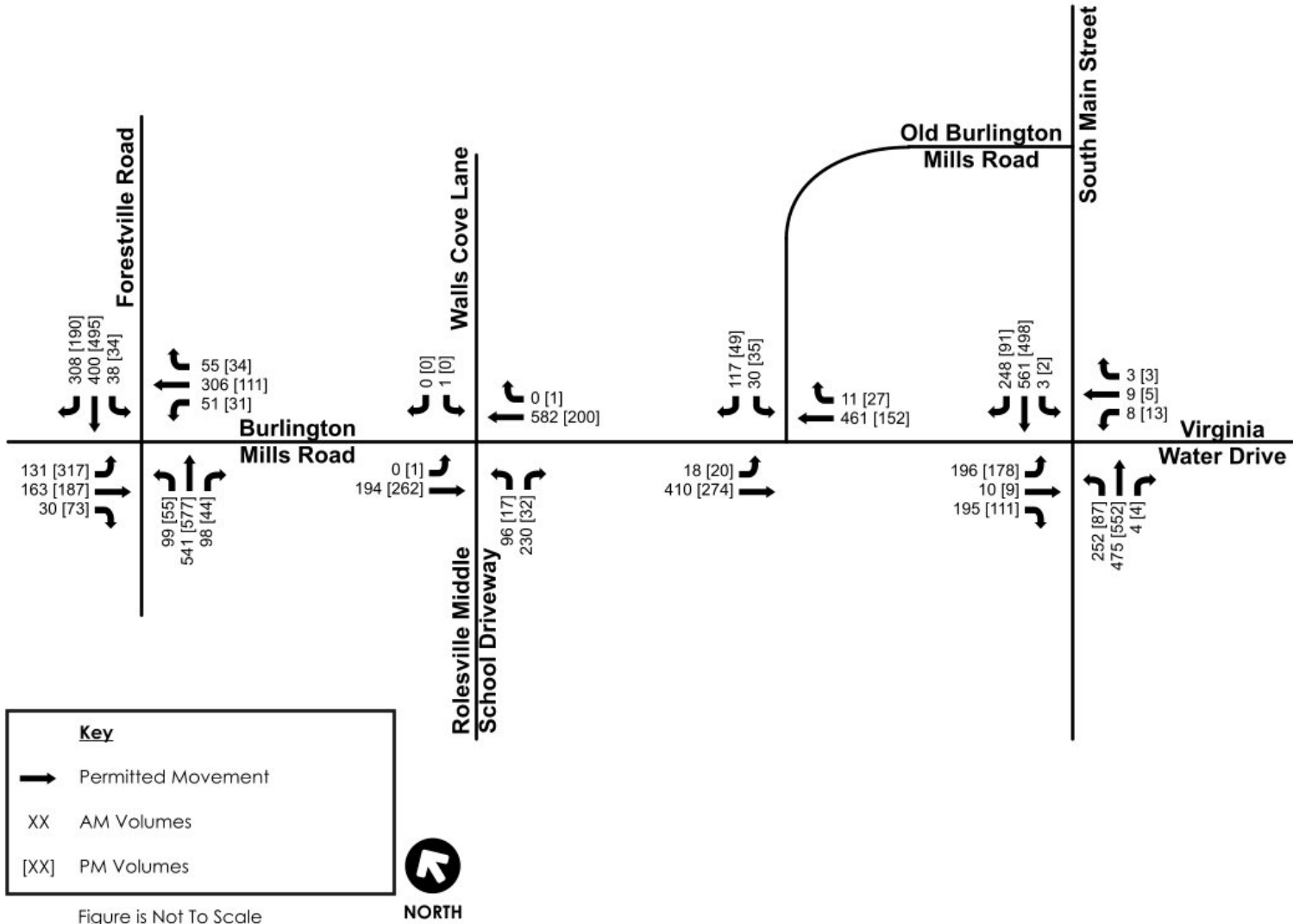
3.1.7 Build Traffic Volumes

The 2027 Build traffic volumes include the 2027 No-Build traffic and the proposed development traffic discussed in Sections 3.1.5 and 3.1.6. The 2027 Build traffic volumes are shown in Figure 11.



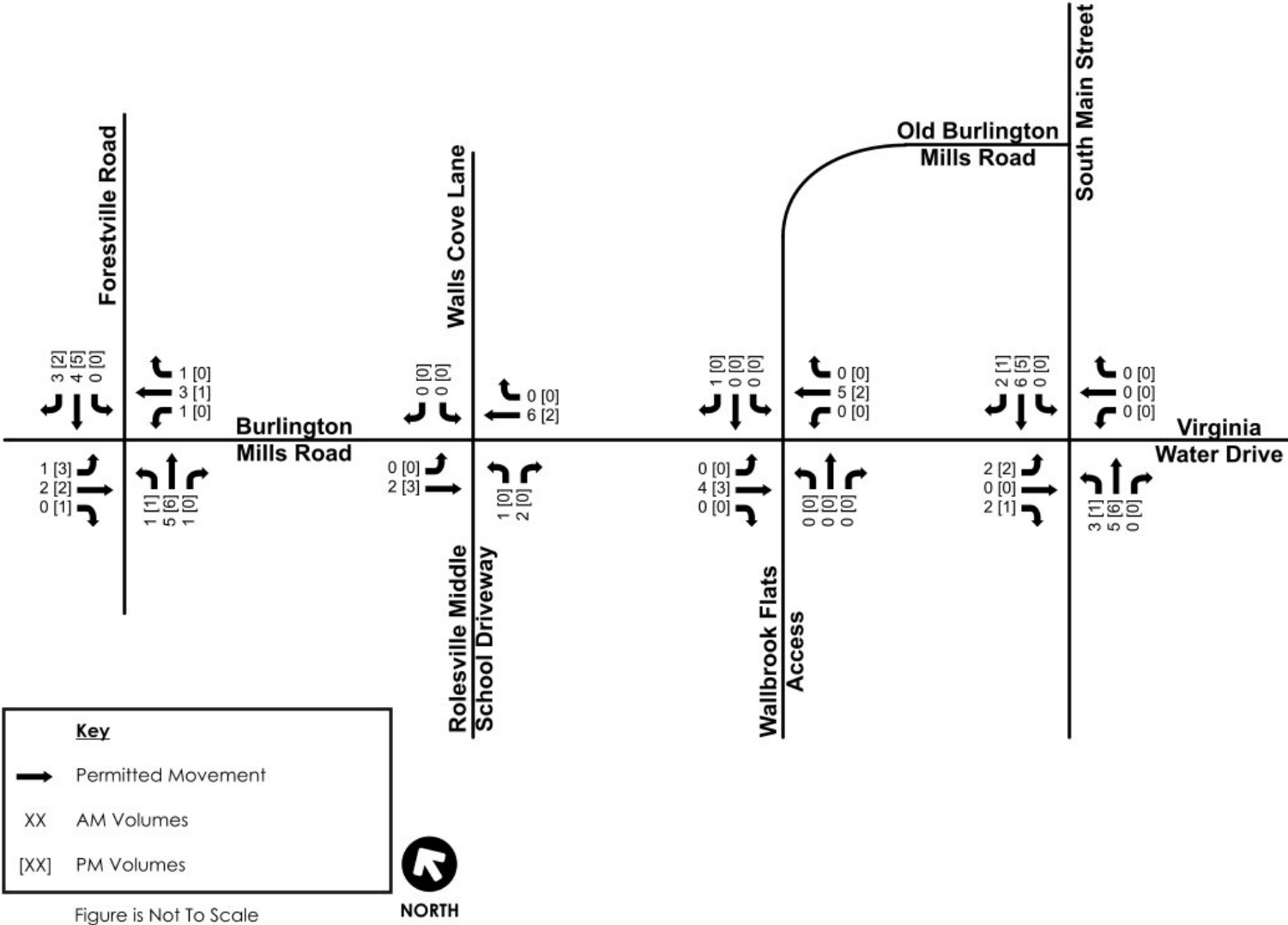
Near-Term (2027) Analysis
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Figure 5: 2026 Existing Traffic Volumes



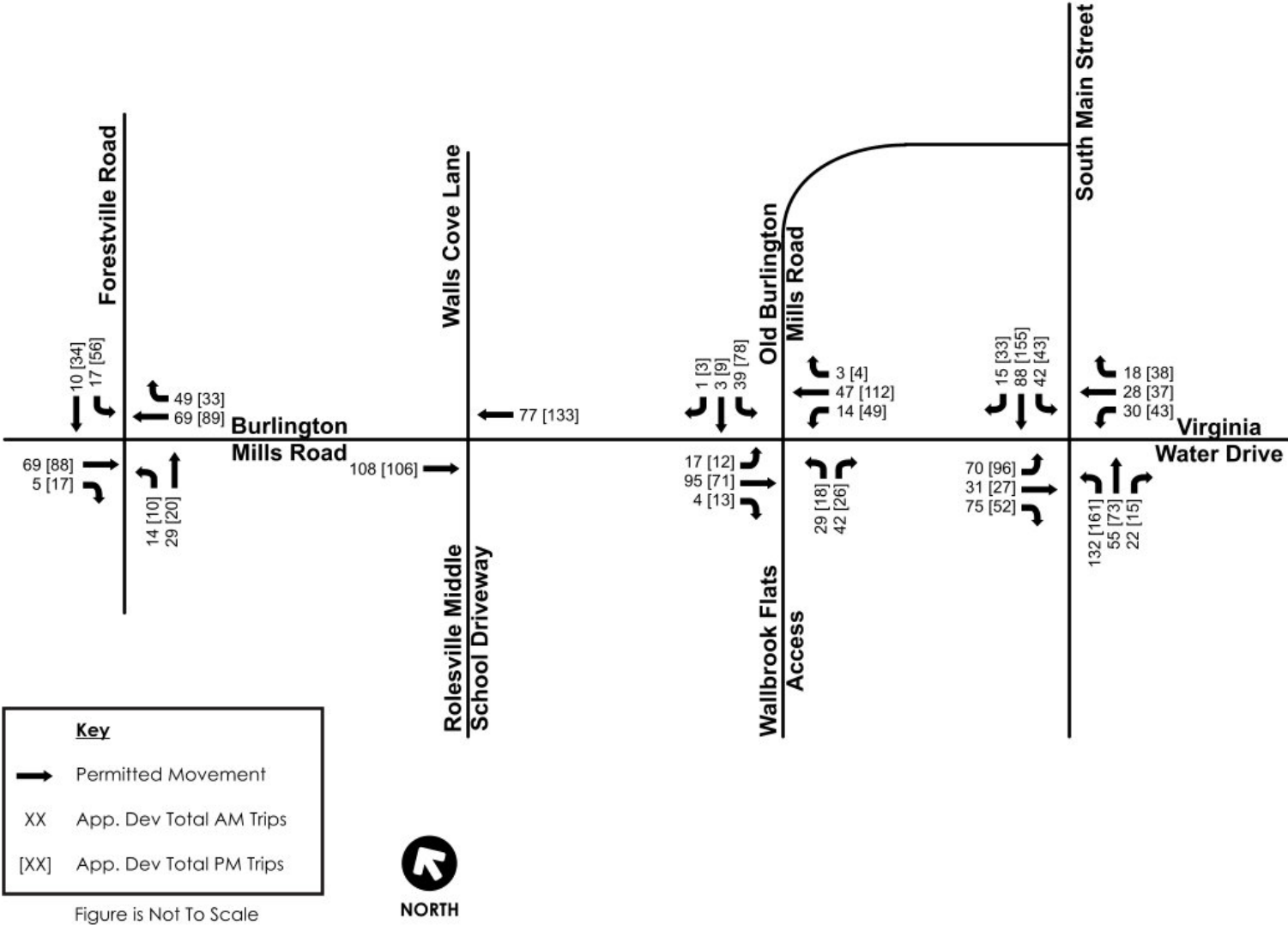
Near-Term (2027) Analysis
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Figure 6: Near-Term (2027) Background Traffic Growth



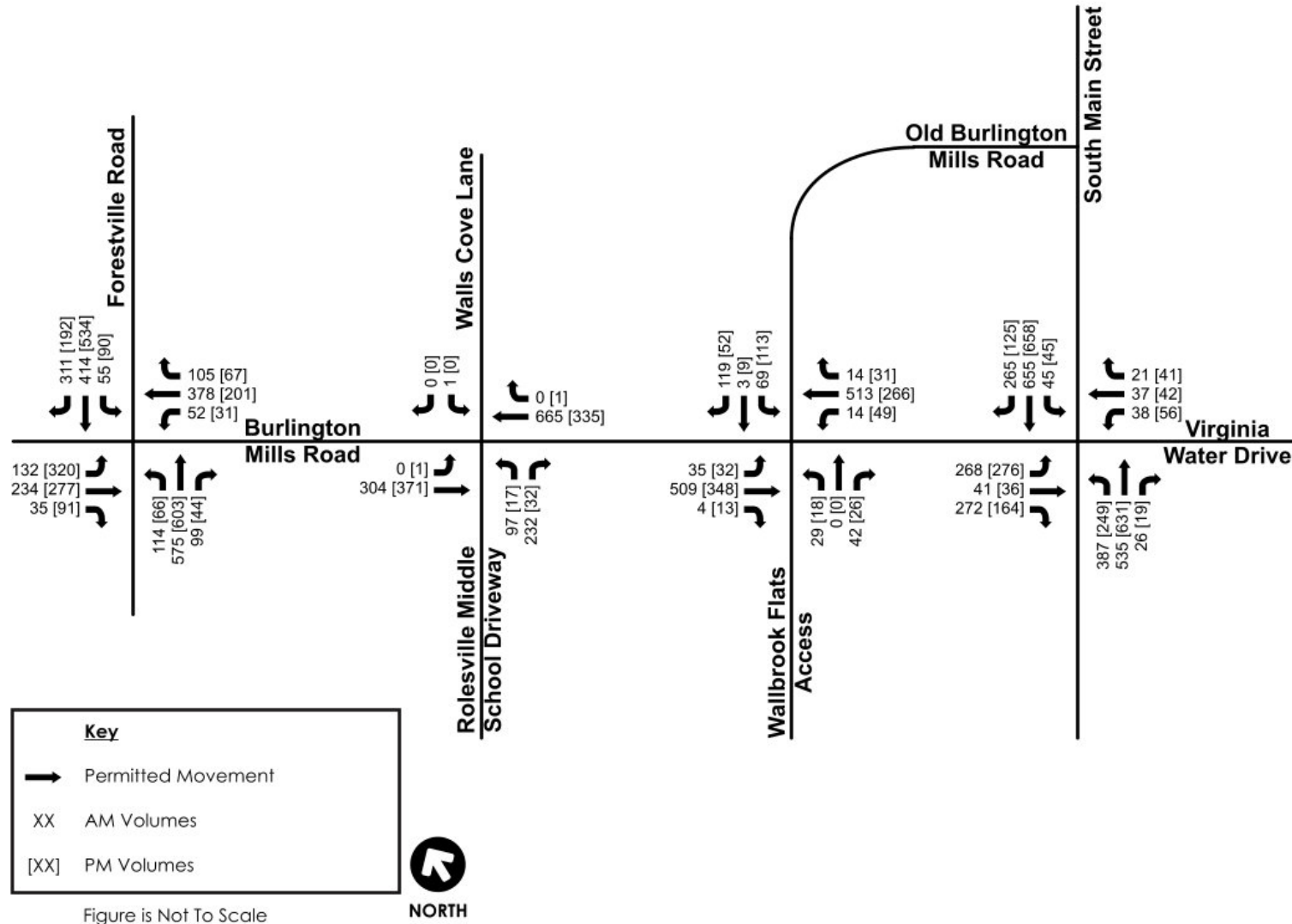
Near-Term (2027) Analysis
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Figure 7: Near-Term (2027) Adjacent Development Traffic Volumes



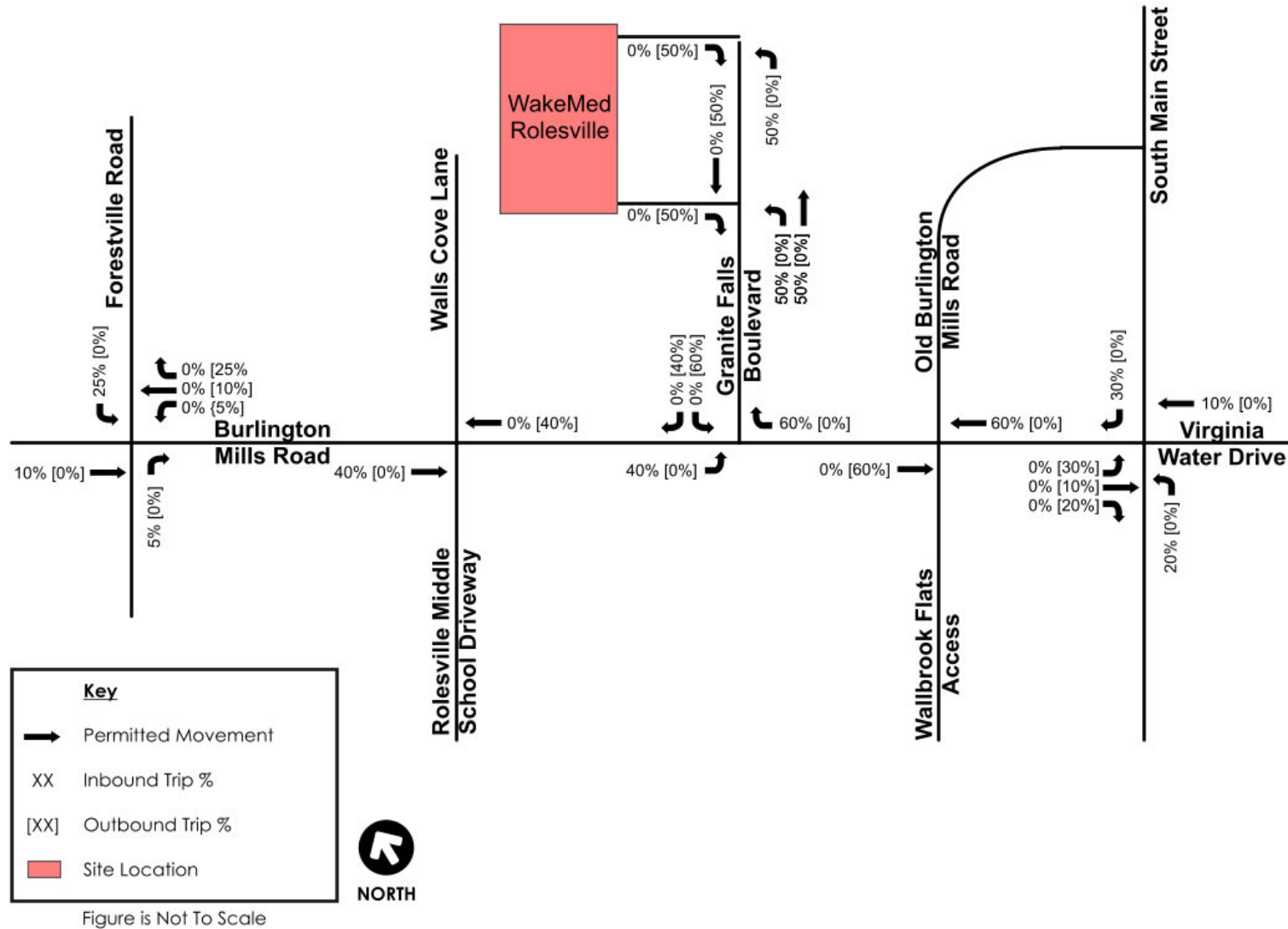
Near-Term (2027) Analysis
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Figure 8: Near-Term (2027) No-Build Traffic Volumes



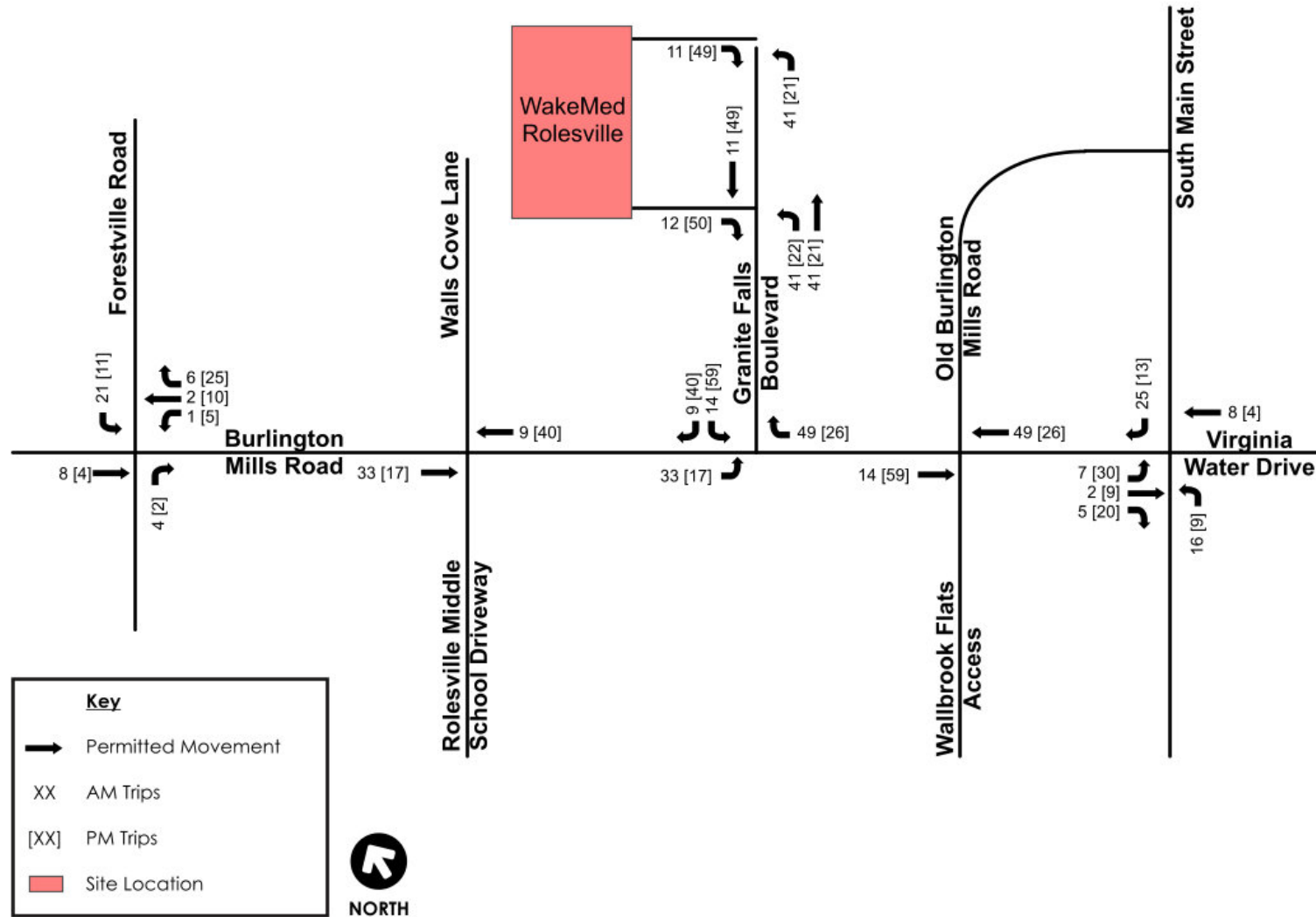
Near-Term (2027) Analysis
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Figure 9: Near-Term (2027) Trip Distribution



Near-Term (2027) Analysis
June 17, 2026

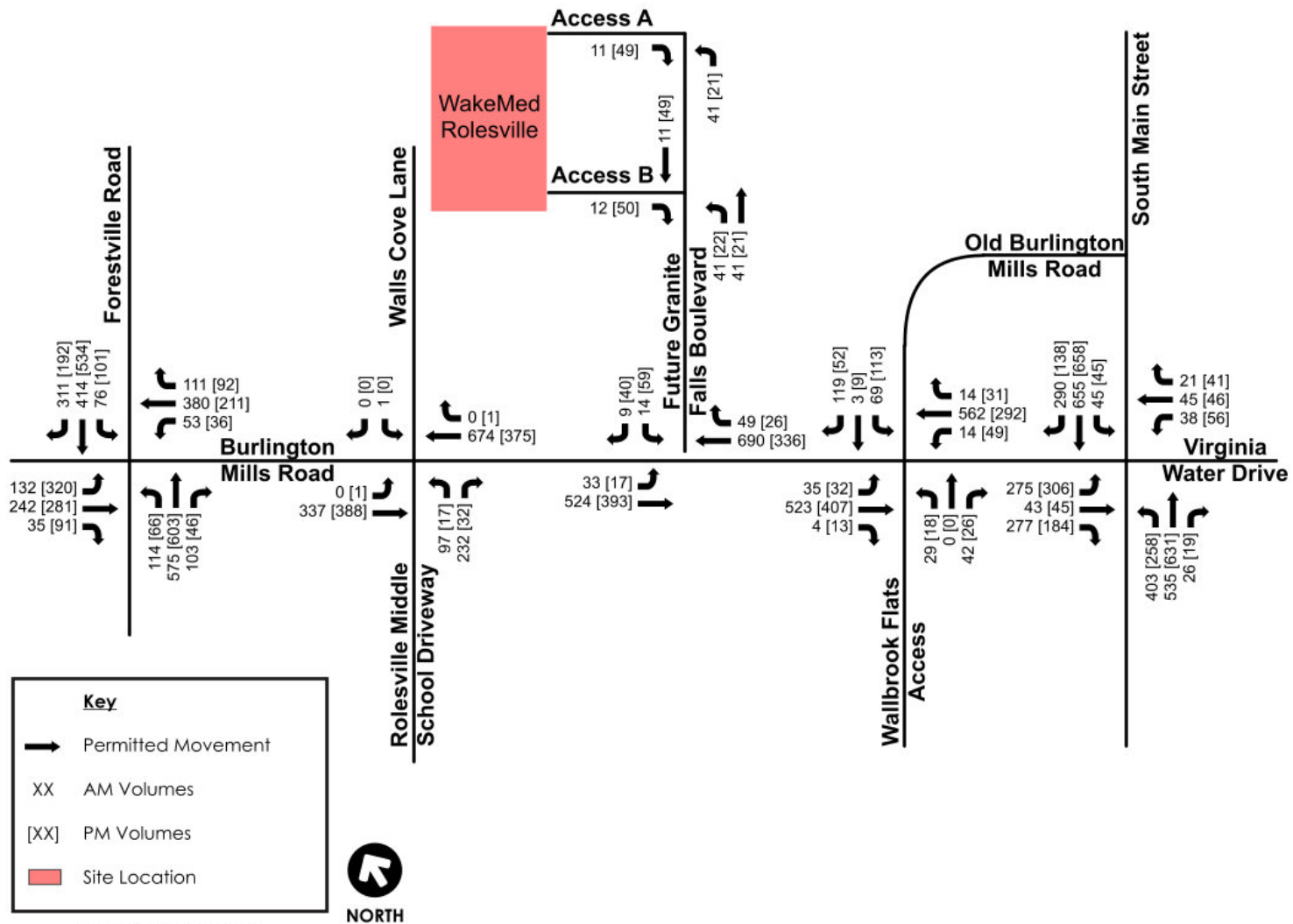
Figure 10: Near-Term (2027) Trip Assignment



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Near-Term (2027) Analysis
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Figure 11: Near-Term (2027) Build Traffic Volumes



Near-Term (2027) Analysis
June 17, 2026

3.2 NEAR-TERM (2027) CAPACITY ANALYSIS

Capacity analyses were performed for the roadway network in the study area. The traffic analysis program Synchro Version 12 was used to analyze all signalized and stop-controlled intersections according to methods put forth by the Transportation Research Board's Highway Capacity Manual⁵ (HCM). The HCM defines capacity as the "maximum rate or flow at which persons or vehicles can be reasonably expected to traverse a point or uniform section of a line or roadway during a specified period under prevailing roadway, traffic, and control conditions, usually expressed as vehicles per lane per hour."

Level of service (LOS) is a term used to describe different traffic conditions and is defined as a "qualitative measure describing operational conditions within a traffic stream, and their perception by motorists or passengers." LOS varies from Level A, representing free flow, to Level F where traffic breakdown conditions are evident. At an unsignalized intersection, the primary traffic on the main roadway is virtually uninterrupted. Therefore, the overall delay for the intersection is usually less than what is calculated for minor street movements. The overall intersection delay and the delay for the intersections' minor movement(s) are reported in the summary tables of this report. LOS D is acceptable for signalized intersections in suburban areas during peak periods. For unsignalized intersections, it is common for some of the minor street movements or approaches to be operating at LOS F during peak hour conditions and that is not necessarily indicative of an area that requires improvements.

Capacity analyses were completed following *NCDOT Capacity Analysis Guidelines*⁶ as well as the *Draft NCDOT Capacity Analysis Guidelines Best Practices*⁷. Table 3 presents the criteria of each LOS as indicated in the HCM.

Table 3: Level of Service Criteria

Level of Service (LOS)	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	≤ 10	≤ 10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

The Town of Rolesville's Land Development Ordinance (LDO)⁸, Section 8.E, establishes the following Level of Service Standards:

1. *The traffic impact analysis must demonstrate that the proposed development would not cause build-out-year, peak-hour levels of service on any arterial or collector road or intersection within the study area to fall below Level of Service (LOS) "D," as defined by the latest edition of the Highway Capacity Manual, or, where the existing level of service is already LOS "E" that the proposed development would not cause the LOS to fall to the next lower letter grade.*



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2. *If the road segment or intersection is already LOS "F," the traffic impact analysis must demonstrate that the proposed development, with any proposed improvements, would not cause build-out year peak-hour operation to degrade more than five (5) percent of the total delay on any intersection approach.*

All Synchro files and detailed printouts can be found in the Appendix.

3.2.1 2026 Existing

In the base year under the existing geometric conditions, all study intersections operate at an overall acceptable LOS. It should be noted that at Burlington Mills Road at Forestville Road, the westbound thru/right movement operates at LOS F in the AM and PM peak hours, with the southbound thru/right movement operating at LOS E in the AM peak hour. Additionally, at Burlington Mills Road at Main Street, the eastbound left operates at LOS F and LOS E in the AM and PM peak hours; respectively, with the westbound thru movement operating at LOS E in the AM peak hour. The results from the existing analysis of 2026 are shown in Table 4. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.



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Near-Term (2027) Analysis
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Table 4: 2026 Existing Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Burlington Mills Road at Forestville Road	Overall		52.0	42.5	D	D				
		EB	L	54.3	52.0	D	D	173	378	149	150
			T	40.6	41.2	D	D	191	227	252	155
			R	26.9	28.0	C	C	41	86	117	175
		WB	L	27.8	30.9	C	C	61	43	200	118
			TR	82.1	90.0	F	F	508	244	772	248
		NB	L	33.4	16.0	C	B	100	37	125	124
			TR	36.5	29.5	D	C	704	583	606	539
		SB	L	13.4	11.7	B	B	30	26	199	200
TR	60.2		45.8	E	D	858	756	1187	702		
	Burlington Mills Road at Walls Cove Lane / Rolesville MS	EB	L	8.9	7.7	A	A	0	0	20	20
		NB	L	27.1	13.1	D	B	45	3	99	35
			R	11.3	10.1	B	B	33	3	165	54
		SB	LR	19.0	11.4	C	B	3	0	30	30
	Burlington Mills Road at Old Burlington Mills Road	EB	L	8.6	7.6	A	A	3	0	36	33
		SB	L	21.9	12.4	C	B	13	5	50	40
			R	12.1	9.2	B	A	20	5	79	42
	Burlington Mills Road at Main Street	Overall		29.6	23.5	C	C				
		EB	L	88.7	66.4	F	E	420	255	288	241
			T	52.7	52.1	D	D	28	26	179	75
			R	40.8	44.4	D	D	185	143	194	167
		WB	L	52.0	44.4	D	D	25	28	35	48
			T	55.6	55.0	E	D	26	19	44	29
			R	48.0	48.0	D	D	14	14	30	49
		NB	L	52.2	54.7	D	D	150	66	301	98
			T	8.1	9.3	A	A	288	370	426	327
			R	1.8	3.0	A	A	2	4	61	17
		SB	L	55.0	55.0	D	D	16	16	57	36
			T	21.9	15.6	C	B	481	345	596	338
			R	6.8	3.6	A	A	141	40	275	210

 Intersection or Lane Group Operates at LOS E
 Intersection or Lane Group Operates at LOS F



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3.2.2 2027 No-Build

In the 2027 No-Build conditions, the analysis assumes the improvements associated with the adjacent developments and NCDOT projects are constructed. These improvements, discussed in Section 2.3, are also shown on Figure 4:

In the future year of 2027, without the proposed development in place, the intersection of Burlington Mills Road at Forestville Road is projected to operate at an overall LOS D both peak hours with individual movements operating at LOS E and F. The intersection of Burlington Mill Road at Main Street is projected to operate at an overall LOS E in the AM and PM peak hours, with individual movements operating at LOS E and F.

At the unsignalized intersection of Burlington Mill Road at Walls Cove Lane / Rolesville Middle School, the northbound left-turn from the middle school onto Burlington Mills Road operates at LOS E in the AM peak hour. This is attributed to traffic to / from Rolesville Middle School. At the unsignalized intersection of Burlington Mills Road at Old Burlington Mills Road / Wallbrook Flats Driveway, the northbound and southbound left-turns onto Burlington Mills Road operate at LOS F in the AM peak hour. This is attributed to high thru volumes on Burlington Mills Road due to traffic to / from Rolesville Middle School. The southbound left turns from the Wallbrook Flats Driveway operate at LOS E in the PM peak hour. At unsignalized intersections, it is common for minor streets to experience higher delays due to the difficulty in making left-turn movements with the uninterrupted main street traffic.

Synchro LOS and delay results for the 2027 No-Build analysis scenario are listed in Table 5. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.



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Table 5: 2027 No-Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Burlington Mills Road at Forestville Road	Overall		41.3	41.3	D	D				
		EB	L	55.5	49.1	E	D	182	370	156	308
			T	42.5	40.1	D	D	266	311	257	328
			R	25.8	24.3	C	C	45	94	98	224
		WB	L	27.6	27.3	C	C	61	40	302	71
			T	78.7	83.8	E	F	519	308	614	293
			R	28.9	37.2	C	D	110	88	250	162
		NB	L	15.0	16.0	B	B	75	49	324	324
			TR	47.9	48.0	D	D	778	741	709	691
		SB	L	17.5	28.0	B	C	41	78	114	294
T	27.1		34.8	C	C	355	510	388	454		
R	16.0		8.2	B	A	210	92	298	300		
	Burlington Mills Road at Walls Cove Lane / Rolesville MS	EB	L	9.2	8.1	A	A	0	0	16	12
		NB	L	45.8	17.7	E	C	75	5	122	44
			R	13.0	11.0	B	B	43	5	129	54
		SB	LR	25.0	14.1	D	B	3	3	30	30
	Burlington Mills Road at Old Burlington Mills Road / Wallbrook Flats Access	EB	L	8.9	8.0	A	A	3	3	124	46
		WB	L	8.6	8.3	A	A	0	3	34	47
		NB	L	65.1	22.3	F	C	35	8	70	39
			TR	14.8	12.0	B	B	10	5	64	49
		SB	L	98.3	35.2	F	E	95	68	110	85
			TR	14.0	11.5	B	B	25	10	158	48
	Burlington Mills Road at Main Street	Overall		65.3	58.4	E	E				
		EB	L	272.9	274.9	F	F	377	407	527	409
			T	59.0	57.1	E	E	74	67	509	104
			R	71.6	40.9	E	D	259	184	263	204
		WB	L	43.6	45.8	D	D	60	82	82	110
			T	58.0	59.0	E	E	68	76	95	98
			R	39.4	41.0	D	D	38	62	55	80
		NB	L	109.7	54.9	F	D	300	152	372	386
			T	15.2	17.4	B	B	403	519	523	496
			R	5.9	5.9	A	A	17	14	141	221
		SB	L	60.3	60.3	E	E	79	79	200	200
			T	21.9	25.3	C	C	567	632	871	701
			R	5.7	8.7	A	A	71	74	350	350

 Intersection or Lane Group Operates at LOS E
 Intersection or Lane Group Operates at LOS F



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3.2.3 2027 Build

As part of the 2027 Build analysis, the proposed driveways were added to the network as detailed in Section 2.2.

With the proposed development in place, the intersection of Burlington Mills Road at Forestville Road continues to operate at LOS D in both the AM and PM peak hours. At the intersection of Burlington Mills Road at Main Street, the overall intersection continues to operate at LOS E in both the AM and PM scenarios. Longer queues are observed on the southbound thru movement when compared to the no-build results.

At the intersection of Burlington Mills Road at Walls Cove Lane / Rolesville Middle School, the northbound left turn leaving Rolesville Middle School is projected to operate at LOS F in the AM peak hour. Similarly, at Burlington Mills Road at Old Burlington Mills Road / Wallbrook Flats Access, the northbound left turn and southbound left turn movements are anticipated to continue to operate at LOS F in the AM peak hour. At the intersection of Burlington Mills Road at Granite Falls Boulevard, the southbound shared left/right turn movement is shown to operate at LOS E in the AM peak hour.

Long delays at these unsignalized intersections during the AM peak hour are attributed to traffic traveling to/from Rolesville Middle School. The school, located just to the west of the proposed development, operates from 8:15 AM to 3:00 PM. At unsignalized intersections, it is common for minor streets to experience higher delays due to the difficulty in making a left-turn movement through the intersection with the uninterrupted main street traffic. While delay per vehicle is high on the approach, the queues are mainly contained within the turn-lanes. At Burlington Mills Road at Walls Cove Lane/ Rolesville Middle School, the northbound right lane operates at LOS B in both the AM and PM peak hours. At Burlington Mills Road at Old Burlington Mills Road/Wallbrook Flats Access, the northbound and southbound thru/right lanes operate at LOS C and B in the AM and PM peak hours; respectively.

The following movements operate at LOS F during one or both peak hours:

- Burlington Mills Road at Forestville Road – WBT – PM peak hour
- Burlington Mills Road at Walls Cove Lane / Rolesville MS – NBL – AM peak hour
- Burlington Mills Road at Old Burlington Mills Road / Wallbrook Flats Access – NBL, SBL – AM peak hour
- Burlington Mills Road at Main Street – EBL – AM and PM peak hours

Synchro LOS and delay results for the 2027 Build scenario are listed in Table 6. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.



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Table 6: 2027 Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Burlington Mills Road at Forestville Road	Overall		41.7	42.6	D	D				
		EB	L	56.2	54.5	E	D	182	392	170	346
			T	43.0	42.8	D	D	275	316	274	290
			R	25.8	25.5	C	C	45	94	121	233
		WB	L	27.7	27.5	C	C	61	45	301	115
			T	78.9	81.5	E	F	521	317	601	292
			R	29.1	37.6	C	D	115	113	250	211
		NB	L	15.0	15.7	B	B	75	49	324	324
			TR	48.8	48.6	D	D	785	745	751	677
		SB	L	23.2	33.4	C	C	62	95	141	239
T	27.1		34.8	C	C	355	510	347	527		
		R	16.0	8.6	B	A	210	94	283	299	
	Burlington Mills Road at Walls Cove Lane / Rolesville MS	EB	L	9.6	8.2	A	A	0	0	20	19
		NB	L	66.7	18.7	F	C	100	5	108	42
			R	13.7	11.1	B	B	45	5	130	54
		SB	LR	28.8	14.5	D	B	5	3	34	39
	Burlington Mills Road at Old Burlington Mills Road / Wallbrook Flats Access	EB	L	9.2	8.1	A	A	3	3	83	38
		WB	L	8.7	8.5	A	A	0	5	32	56
		NB	L	86.7	26.1	F	D	43	8	69	41
			TR	15.5	12.9	C	B	10	5	82	50
		SB	L	144.3	48.6	F	E	118	90	134	120
			TR	15.2	12.1	C	B	28	10	168	46
	Burlington Mills Road at Main Street	Overall		58.1	68.1	E	E				
		EB	L	271.2	331.9	F	F	462	399	535	517
			T	61.9	58.2	E	E	81	142	572	464
			R	44.0	41.5	D	D	312	190	270	231
		WB	L	48.1	45.4	D	D	65	77	90	99
			T	64.8	59.2	E	E	84	76	96	94
			R	43.6	40.7	D	D	41	58	65	88
		NB	L	56.2	54.7	E	D	240	156	358	274
			T	15.0	17.6	B	B	407	582	419	460
			R	5.8	6.1	A	A	18	16	170	164
		SB	L	66.1	60.3	E	E	84	79	199	199
			T	32.5	26.1	C	C	728	748	1067*	842
			R	13.4	9.0	B	A	210	93	350	350
	Burlington Mills Road at Granite Falls Boulevard	EB	LT	10.3	8.2	B	A	5	0	230	68
		SB	LR	40.0	16.9	E	C	18	28	45	88
	Access B at Granite Falls Boulevard	EB	LR	8.7	8.8	A	A	3	5	34	56
		NB	LT	7.3	7.4	A	A	3	0	12	19

Intersection or Lane Group Operates at LOS E

Intersection or Lane Group Operates at LOS F

* Maximum Queue extends beyond link distance



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3.2.4 2027 Build Improved

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. Those are listed in the following section.

3.2.4.1 Recommended Improvements

Burlington Mills Road at Granite Falls Boulevard

- Extend Granite Falls Boulevard to Burlington Mills Road with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct an eastbound left turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper
- Construct a westbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper

Granite Falls Boulevard at Access A

- Construct Access A with one ingress and one egress lane consisting of a right turn lane
- Construct the northbound approach of Granite Falls Boulevard to provide a left turn lane

Granite Falls Boulevard at Access B

- Construct Access B with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct the northbound approach of Granite Falls Boulevard to provide a shared left turn/thru lane

3.2.4.2 Analysis Results

The 2027 Build Improved capacity analysis results are shown in Table 7. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table. The results of the near-term (2027) analysis, show that the proposed development accounts for a minimal increase in overall LOS at the existing study intersections with one exception. Specifically, long delays were observed for traffic turning left from the side streets at the intersection of Burlington Mills Road at Old Burlington Mills Road / Wallbrook Flats Access. The southbound left-turn increases in delay from 44 seconds per vehicle to 62 seconds per vehicle in the AM peak hour. Accordingly, the following mitigation measures were considered:

- Installation of a traffic signal
- Restricting side street access to right-turns out only

A traffic signal was considered at the intersection of Burlington Mills Road at Old Burlington Mills Road at Wallbrook Flats Access. However, this is not recommended due to the spacing between the intersection and the signalized intersection of S. Main Street at Burlington Mills Road due to the spacing between intersections.

Restricting access via a left-over which would allow side street traffic to only make right-turns was also considered. Through evaluation, this would negatively impact the intersection of Burlington Mills Road at Main Street as it would cause U-turns to occur on the eastbound approach of Burlington Mills Road.

Without improvements, left-turns are shown to incur high delays, however right-turning traffic operates with an acceptable LOS. It is common for minor streets at unsignalized intersection to experience higher delays due to the



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difficulty in making a left-turn movement through the intersection with the uninterrupted main street traffic. Furthermore, the queues are largely contained within the existing turn-lanes. As a result, no improvements are recommended at this intersection. Long-term, relocating the Wallbrook Flats Access from its current location westward to where Granite Falls Boulevard intersects Burlington Mills Road should be considered.

Table 7: 2027 Build Improved Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Burlington Mills Road at Granite Falls Boulevard	EB	L	10.3	8.2	B	A	5	0	40	30
		SB	LR	36.6	16.5	E	C	15	25	50	80
	Access B at Granite Falls Boulevard	EB	LR	8.7	8.8	A	A	3	5	34	55
		NB	LT	7.3	7.4	A	A	3	0	16	22

 Intersection or Lane Group Operates at LOS E

 Intersection or Lane Group Operates at LOS F



3.3 NEAR-TERM (2027) RECOMMENDATIONS

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. These recommendations are shown in Figure 12. Intersections where no improvements are recommended are locations that meet the LOS Standards specified in the LDO⁸.

3.3.1 Burlington Mills Road at Granite Falls Boulevard

- Extend Granite Falls Boulevard to Burlington Mills Road with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct an eastbound left turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper
- Construct a westbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper

3.3.2 Burlington Mills Road at Access A

- Construct Access A with one ingress and one egress lane consisting of a right turn lane
- Construct the northbound approach of Granite Falls Boulevard to provide a left turn lane

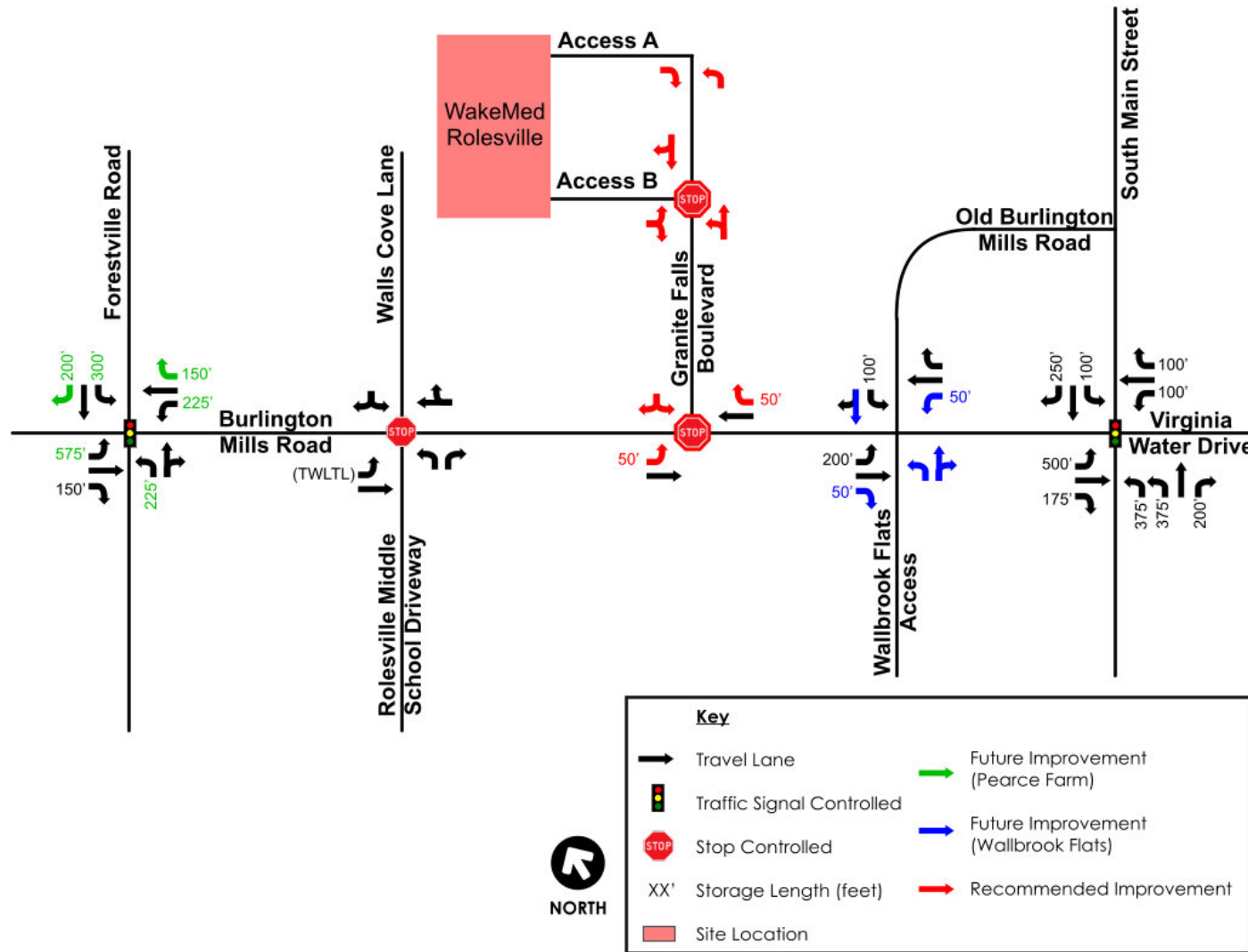
3.3.3 Burlington Mills Road at Access B

- Construct Access B with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct the northbound approach of Granite Falls Boulevard to provide a shared left turn/thru lane



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Figure 12: Near-Term (2027) Recommended Improvements



4.0 LONG-TERM (2037) ANALYSIS

The Town of Rolesville has requested that the study include a long-term scenario that analyzes traffic if the following two (2) developments occur:

1. The site is fully build-out as a 486,921 SF hospital.
2. Granite Falls Boulevard is extended.

The square footage noted above is the result of a development study to determine how well the available land could accommodate a freestanding emergency center growing into a full-service community medical center. It should be noted that the current proposal consists of a 36,000 SF facility and that the current rezoning limits the development to 40,000 SF. If any development beyond 40,000 SF is proposed, the rezoning and conditions would have to be revisited. The intent of the long-term analysis is to forecast traffic in the immediate vicinity of the development of (1) Granite Falls Boulevard is extended and (2) further development occurs on-site. This further development is not based upon guidance or feedback from WakeMed. Rather, is a result of a development study to determine how well the available land could accommodate a freestanding Emergency Center growing into a full-service community medical center. The site development study focused on site test fit plans with building massing blocks based upon projected areas from the generation of a high-level space and parking program. The development study is included in the Appendix. This information was developed and included in this report at the request of the Town for the purpose of planning for Granite Falls Boulevard and is not associated with WakeMed's proposal.

This analysis assumes a future year of 2037 (i.e. 10 years following the initial buildout) and examines the following scenarios for the AM and PM peak hours:

- 2037 No-Build
- 2037 Build
- 2037 Build Improved

Capacity analysis for the long-term scenario for the AM and PM peak hours was performed for the following intersections:

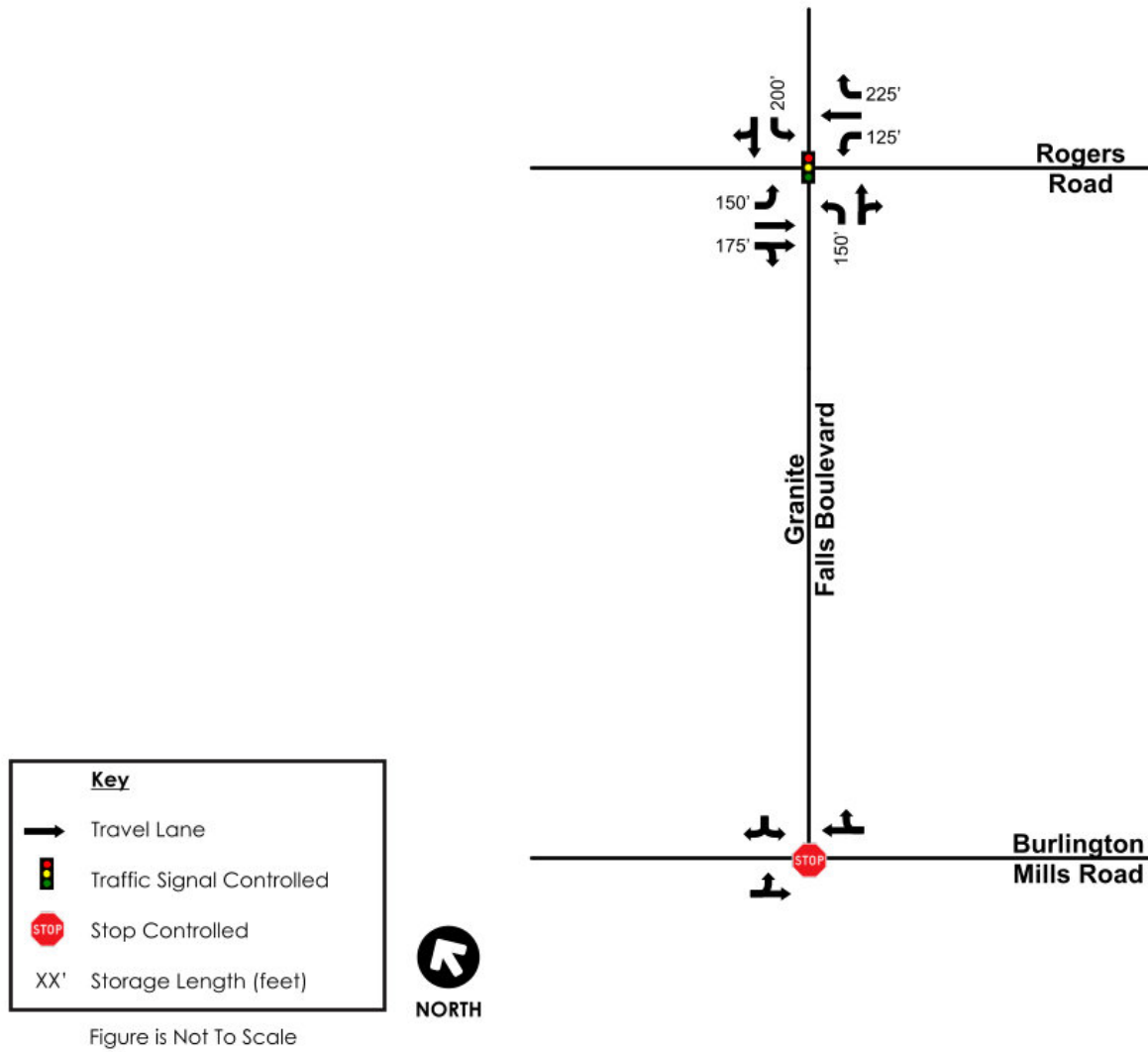
- Burlington Mills Road at Granite Falls Boulevard
- Rogers Road at Granite Falls Boulevard

The future year (2037) lane configuration and traffic control for the study area intersections are illustrated in Figure 13.



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Figure 13: Long-Term (2037) No-Build Lanes and Traffic Control



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4.1 TRAFFIC VOLUME DEVELOPMENT

All traffic volume calculations can be found in the Appendix.

4.1.1 Data Collection

Data collection occurred on March 5, 2026 as discussed in Section 3.1.1. In addition to the previous intersections mentioned in Section 2.1, the following intersections were counted to determine the impact of the Granite Falls Extension on the surrounding intersections:

- Rogers Road at Granite Falls Boulevard
- Rogers Road at Main Street

All traffic count data can be found in the Appendix. These additional intersections existing year (2026) traffic volumes are shown in Figure 14.

4.1.2 Background Traffic Growth

Background traffic growth is the increase in traffic volumes due to usage increases and non-specific growth throughout the area. The 2026 existing volumes were grown by a 1.0 percent annual rate to estimate the 2037 volumes. The growth in vehicles as a result of this future traffic growth is shown in Figure 15.

4.1.3 Adjacent Development Traffic

There are three (3) developments proposed to be constructed within and nearby the study area: Pearce Farm (fka Tom's Creek), Wallbrook, and Wallbrook Flats, as previously discussed in Sections 2.3 and 3.1.3. The total trips associated with these developments are shown in Figure 16. Figures showing the individual development trips can be found in the Appendix.

4.1.4 Granite Falls Boulevard Extension Redistribution

The summation of the 2026 existing traffic volumes, background traffic growth to 2037, and the adjacent development traffic volumes are the 2037 no-build traffic without Granite Falls Boulevard completed. When Granite Falls Boulevard is fully constructed, it will provide a continuous connection from Burlington Mills Road to Terrell Drive in the Terrell Planation neighborhood parallel to Main Street. This new connection is anticipated to redistribute a portion of traffic from Main Street to Granite Falls Boulevard.

Traffic data collection occurred on March 5, 2026 as discussed in Section 3.1.1 at the following locations:

- Rogers Road at Granite Falls Boulevard
- Rogers Road at Main Street
- Main Street at Burlington Mills Road
- Burlington Mills Road at Old Burlington Mills Road

It should be noted that the intersection of Rogers Road at Main Street is not included as part of the study area for the near-term and long-term analyses. Traffic data was collected at this location to assess the amount of traffic turning to



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/ from Rogers Road and Main Street. Traffic was also balanced along Rogers Road, Main Street, and Burlington Mills Road.

An Origin-Destination (O-D) matrix was created for both the AM/PM peak hours to all the entry and exit nodes at the five study intersections. Using the O-D matrix, each O-D pair of trips were distributed within the new network with the Granite Falls Extension in place so that the trips would be taking the shortest possible path through the network or the path with the fewest left turn movements. If there was a tie, trips were split evenly among the two routes.

Following the redistribution, the volume imbalances were added back in to the network to provide a more accurate representation of volume differences that may occur due to the road connections and driveways in between the study intersections. The redistributed trips resulting from the extension of Granite Falls Boulevard are shown in Figure 17.

4.1.5 No-Build Traffic Volumes

The 2037 No-Build traffic volumes consist of the sum of the 2026 Existing traffic volumes, the Background traffic growth, the adjacent development growth, and the redistributed traffic volumes due to the Granite Falls Boulevard Extension. The 2037 No-Build traffic volumes are shown in Figure 18.

4.1.6 Trip Generation

4.1.6.1 Site Assessment

A site development study was performed to estimate the development potential of the site. Specifically, how well the available land could accommodate a freestanding Emergency Center growing into a full-service community medical center. The site development study focused on site test fit plans with building massing blocks based upon projected areas from the generation of a high-level space and parking program. The planning study explored land use for the remaining site, relative to the freestanding Emergency Center, which is anticipated to be developed first. Two additional phases explored growth of a hospital, Medical Office Building / Ambulatory Care Center (MOB/ACC), central utility plant (CUP), and related visitor and staff parking. The study explored the ideal placement of buildings over the two additional phases of growth, location of projected inpatient and outpatient services, internal vehicular circulation, and where the site could accommodate surface parking and structured parking as needed. For purposes of calculating building gross space and parking demand, projected key planning units (KPU's) were assumed for the freestanding Emergency Center as well as each hospital service. Based upon the available acreage for potential development and considering site constraints of topography, drainage, retention ponds, setback, curb cuts, and building height restrictions, it appears the site could accommodate a four story hospital up to approximately 150 beds and approximately 500,000 square feet. In addition, it is anticipated it could support a four-story, 100,000 sf MOB/ACC, visitor surface parking at the front, and up to a four story, 920 space parking garage for staff.

Additional information on the site development study can be found in the Appendix. This information was developed and included in this report at the request of the Town for the purpose of planning for Granite Falls Boulevard and is not associated with WakeMed's proposal.



4.1.6.2 Trip Generation Results

Trip generation for the proposed development was performed using the 12th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual³. The Rate Versus Equation spreadsheet published by NCDOT⁴ was used to supplement the ITE methodology. No trip reductions were taken for internal capture or pass-by traffic. Trip generation for the proposed development is shown in Table 8.

Table 8: 2037 Trip Generation

Land Use	Size	Daily	AM Peak			PM Peak		
		Total	Total	Enter	Exit	Total	Enter	Exit
Hospital (LUC 610)	487 KSF	6,626	537	365	172	544	185	359
Total Trips Generated		6,626	537	365	172	544	185	359

4.1.7 Site Trip Distribution

To accurately determine the effect of the proposed development on the surrounding roadway network, an estimate of the expected distribution of traffic entering and exiting the site is needed. These percentages were developed using a combination of existing traffic volume counts, historic AADTs provided by NCDOT, and engineering judgment. This trip distribution was submitted as part of NCDOT's TIA Scoping Checklist contained in the Appendix. All traffic volume calculations can be found in the Appendix.

- 20% to/from the north on Main Street
- 20% to/from the south on Main Street
- 15% to/from the north on Forestville Road
- 10% to/from the west on Rogers Road
- 10% to/from the west on Burlington Mills Road
- 10% to/from the east on Virginia Water Drive
- 5% to/from the north on Granite Falls Boulevard
- 5% to/from the east on Rogers Road
- 5% to/from the south on Forestville Road

The trip distribution for the proposed development is shown in Figure 19. The trip assignment is shown in Figure 20.

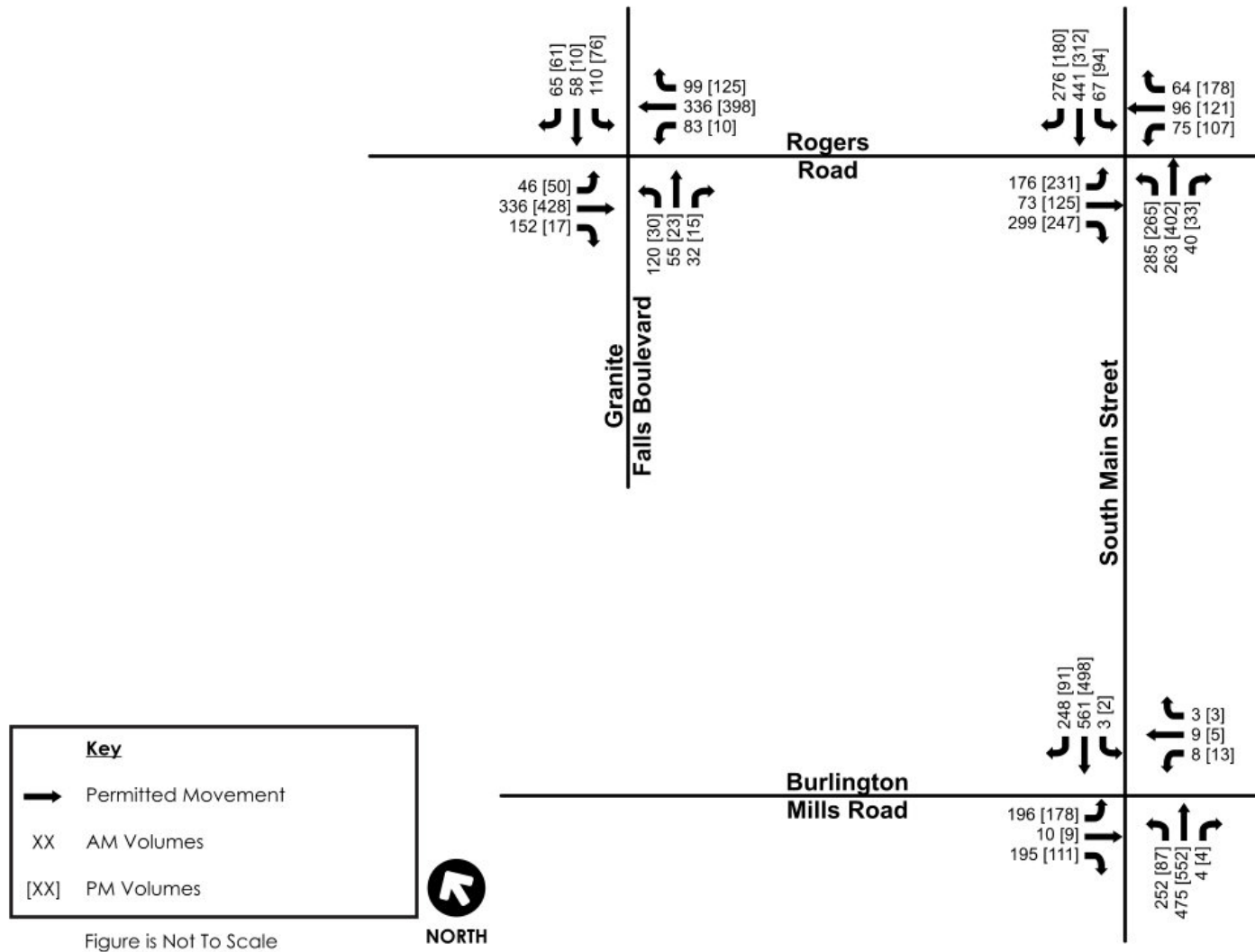
4.1.8 Build Traffic Volumes

The 2037 Build traffic volumes include the 2037 No-Build traffic and the proposed development traffic discussed in Sections 4.1.6 and 4.1.7. The 2037 Build traffic volumes are shown in Figure 21.



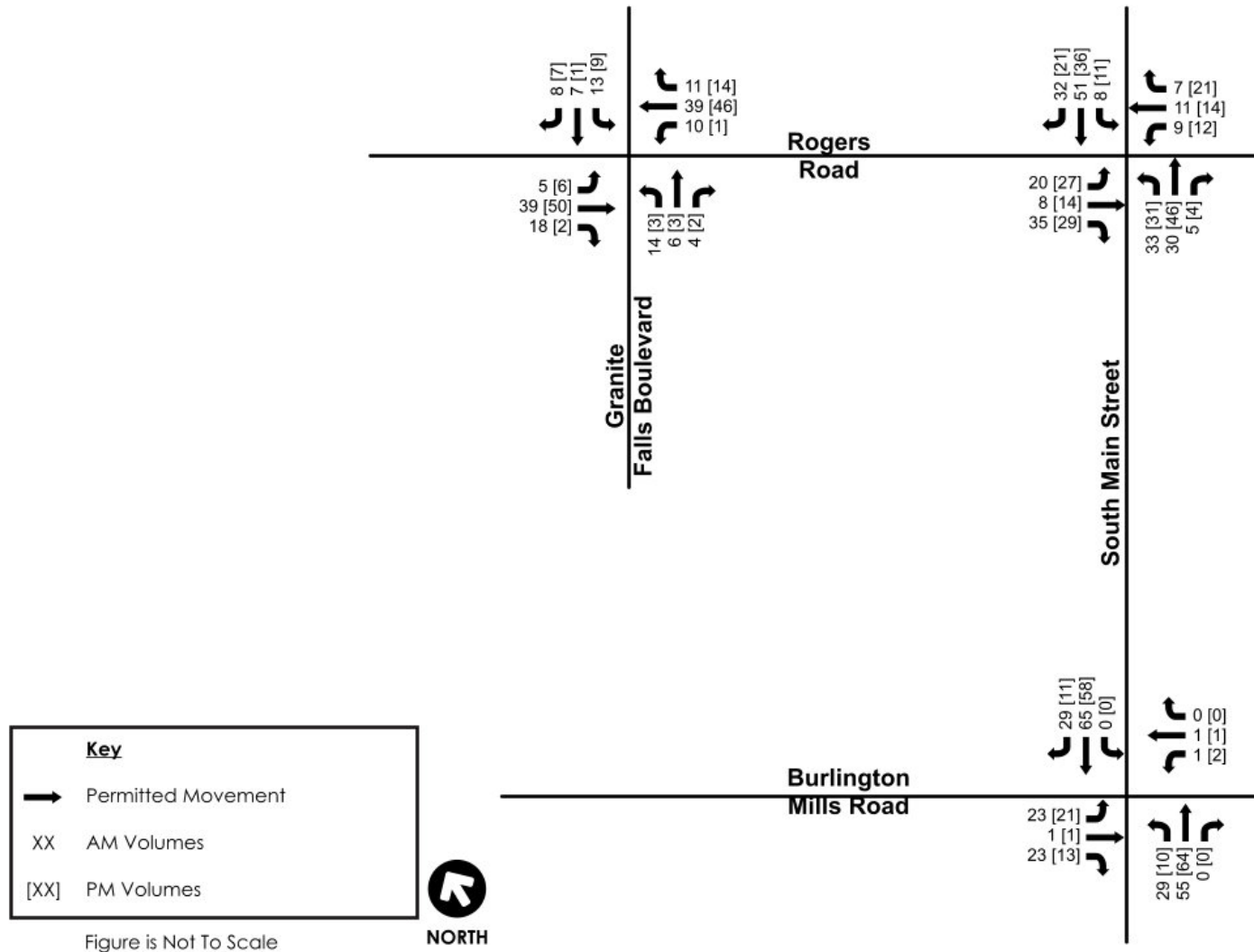
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Figure 14: 2026 Intersection Traffic Volumes



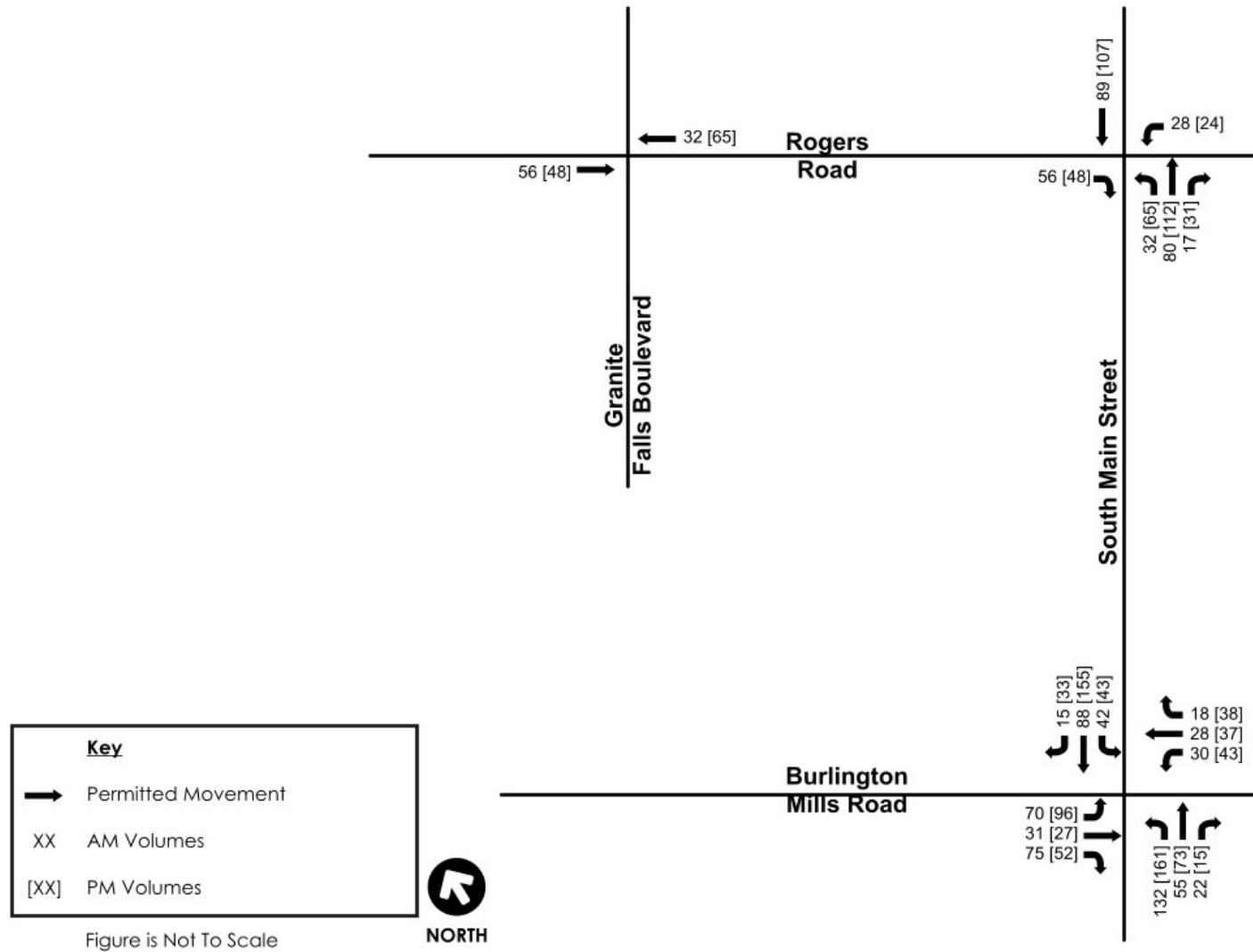
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Figure 15: Long-Term (2037) Background Traffic Growth



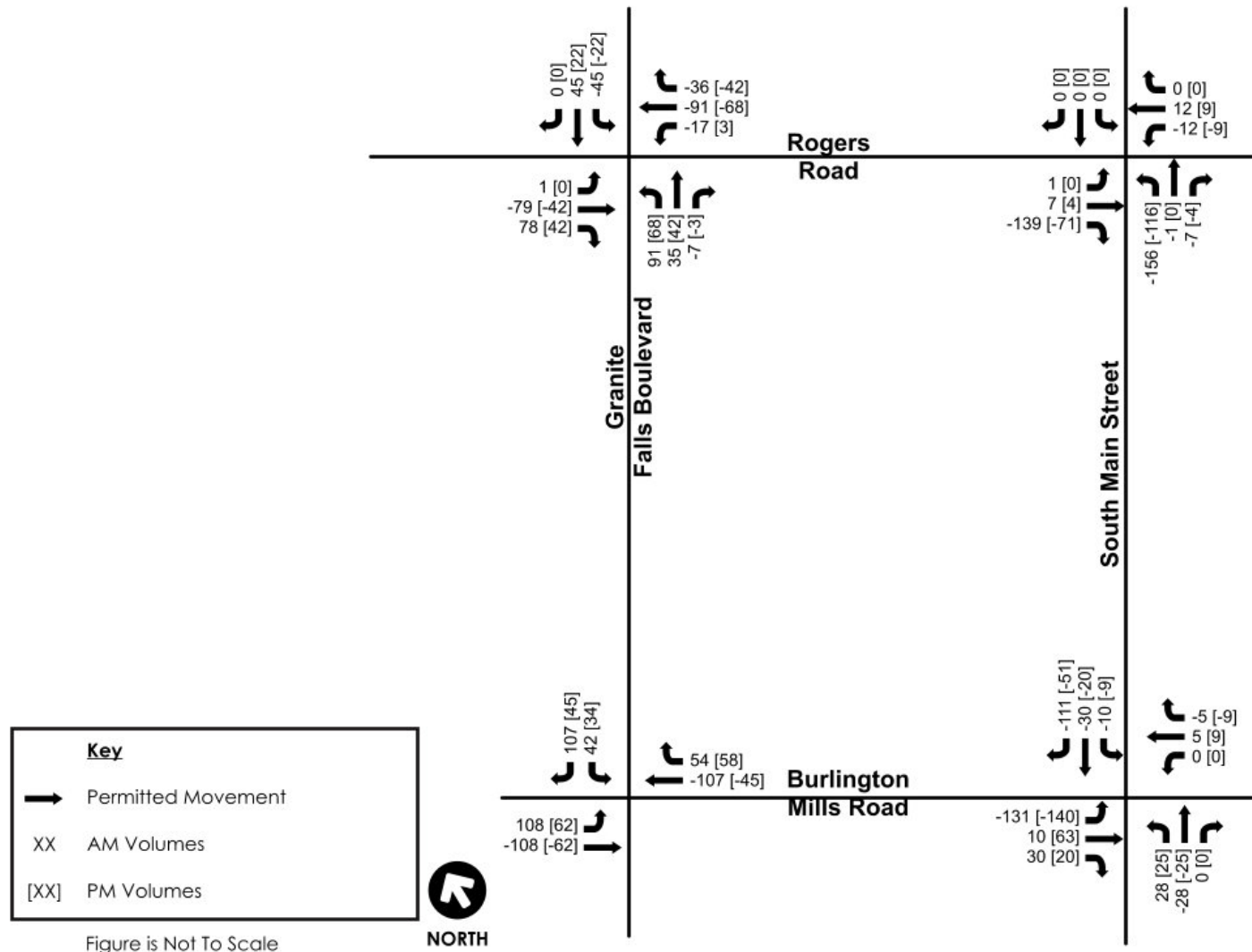
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Figure 16: Long-Term (2037) Adjacent Development Traffic Volumes



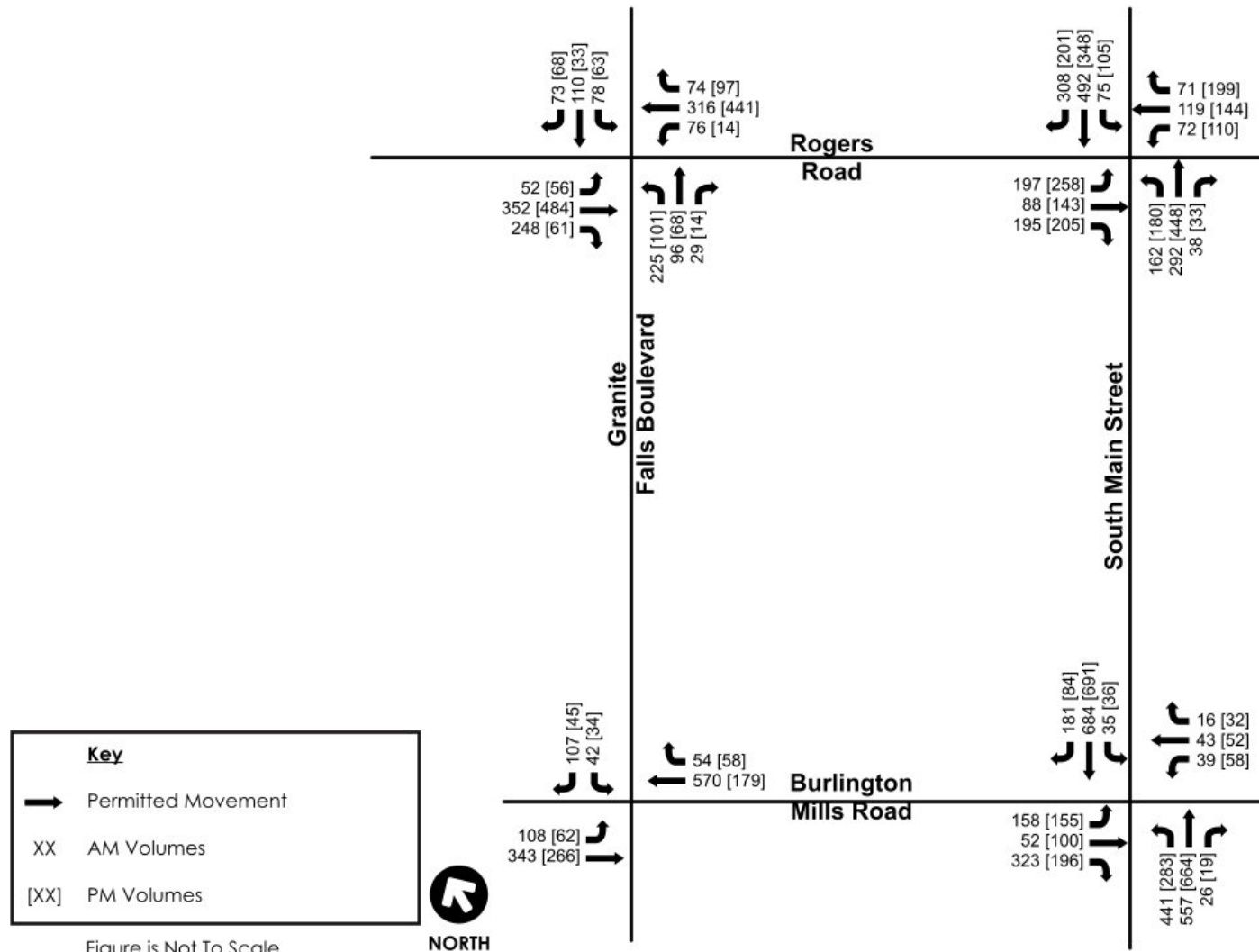
Long-Term (2037) Analysis
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Figure 17: Long-Term (2037) Granite Falls Boulevard Extension Redistributed Traffic



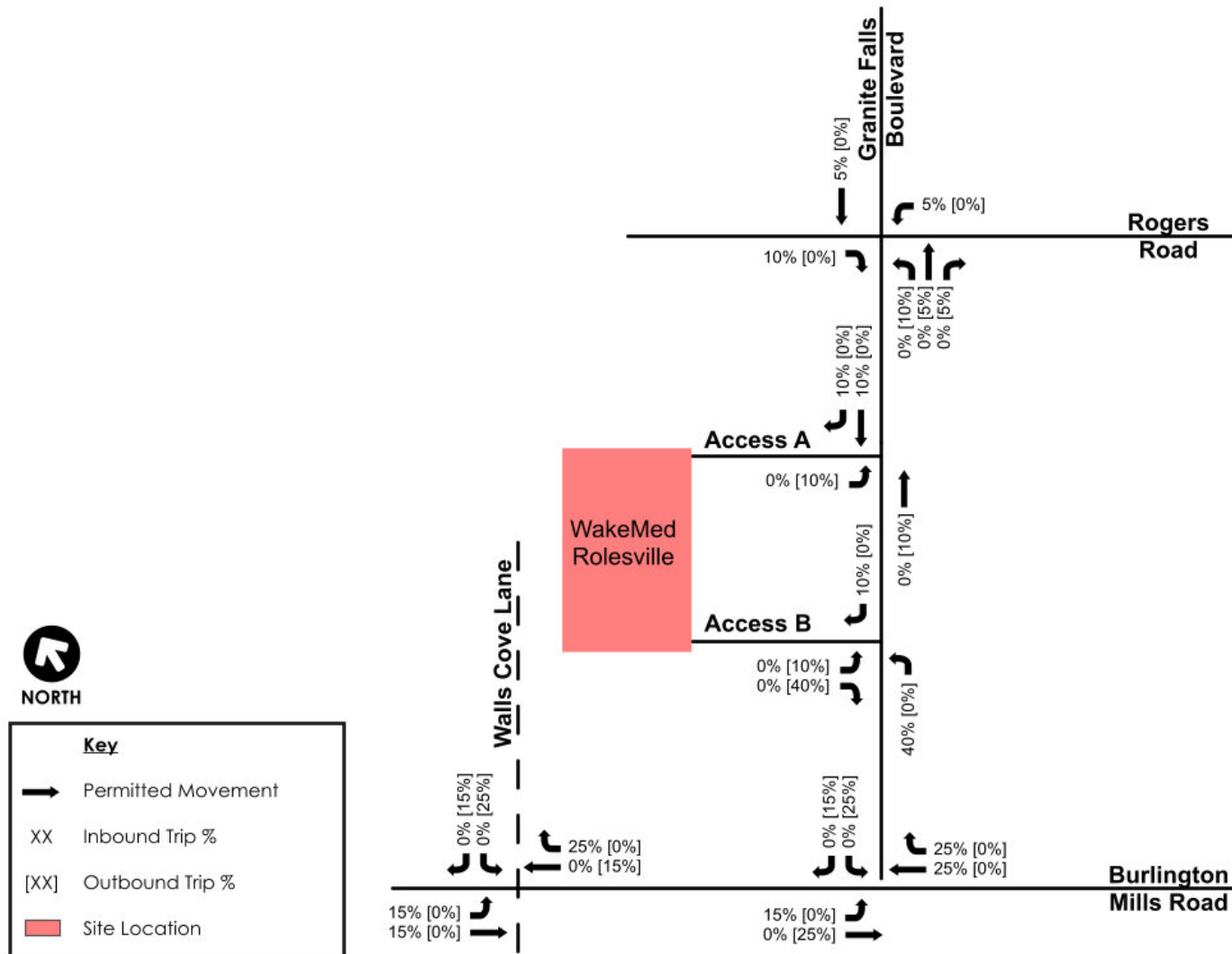
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Figure 18: Long-Term (2037) No Build Traffic Volumes



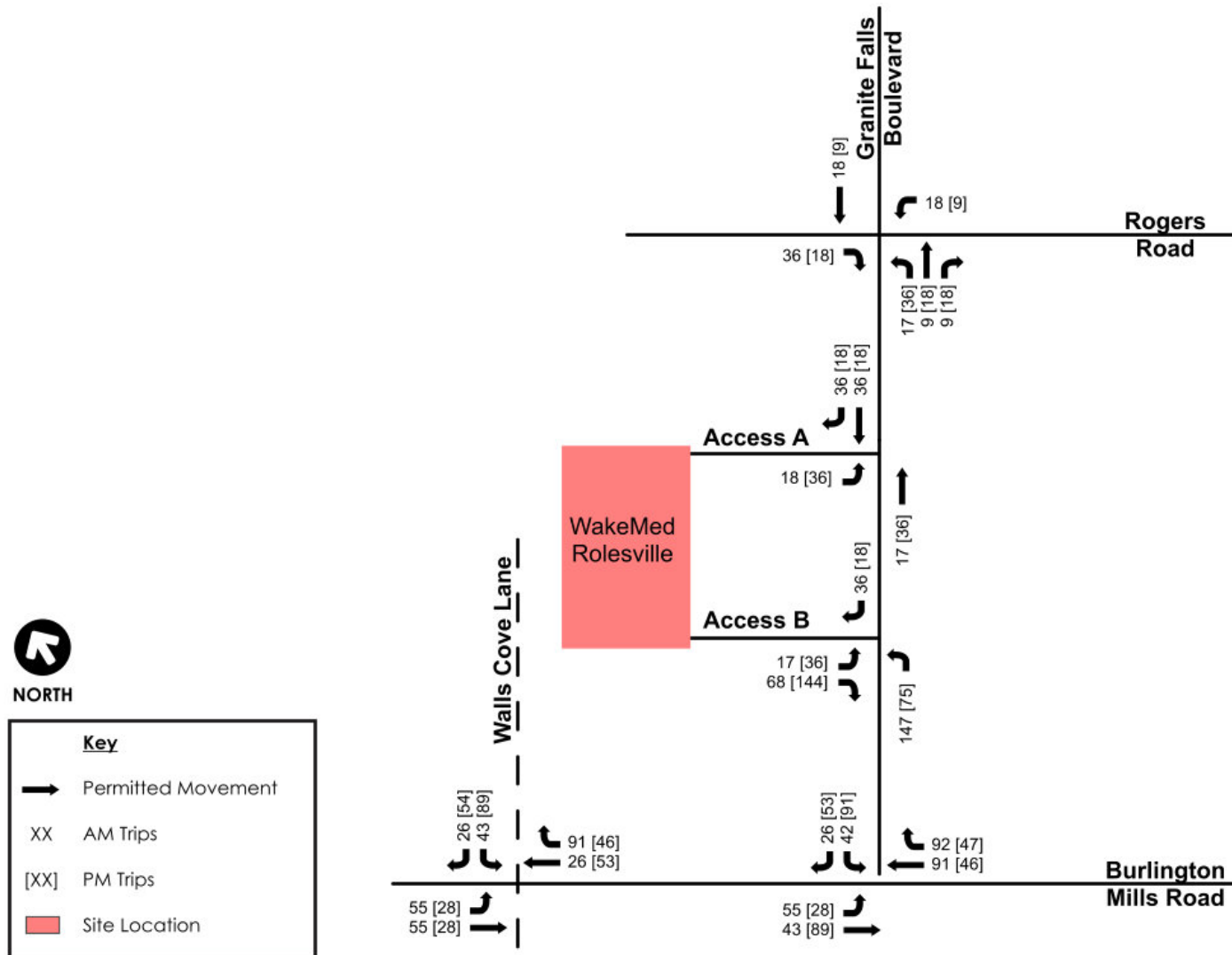
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Figure 19: Long-Term (2037) Trip Distribution



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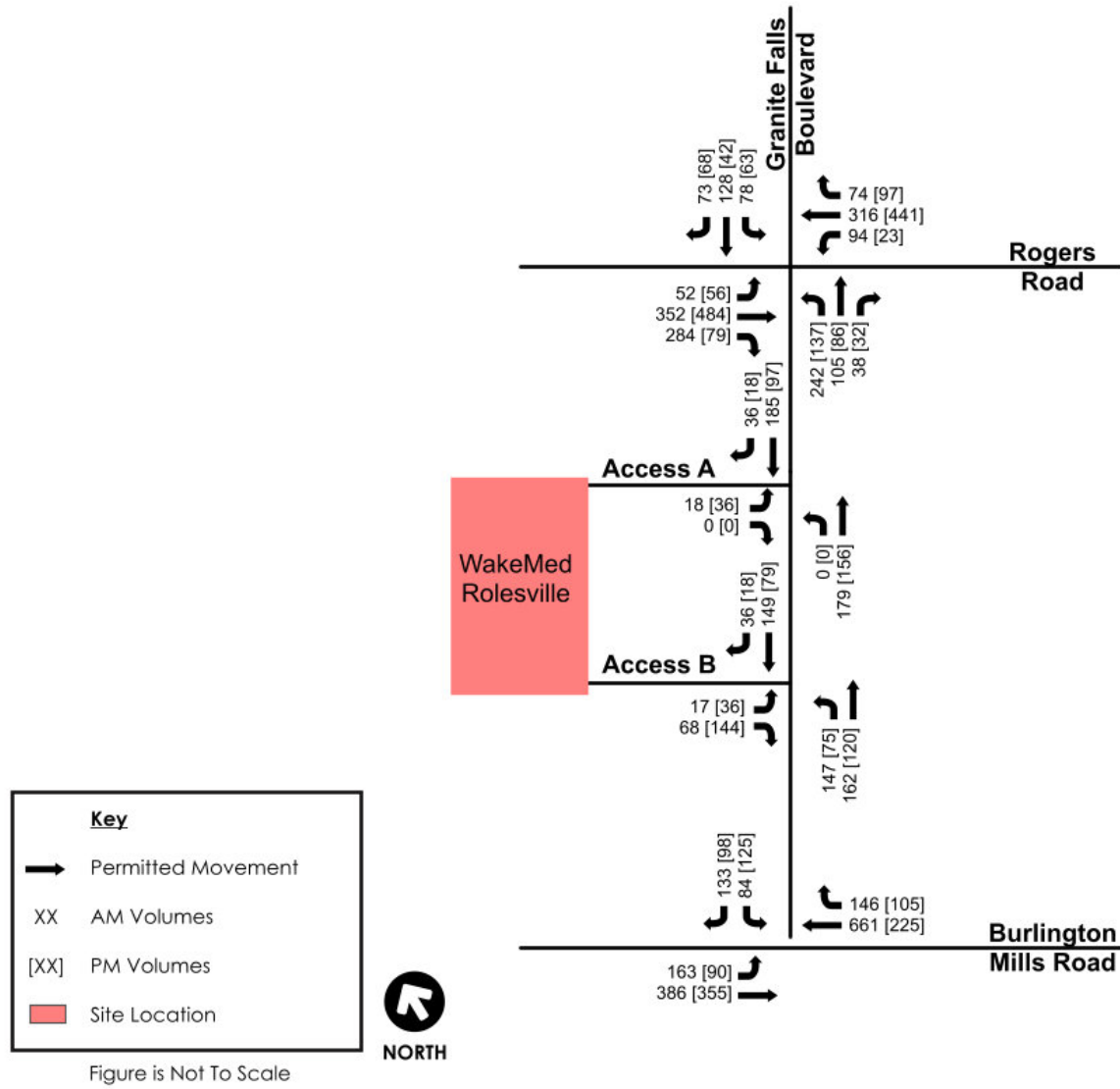
Figure 20: Long-Term (2037) Trip Assignment



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Figure 21: Long-Term (2037) Build Traffic Volumes



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4.2 LONG-TERM (2037) CAPACITY ANALYSIS

Capacity analysis was performed using the methodology noted in Section 3.2. All Synchro files and detailed printouts can be found in the Appendix.

4.2.1 2037 No-Build

In the future year of 2037, without the proposed development in place, but with the extension of Granite Falls Boulevard, both study intersections are anticipated to operate at overall acceptable LOS. All studied movements are anticipated to operate at a LOS D or better in both the AM and PM peak hours. The results from the 2037 No Build analysis are shown in Table 9.

Table 9: 2037 No-Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Burlington Mills Road at Granite Falls Boulevard	EB	LT	9.6	7.9	A	A	13	5	164	58
		SB	LR	32.3	12.6	D	B	83	15	151	76
	Rogers Road at Granite Falls Boulevard	Overall		14.4	9.9	B	A				
		EB	L	10.3	5.6	B	A	34	24	73	69
			TR	10.4	4.9	B	A	133	78	168	132
		WB	L	12.3	5.2	B	A	51	9	114	35
			T	11.2	6.4	B	A	154	152	181	153
			R	9.7	5.1	A	A	41	34	85	76
		NB	L	29.7	28.1	C	C	123	72	199	116
			TR	15.1	22.0	B	C	60	58	136	90
		SB	L	14.9	23.0	B	C	43	48	97	90
			TR	17.0	23.7	B	C	85	68	141	118



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4.2.2 2037 Build

As part of the 2037 Build analysis, the proposed driveways were added to the network as detailed in Section 2.2.

With the proposed development in place, all study intersections operate above an acceptable LOS excluding at the intersection of Burlington Mills Road at Granite Falls Boulevard. The southbound shared left/right turn lane operates at LOS F in the AM peak hour, increasing in delay from an average of 32 seconds per vehicle to an average of 217 seconds per vehicle.

Synchro LOS and delay results for the 2037 Build scenario are listed in Table 10. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.

Table 10: 2037 Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Burlington Mills Road at Granite Falls Boulevard	EB	L	11.2	8.3	B	A	23	8	90	57
		SB	LR	217.4	25.4	F	D	340	93	220	119
	Granite Falls Boulevard at Access B	EB	LR	11.3	10.6	B	B	13	23	109	94
		NB	LT	8.0	7.6	A	A	10	5	105	50
	Granite Falls Boulevard at Access A	EB	LR	11.2	10.4	B	B	3	5	39	56
		NB	LT	7.7	7.5	A	A	0	0	9	9
	Rogers Road at Granite Falls Boulevard	Overall		15.4	11.5	B	B				
		EB	L	10.5	6.9	B	A	33	28	75	77
			TR	11.0	6.5	B	A	139	92	176	140
		WB	L	14.0	6.5	B	A	63	14	132	42
			T	11.5	8.3	B	A	150	174	166	167
			R	9.9	6.2	A	A	40	39	69	79
		NB	L	34.1	28.7	C	C	143	88	227	141
			TR	15.2	21.3	B	C	69	72	207	122
		SB	L	14.6	20.4	B	C	44	45	94	79
			TR	17.0	21.2	B	C	95	68	155	119

 Intersection or Lane Group Operates at LOS E
 Intersection or Lane Group Operates at LOS F



4.2.3 2037 Build Improved

4.2.3.1 Recommended Improvements

Burlington Mills Road at Granite Falls Boulevard

- Provide 200 feet of full width storage and appropriate taper to the eastbound left turn lane on Burlington Mills Road
- Provide 175 feet of full width storage and appropriate taper to the westbound right turn lane on Burlington Mills Road
- Construct a southbound right turn lane on Granite Falls Boulevard with 150 feet of full-width storage and appropriate taper
- Provide a full-movement signalized intersection

Granite Falls Boulevard at Access A

- Construct a northbound left turn lane on Granite Falls Boulevard with 50 feet of full-width storage and appropriate taper

Granite Falls Boulevard at Access B

- Construct a northbound left turn lane on Granite Falls Boulevard with 75 feet of full-width storage and appropriate taper

Rogers Road at Granite Falls Boulevard

- Extend the existing northbound left turn lane on Granite Falls Boulevard to 275 feet of full-width storage and appropriate taper
- Extend the existing westbound left turn lane on Rogers Road to 150 feet of full-width storage and appropriate taper

4.2.3.2 Analysis Results

The 2037 Build Improved capacity analysis results are shown in Table 11. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table. Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. The proposed development accounts for a minimal increase in average delay at the study intersections. Intersections where no improvements are recommended are locations that meet the LOS Standards specified in the LDO⁸.

With the proposed improvements in place, all intersections and movements operate at an acceptable LOS.



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Table 11: 2037 Build Improved Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	Burlington Mills Road at Granite Falls Boulevard	Overall		10.5	9.6	B	A				
		EB	L	13.4	6.2	B	A	97	34	184	88
			T	6.7	6.8	A	A	117	117	162	142
		WB	T	9.6	6.0	A	A	255	72	258	118
			R	5.6	5.8	A	A	45	37	130	96
		SB	L	19.6	21.2	B	C	66	84	111	132
R	22.7		20.8	C	C	99	70	142	102		
	Granite Falls Boulevard at Access B	EB	LR	11.2	10.6	B	B	13	23	64	83
		NB	L	8.0	7.6	A	A	10	5	67	47
	Granite Falls Boulevard at Access A	EB	LR	11.1	10.4	B	B	3	5	37	62
		NB	L	7.7	7.5	A	A	0	0	12	18
	Rogers Road at Granite Falls Boulevard	Overall		14.8	11.3	B	B				
		EB	L	10.5	6.9	B	A	33	28	73	67
			TR	11.0	6.5	B	A	139	92	171	133
		WB	L	14.0	6.5	B	A	63	14	146	42
			T	11.5	8.3	B	A	150	174	161	175
			R	9.9	6.2	A	A	40	39	65	76
		NB	L	31.3	27.0	C	C	134	94	266	146
			TR	12.6	19.6	B	B	60	77	157	116
		SB	L	14.6	20.4	B	C	44	45	85	74
			TR	17.0	21.2	B	C	95	68	155	119



4.3 LONG-TERM (2037) RECOMMENDATIONS

Based on the findings of this study, specific improvements have been identified that could be required if future development is proposed at the subject site. These recommendations are shown in Figure 22. Intersections where no improvements are recommended are locations that meet the LOS Standards specified in the LDO⁸.

4.3.1 Burlington Mills Road at Granite Falls Boulevard

- Provide 200 feet of full width storage and appropriate taper to the eastbound left turn lane on Burlington Mills Road
- Provide 175 feet of full width storage and appropriate taper to the westbound right turn lane on Burlington Mills Road
- Construct a southbound right turn lane on Granite Falls Boulevard with 150 feet of full-width storage and appropriate taper
- Provide a full-movement signalized intersection

4.3.2 Burlington Mills Road at Access A

- Construct Access A with one ingress and one egress lane consisting of a right turn lane
- Construct a northbound left turn lane on Granite Falls Boulevard with 50 feet of full-width storage and appropriate taper

4.3.3 Burlington Mills Road at Access B

- Construct Access B with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct a northbound left turn lane on Granite Falls Boulevard with 75 feet of full-width storage and appropriate taper

4.3.4 Rogers Road at Granite Falls Boulevard

- Extend the existing northbound left turn lane on Granite Falls Boulevard to 275 feet of full-width storage and appropriate taper
- Extend the existing westbound left turn lane on Rogers Road to 150 feet of full-width storage and appropriate taper



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Figure 22: Long-Term (2037) Recommended Improvements

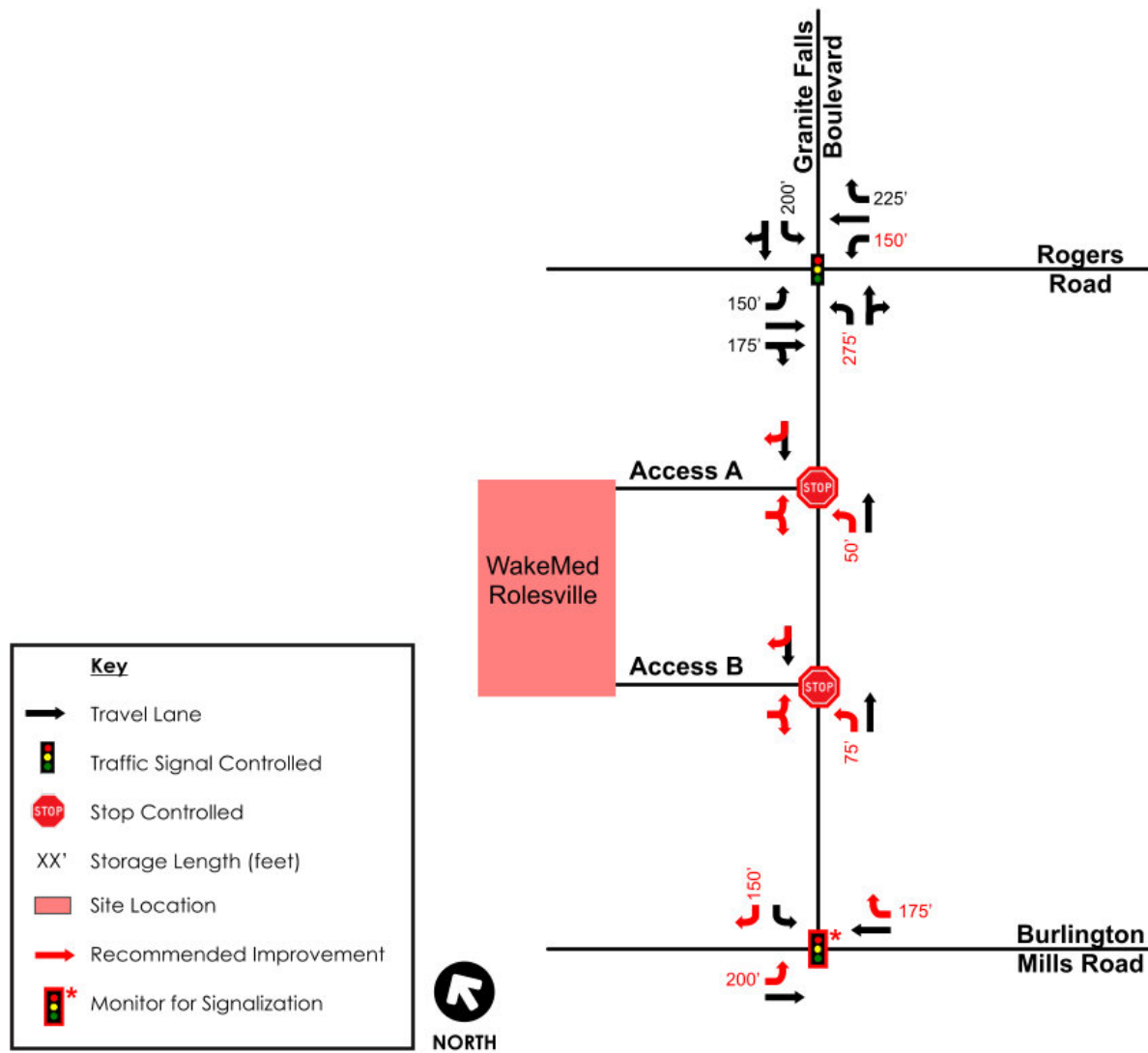


Figure is Not To Scale

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June 17, 2026

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¹ **NCDOT Functional Classification Map**,

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?layers=029a9a9fe26e43d687d30cd3c08b1792>

² **NCDOT Average Daily Traffic Volumes**,

<https://ncdot.maps.arcgis.com/apps/webappviewer/index.html?id=964881960f0549de8c3583bf46ef5ed4>

³ **Trip Generation (12th Edition)**, Institute of Transportation Engineers (ITE), August 2025.

⁴ **NCDOT Trip Generation Rate Equation Recommendations**,

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/DRAFT%20-%20Trip%20Generation%20Rate%20Eqn.xlsm>

⁵ **Highway Capacity Manual 7th Edition: A Guide for Multimodal Mobility Analysis**. Washington D.C.: Transportation Research Board, 2022.

⁶ **NCDOT Capacity Analysis Guidelines**. North Carolina Department of Transportation (NCDOT), March 2022,

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Standards%20-%20Capacity%20Analysis%20Guidelines.pdf>

⁷ **Draft NCDOT Capacity Analysis Guidelines: Best Practices**. North Carolina Department of Transportation (NCDOT), March 2022,

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Best%20Practices%20-%20Capacity%20Analysis%20Guidelines.pdf>

⁸ **Land Development Ordinance**. Town of Rolesville, June 1, 2021,

<https://www.rolesvillenc.gov/code-ordinances>

6.0 APPENDIX

- Scoping Correspondence
- Site Plan
- Raw Traffic Count Data
- Adjacent Development Information
- Adjacent Development Traffic Volumes
- Traffic Volume Calculations
- Synchro Files
- Synchro & SimTraffic Reports
- Development Study





STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

JOSH STEIN
GOVERNOR

DANIEL H. JOHNSON
SECRETARY

July 16, 2026

MEMORANDUM

In reply, refer to
File No. SC-2026-120

TO: Daniel Boulware, P.E., District Engineer
Division 5, District 1

Document Sent Electronically

FROM: Rita M. Ghantous, PhD, P.E., Project Design Engineer
Congestion Management Section

SUBJECT: Preliminary Review for the WakeMed Rolesville in Rolesville , Wake County

The Congestion Management Section has performed a preliminary review of the Traffic Impact Analysis (TIA) for the subject site. The key dates regarding this development are as follows:

Date Received by This Office	06/17/26	Date of Site Plan	11/03/25
		Date of Sealed TIA	06/17/26

X	This TIA review has been added to our queue of projects to perform a more detailed review that will be submitted under separate cover at a later date.
	We require additional information from the TIA preparer as noted on the attached list. We are unable to perform a thorough review until we receive this information.
	We have concerns with the Traffic Impact Analysis. The attached list includes inconsistencies or other questionable aspects that vary from our recommended practices and require further explanation or justification. A revised TIA should be submitted before a thorough review can be completed.

Based on this preliminary review, the TIA is “Complete” according to N.C.G.S.136-93.1A

Please refer to the Driveway Manual and the Capacity Analysis Guidelines available via <https://connect.ncdot.gov/resources/safety/Pages/Congestion-Management.aspx> for additional information. This letter is only being distributed electronically and should be considered as the official documentation. If we can provide further assistance with this project or if you require a paper copy of this letter, please contact me or Clarence B Bunting, P.E.

CBB:rmg

cc:	R. J. Gallas, P.E.	A. C. Lowery, P.E.
	J. L. Portanova, P.E.	T. D. DeAveiro, P.E.
	T. J. Fowler, P.E.	T. S. Darnell
	D. Y. Ishak	C. W. Riggins
	M. W. Craig, P.E.	M. W. Alshishani
	D. P. Keilson, P.E.	M. V. Sparrow
	J. H. Grant, P.E.	
	M. D. Peach, P. E., PTOE (Stantec)	

Mailing Address:
NC DEPARTMENT OF TRANSPORTATION
TRANSPORTATION MOBILITY & SAFETY DIVISION
TRAFFIC MANAGEMENT UNIT
1561 MAIL SERVICE CENTER
RALEIGH, NC 27699-1561

Telephone: (919) 814-5000
Fax: (919) 771-2745
Customer Service: 1-877-368-4968
Website: www.ncdot.gov

Location:
750 N. GREENFIELD PARKWAY
GARNER, NC 27529

NORTH CAROLINA GENERAL WARRANTY DEED
(without title examination or tax advice)

Excise Tax:	\$ 12,427.00
Parcel ID:	out of 73597
Mail/Box to:	GRANTEE
Prepared by:	Licensed North Carolina Attorney: James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 2 containing 31.38 acres

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22nd day of January, 20 26, by and between:

GRANTOR	GRANTEE
Beverly Clifton Dixon, an unmarried man and Alvin Taylor Wiggins, Jr. and wife, Mary Malinda Hyatt Wiggins and James Wall Wiggins and wife, Jill McPhail Wiggins and John Bryant Wiggins, II, and wife, Heather Denise Maroney, and James Timothy Wall and wife, Michele Joan Wall and David L. Leighton, Jr. and wife, Gayle P. Wall Leighton and Sidney Earl Gregory, Jr. and wife, Jennifer Wall Gregory	Wakemed Property Services c/o Corporate Accounting 3000 New Bern Avenue Raleigh, NC 27610-1231

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Rolesville, Wake County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT "A"

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book of Maps 2026, Page 880-881, Wake County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Subject to Easements and Restrictions of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Beverly Clifton By Kenneth D Dixon PDR
Beverly Clifton Dixon by Kenneth Dale Dixon, Attorney in Fact

STATE OF NORTH CAROLINA

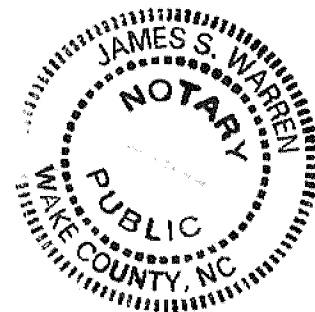
COUNTY OF Wake

I, James S. Warren, a Notary Public of the County of Wake, State of North Carolina, do hereby certify that Kenneth Dale Dixon, Attorney in Fact for Beverly Clifton Dixon, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument on behalf of Beverly Clifton Dixon, and that his authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 18906, Page 2276, and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said Kenneth Dale Dixon acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of Beverly Clifton Dixon.

Witness my hand and official notary seal, this 18 day of February, 2026.

James S. Warren
Notary-Public

My commission expires: 10-3-2030



Alvin Taylor Wiggins, Jr.
Alvin Taylor Wiggins, Jr.

Mary Malinda Hyatt Wiggins
Mary Malinda Hyatt Wiggins

STATE OF NORTH CAROLINA

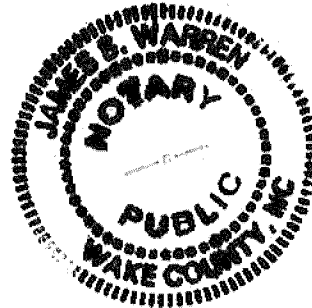
COUNTY OF Wake

I, James B. Warren, a Notary Public, do hereby certify that Alvin Taylor Wiggins, Jr. and Mary Malinda Hyatt Wiggins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James B. Warren
Notary Public

My Commission Expires: 10-3-2030



James Wall Wiggins
James Wall Wiggins
Jill McPhail Wiggins
Jill McPhail Wiggins

STATE OF NORTH CAROLINA

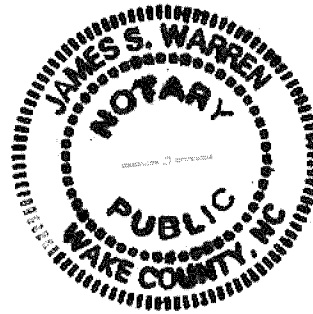
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that James Wall Wiggins and Jill McPhail Wiggins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 10-3-2030



John Bryant Wiggins II
John Bryant Wiggins, II

Heather Denise Maroney
Heather Denise Maroney

STATE OF NORTH CAROLINA

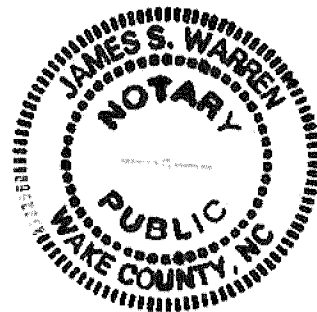
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that John Bryant Wiggins, II and Heather Denise Maroney personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 10-3-2030



James Timothy Wall
James Timothy Wall
Michele Joan Wall
Michele Joan Wall

STATE OF NORTH CAROLINA

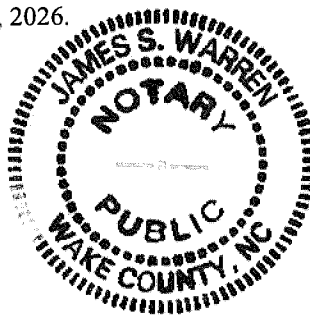
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that James Timothy Wall and Michele Joan Wall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 10-3-2030



David L. Leighton, Jr.
David L. Leighton, Jr.
Gayle P. Wall Leighton
Gayle P. Wall Leighton

STATE OF NORTH CAROLINA

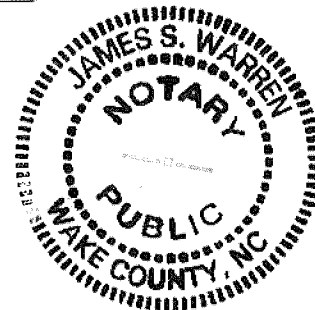
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that David L. Leighton, Jr. and Gayle P. Wall Leighton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 10-3-2030



Sidney Earl Gregory, Jr.
Sidney Earl Gregory, Jr.

Jennifer W. Gregory
Jennifer Wall Gregory

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that Sidney Earl Gregory, Jr. and Jennifer Wall Gregory personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 12-3-2030

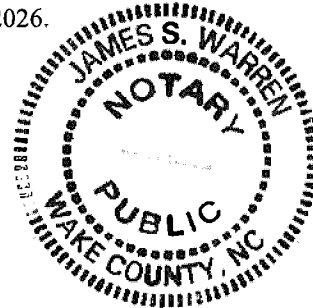


EXHIBIT A
Legal Description

All of that certain parcel of land lying and being situate in Wake Forest Township, Wake County, North Carolina, and more particularly described as follows:

BEING all of Lot 2, containing 31.38 acres, 1,367,065 SF, as shown on plat entitled "Exempt Plat, Lands Owned by Bertie Wall Wiggins & Bessie Wake Dixon", dated 11/17/25, prepared by KCI Associates of N.C., Engineers, Surveyors and Planners (C-0764), recorded in Book 2026, Page ~~881~~ ⁵⁸⁰, Wake County Registry.

Portion of PIN: 1758494277

Address: 4801 Burlington Mills Road, Rolesville, NC



ENGINEERS • SURVEYORS • SCIENTISTS • CONSTRUCTION MANAGERS

4800 Falls of Neuse Rd, Suite 200 Raleigh, NC 27607 (919) 783-9214 (919) 783-9266 Fax

LOT 2 METES AND BOUNDS DESCRIPTION WAKE FOREST TWP, WAKE COUNTY, NC

A PARCEL OF LAND LOCATED IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DB 687 PG 206; SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:788227.32 AND E:2155330.82 (NAD83/2011);

THENCE, ON THE CENTERLINE OF BURLINGTON MILLS ROAD, THE FOLLOWING 8 CALLS:

- 1) N 80° 56' 09" W A DISTANCE OF 57.77 FEET TO A POINT;
- 2) N 75° 47' 45" W, A DISTANCE OF 73.69 FEET TO A POINT;
- 3) N 70° 05' 06" W, A DISTANCE OF 91.44 FEET TO A POINT;
- 4) N 61° 11' 15" W, A DISTANCE OF 69.26 FEET TO A POINT;
- 5) N 55° 01' 49" W, A DISTANCE OF 64.62 FEET TO A POINT;
- 6) N 49° 22' 42" W, A DISTANCE OF 57.13 FEET TO A POINT;
- 7) N 46° 41' 03" W, A DISTANCE OF 63.44 FEET TO A POINT;
- 8) N 46° 05' 23" W, A DISTANCE OF 80.92 FEET TO A POINT A THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WILLARD AND BARBARA PARK (DB 1781 PG 10);

THENCE N 01° 14' 02" W, ON THE EAST LINE OF SAID PARK LANDS, A DISTANCE OF 42.88 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD;

THENCE N 01° 14' 02" W, CONTINUING ON THE EAST LINE OF PARK LANDS, A DISTANCE OF 319.33 FEET TO A FOUND IRON PIPE;

THENCE N 89° 44' 58" W, ON THE NORTH LINE OF PARK LANDS, A DISTANCE OF 410.67 FEET TO A POINT;

THENCE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD THE FOLLOWING 5 CALLS:

- 1) N 74° 26' 09" W, A DISTANCE OF 52.08 FEET TO A POINT;
- 2) N 80° 27' 10" W, A DISTANCE OF 65.97 FEET TO A POINT;
- 3) N 85° 07' 10" W, A DISTANCE OF 66.52 FEET TO A POINT;
- 4) N 87° 26' 45" W, A DISTANCE OF 10.55 FEET TO A POINT;
- 5) N 89° 46' 21" W, A DISTANCE OF 59.19 FEET TO A POINT;

THENCE N 10° 15' 50" W, DISTANCE OF 223.78 FEET TO A POINT;

THENCE N 04° 51' 10" E, DISTANCE OF 259.63 FEET TO A POINT;

THENCE N 10° 19' 11" E, DISTANCE OF 86.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY BERTIE WIGGINS (DB 12144 PG 2352);

THENCE S 67° 51' 59" E, ON THE SOUTH LINE OF SAID WIGGINS LANDS, A DISTANCE OF 280.65 FEET TO A FOUND IRON PIPE;

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID WIGGINS LANDS, A DISTANCE OF 172.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JENNIFER AND SIDNEY GREGORY (DB 4866 PG 287);

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID GREGORY LANDS, A DISTANCE OF 221.96 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES WALLS (DB 3816 PG 465);

THENCE N 19° 51' 19" E, ON THE EAST LINE OF SAID WALL LANDS, A DISTANCE OF 296.76 FEET TO A FOUND IRON PIPE;

THENCE S 65° 35' 25" E, DISTANCE OF 22.78 FEET TO A POINT;

THENCE S 65° 04' 50" E, DISTANCE OF 466.51 FEET TO A POINT;

THENCE N 53° 18' 05" E, DISTANCE OF 169.95 FEET TO A POINT;

THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109);

THENCE S 03° 18' 53" W, ON THE WEST LINE OF SAID NEW OXFORD LANDS, A DISTANCE OF 49.41 FEET TO A FOUND STONE;

THENCE S 02° 27' 04" W, DISTANCE OF 1500.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BURLINGTON MILLS RD;

THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 1,367,065 SQUARE FEET, OR 31.38 ACRES OF LAND MORE OR LESS. 16,878 SQUARE FEET (0.39 ACRES) OF WHICH LIE WITHIN THE RIGHT OF WAY OF BURLINGTON MILLS ROAD.

NORTH CAROLINA GENERAL WARRANTY DEED
(without title examination or tax advice)

Excise Tax:	\$ 12,427.00
Parcel ID:	out of 73597
Mail/Box to:	GRANTEE
Prepared by:	Licensed North Carolina Attorney: James S. Warren, 343 S. White Street, Wake Forest, NC, 27587
Brief description for the index:	Lot 2 containing 31.38 acres

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22nd day of January, 20 26, by and between:

GRANTOR	GRANTEE
Beverly Clifton Dixon, an unmarried man and Alvin Taylor Wiggins, Jr. and wife, Mary Malinda Hyatt Wiggins and James Wall Wiggins and wife, Jill McPhail Wiggins and John Bryant Wiggins, II, and wife, Heather Denise Maroney, and James Timothy Wall and wife, Michele Joan Wall and David L. Leighton, Jr. and wife, Gayle P. Wall Leighton and Sidney Earl Gregory, Jr. and wife, Jennifer Wall Gregory	Wakemed Property Services c/o Corporate Accounting 3000 New Bern Avenue Raleigh, NC 27610-1231

Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Rolesville, Wake County, North Carolina and more particularly described as follows (the "Property"):

SEE ATTACHED EXHIBIT "A"

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book of Maps 2026, Page 880-881, Wake County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

1. Subject to Easements and Restrictions of record.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Beverly Clifton By Kenneth D Dixon PDR
Beverly Clifton Dixon by Kenneth Dale Dixon, Attorney in Fact

STATE OF NORTH CAROLINA

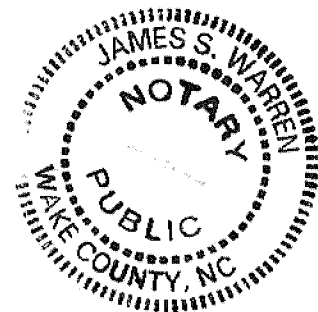
COUNTY OF Wake

I, James S. Warren, a Notary Public of the County of Wake, State of North Carolina, do hereby certify that Kenneth Dale Dixon, Attorney in Fact for Beverly Clifton Dixon, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument on behalf of Beverly Clifton Dixon, and that his authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 18906, Page 2276, and that this instrument was executed under and by virtue of the authority given by said instrument granting him Power of Attorney; that the said Kenneth Dale Dixon acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of Beverly Clifton Dixon.

Witness my hand and official notary seal, this 18 day of February, 2026.

James S. Warren
Notary-Public

My commission expires: 10-3-2030



Alvin Taylor Wiggins, Jr.
Alvin Taylor Wiggins, Jr.

Mary Malinda Hyatt Wiggins
Mary Malinda Hyatt Wiggins

STATE OF NORTH CAROLINA

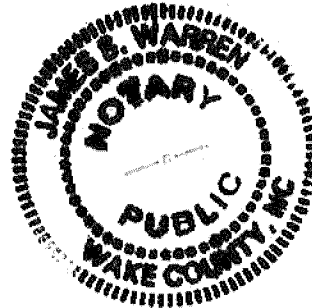
COUNTY OF Wake

I, James B. Warren, a Notary Public, do hereby certify that Alvin Taylor Wiggins, Jr. and Mary Malinda Hyatt Wiggins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James B. Warren
Notary Public

My Commission Expires: 10-3-2030



James Wall Wiggins
James Wall Wiggins
Jill McPhail Wiggins
Jill McPhail Wiggins

STATE OF NORTH CAROLINA

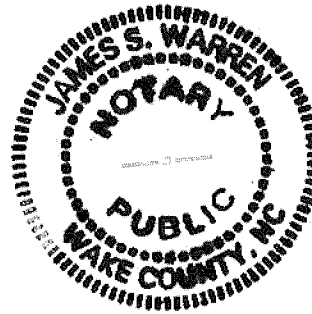
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that James Wall Wiggins and Jill McPhail Wiggins personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 10-3-2030



John Bryant Wiggins II
John Bryant Wiggins, II

Heather Denise Maroney
Heather Denise Maroney

STATE OF NORTH CAROLINA

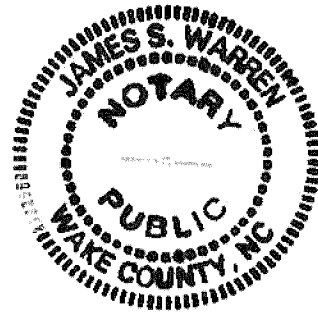
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that John Bryant Wiggins, II and Heather Denise Maroney personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 10-3-2030



James Timothy Wall
James Timothy Wall
Michele Joan Wall
Michele Joan Wall

STATE OF NORTH CAROLINA

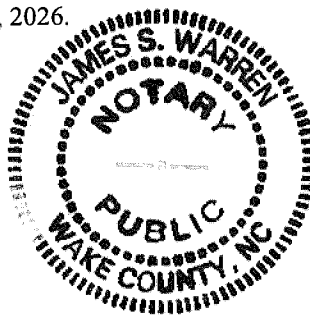
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that James Timothy Wall and Michele Joan Wall personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 10-3-2030



David L. Leighton, Jr.
David L. Leighton, Jr.
Gayle P. Wall Leighton
Gayle P. Wall Leighton

STATE OF NORTH CAROLINA

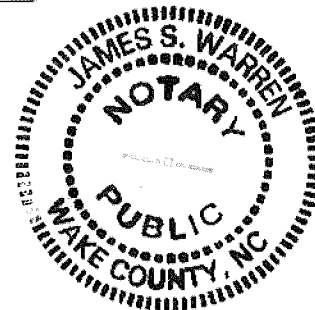
COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that David L. Leighton, Jr. and Gayle P. Wall Leighton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 10-3-2030



Sidney Earl Gregory, Jr.
Sidney Earl Gregory, Jr.

Jennifer W. Gregory
Jennifer Wall Gregory

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, James S. Warren, a Notary Public, do hereby certify that Sidney Earl Gregory, Jr. and Jennifer Wall Gregory personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of February, 2026.

James S. Warren
Notary Public

My Commission Expires: 12-3-2030

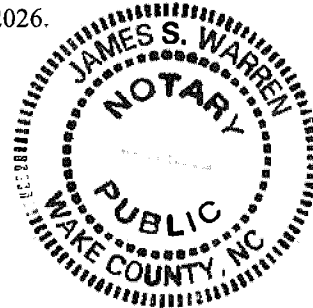


EXHIBIT A
Legal Description

All of that certain parcel of land lying and being situate in Wake Forest Township, Wake County, North Carolina, and more particularly described as follows:

BEING all of Lot 2, containing 31.38 acres, 1,367,065 SF, as shown on plat entitled "Exempt Plat, Lands Owned by Bertie Wall Wiggins & Bessie Wake Dixon", dated 11/17/25, prepared by KCI Associates of N.C., Engineers, Surveyors and Planners (C-0764), recorded in Book 2026, Page ~~881~~ ⁵⁸⁰, Wake County Registry.

Portion of PIN: 1758494277

Address: 4801 Burlington Mills Road, Rolesville, NC

After Recording Mail to: Town of Rolesville
P. O. Box 250
Rolesville, NC 27571

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF ROLESVILLE UNDER THE
AUTHORITY GRANTED BY PART 1, ARTICLE 4A
CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

ORDINANCE ORD-2026-____
CASE ANX-26-0002 – 4801 BURLINGTON MILLS ROAD – PIN 1758498280,

WHEREAS, the Mayor and Board of Commissioners for the Town of Rolesville, North Carolina has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31; and

WHEREAS, a legislative hearing on the question of this annexation was held in the Town Board Room at Rolesville Town Hall located at 502 Southtown Circle, Rolesville, NC 27571 at 6:30 pm or thereafter on August 18, 2026 after due notice; and

WHEREAS, the Mayor and Board of Commissioners finds that the proposed annexation meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Rolesville, North Carolina that:

Section 1. By the authority granted by G.S. 160A-31, the following described contiguous property owned by Comm Dev LLC is hereby annexed and made part of the Town of Rolesville effective as of August 18, 2026:

All that tract or parcel of land lying and being in Rolesville, Wake County North Carolina and being more particularly described as follows;

BEGINNING AT A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD AT THE
SOUTHEAST CORNER OF LANDS DESCRIBED IN DB 687 PG 206; SAID POINT HAVING
NORTH CAROLINA STATE PLANE COORDINATES OF
N:788227.32 AND E:2155330.82 (NAD83/2011);
THENCE, ON THE CENTERLINE OF BURLINGTON MILLS ROAD, THE FOLLOWING 8
CALLS:

- 1) N 80° 56' 09" W A DISTANCE OF 57.77 FEET TO A POINT;
- 2) N 75° 47' 45" W, A DISTANCE OF 73.69 FEET TO A POINT;
- 3) N 70° 05' 06" W, A DISTANCE OF 91.44 FEET TO A POINT;
- 4) N 61° 11' 15" W, A DISTANCE OF 69.26 FEET TO A POINT;
- 5) N 55° 01' 49" W, A DISTANCE OF 64.62 FEET TO A POINT;
- 6) N 49° 22' 42" W, A DISTANCE OF 57.13 FEET TO A POINT;
- 7) N 46° 41' 03" W, A DISTANCE OF 63.44 FEET TO A POINT;
- 8) N 46° 05' 23" W, A DISTANCE OF 80.92 FEET TO A POINT A THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WILLARD AND BARBARA PARK (DB 1781 PG 10);

THENCE N 01° 14' 02" W, ON THE EAST LINE OF SAID PARK LANDS, A DISTANCE OF 42.88 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD;

THENCE N 01° 14' 02" W, CONTINUING ON THE EAST LINE OF PARK LANDS, A DISTANCE OF 319.33 FEET TO A FOUND IRON PIPE;

THENCE N 89° 44' 58" W, ON THE NORTH LINE OF PARK LANDS, A DISTANCE OF 410.67 FEET TO A POINT;

THENCE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD THE FOLLOWING 5 CALLS:

- 1) N 74° 26' 09" W, A DISTANCE OF 52.08 FEET TO A POINT;
- 2) N 80° 27' 10" W, A DISTANCE OF 65.97 FEET TO A POINT;
- 3) N 85° 07' 10" W, A DISTANCE OF 66.52 FEET TO A POINT;
- 4) N 87° 26' 45" W, A DISTANCE OF 10.55 FEET TO A POINT;
- 5) N 89° 46' 21" W, A DISTANCE OF 59.19 FEET TO A POINT;

THENCE N 10° 15' 50" W, DISTANCE OF 223.78 FEET TO A POINT;

THENCE N 04° 51' 10" E, DISTANCE OF 259.63 FEET TO A POINT;

THENCE N 10° 19' 11" E, DISTANCE OF 86.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY BERTIE WIGGINS (DB 12144 PG 2352);

THENCE S 67° 51' 59" E, ON THE SOUTH LINE OF SAID WIGGINS LANDS, A DISTANCE OF 280.65 FEET TO A FOUND IRON PIPE;

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID WIGGINS LANDS, A DISTANCE OF 172.29 FEET TO A POINT

AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JENNIFER AND SIDNEY GREGORY (DB 4866 PG 287);

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID GREGORY LANDS, A DISTANCE OF 221.96 FEET TO A FOUND

IRON PIPE AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES WALLS (DB 3816 PG 465);

THENCE N 19° 51' 19" E, ON THE EAST LINE OF SAID WALL LANDS, A DISTANCE OF 296.76 FEET TO A FOUND IRON PIPE;

THENCE S 65° 35' 25" E, DISTANCE OF 22.78 FEET TO A POINT;

THENCE S 65° 04' 50" E, DISTANCE OF 466.51 FEET TO A POINT;

THENCE N 53° 18' 05" E, DISTANCE OF 169.95 FEET TO A POINT;

THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109);
THENCE S 03° 18' 53" W, ON THE WEST LINE OF SAID NEW OXFORD LANDS, A DISTANCE OF 49.41 FEET TO A FOUND STONE;
THENCE S 02° 27' 04" W, DISTANCE OF 1500.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BURLINGTON MILLS RD;
THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINING 1,367,065 SQUARE FEET, OR 31.38 ACRES OF LAND MORE OR LESS. 16,878 SQUARE FEET (0.39 ACRES) OF WHICH LIE WITHIN THE RIGHT OF WAY OF BURLINGTON MILLS ROAD.

Section 2. That the Mayor and Board of Commissioners directs a duly certified copy of this ordinance and annexation boundary map be submitted for filing to the Office of the Register of Deeds of Wake County and the Office of the Secretary of the State of North Carolina.

Adopted this 18th day of August, 2026

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Christina Frazier, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this 18th day of August, 2026.

Christina Frazier
Town Clerk

Stephen Wensman

From: Toby Coleman <tcoleman@smithlaw.com>
Sent: Wednesday, August 26, 2026 1:42 PM
To: Stephen Wensman
Subject: Request to Continue WakeMed Rezoning and Annexation Hearing (REZ-25-06, GovWell REZ-25-0001 & ANX-26-0002) from Sept 1 BOC Meeting to Oct 8 BOC Meeting [SMITHLAW-RDU.015120.00102]

Dear Director Wensman,

By this email, WakeMed, as the property owner and applicant for the above-referenced WakeMed Rezoning and Annexation, hereby requests that the Rezoning and Annexation hearings be continued to the October 8 Board of Commissioners meeting. WakeMed makes this request because it needs more time to revise the zoning conditions to address comments and concerns raised by Commissioners and members of the public at the August 18 Board of Commissioners' hearing on the Rezoning.

If you need anything further in connection with this request, please do not hesitate to contact me.

Best,

Toby

TOBY COLEMAN | PARTNER

tcoleman@smithlaw.com | 919.821.6778

[bio](#) | [vcard](#)

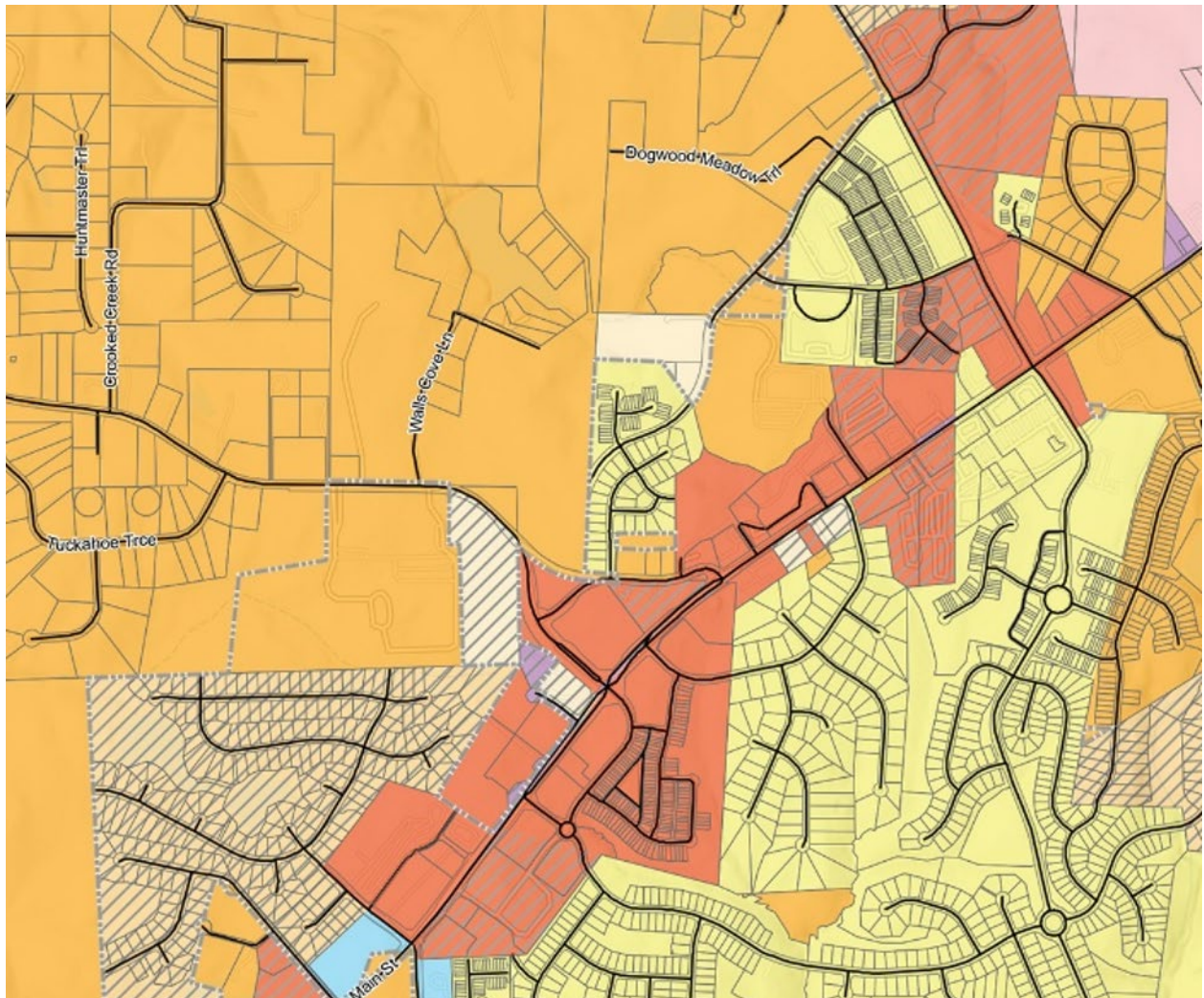
[SmithLaw.com](#) | [LinkedIn](#) | [map](#)



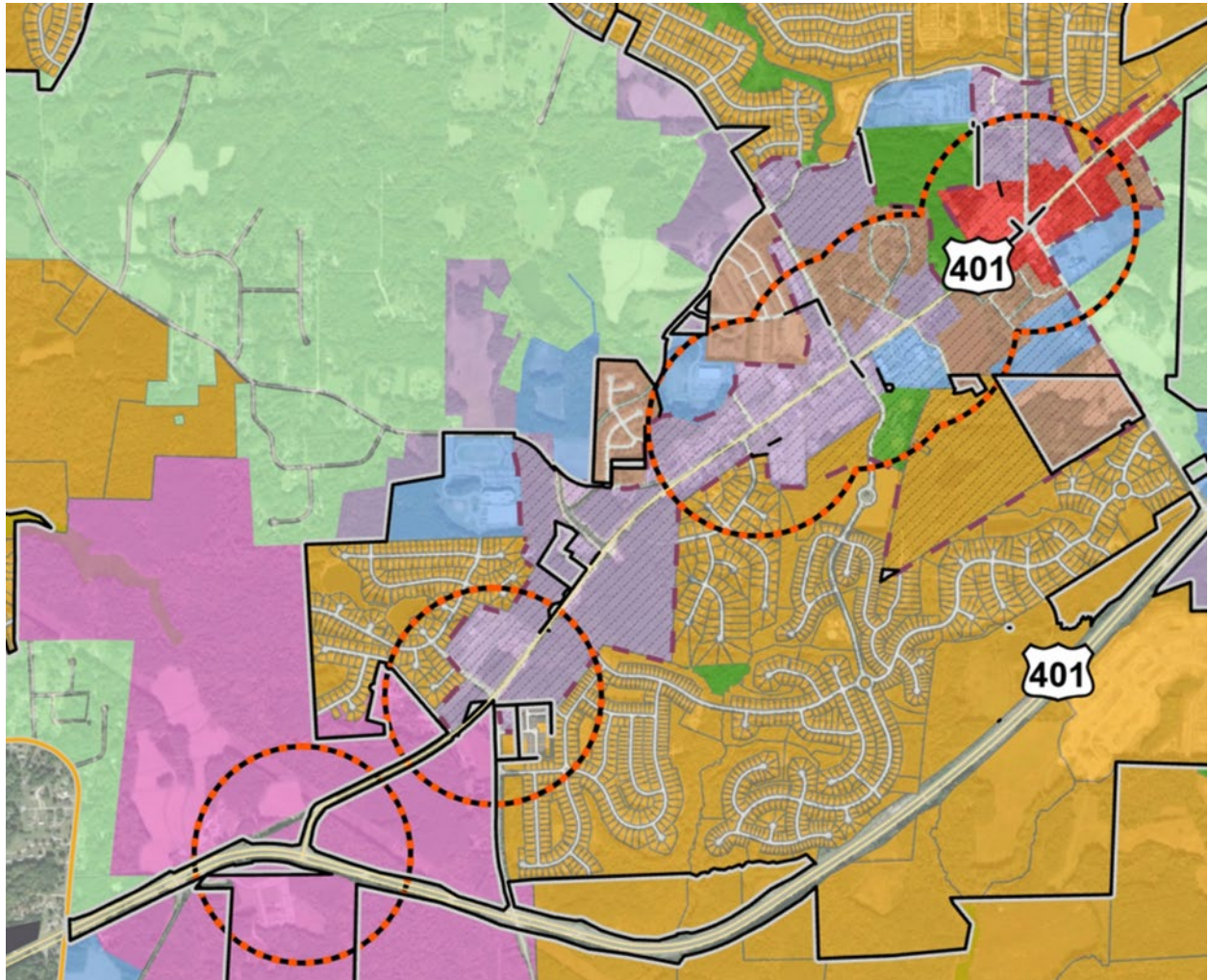
[Sign up](#) to receive legal updates

IMPORTANT: This e-mail message is intended solely for the individual or individuals to whom it is addressed. It may contain confidential attorney-client privileged information and attorney work product. If the reader of this message is not the intended recipient, you are requested not to read, copy or distribute it or any of the information it contains. Please delete it immediately and notify us by return e-mail or by telephone (919) 821-1220.

Attachement 13 - Rolesville Zoning Map



Attachment 14 – Rolesville Future Land Use Map (portion of)





Board of Commissioners

Item Memo

To: Mayor Currin and Board of Commissioner
From: Stephen Wensman - Planning Director
Date: Tuesday, September 1, 2026
Re: 10.b. Continued REZ-26-0002 - 1101 Averette Road — Stephen Wensman, Planning Director

Background

REZ-26-0002 was continued from the July 21, 2026 Board of Commissioner's Meeting, where a Legislative Hearing was held (opened and closed). The Board had three primary topics of concern: Commercial development timing/certainty, connectivity of Barred Owl Trail to this subdivision, and future property rentals. The Applicant worked with Town Staff and Attorneys and revised the proposed Conditions of Approval, which are attached and dated August 26, 2026.

Application & Site Data

The Town of Rolesville Planning Department received a Zoning Map Amendment (Rezoning) application in March 2026 for property located at 1101 Averette Road. The property owner, Wake Forest Church of the Nazarene, being represented by Applicant Lock 7 Development LLC, is requesting the Board of Commissioners to change the zoning district from the existing Residential Medium Conditional Zoning District (RM-CZ) to a combination of a Residential High Conditional Zoning District (RH-CZ) and a General Commercial Conditional Zoning District (GC-CZ). See **Attachments 1, 2A, and 2B** for property details.

The Applicant has included a set of proposed Conditions of Approval (**Attachment 5**) and a Concept Site Plan (**Attachment 4**) in relation to the Conditional Zoning aspect. Key information from the Rezoning application is in the Table below:

<i>Application Details</i>	
<u>Application</u>	<u>REZ-26-0002 – 1101 Averette Road</u>
Address / PIN	1101 Averette Road (1860029417)
Owner	Wake Forest Church of the Nazarene
Applicant	Lock 7 Development, LLC, C/O David Gorman, Principal
Area	16.50 acres
Current Zoning	Residential Medium Conditional Zoning District (RM-CZ)

Proposed Zoning	14.75 ac. - Residential High-Density Conditional Zoning District (RH-CZ) 1.74 ac. - General Commercial Conditional Zoning District (GC-CZ)
Current Use	Vacant
Proposed Use	Single-Family Attached Housing (76 dwelling units) on 14.75 acres and Commercial Development on 1.74 acres

Applicant Justification

The Applicant provided a Justification Statement for their rezoning request; it is included as **Attachment 3**. The statement notes that the request is consistent with the Town of Rolesville's Comprehensive Plan, Community Transportation Plan, and Greenway/Bike Plans.

Proposed Conditions of Approval/Concept Site Plan – Attachments 4 & 5

The Applicant's proposed Conditions of Approval include (paraphrased):

1. Substantial conformance with the Concept Site Plan.
2. Within the RH-CZ District, a maximum of **76** single-family Detached or Attached dwelling units - any Single Family Attached building (ie Townhome) shall contain no more than **TWO (2)** dwelling units.
3. Within the GC-CZ District, Prohibition on 17 uses such as Gas Station and Vehicle, Minor Service.
4. The development shall include at least one pollinator garden.
5. Greenway connection in the southwestern corner of the parcel.
6. Donation (\$25,000) to Town's Affordable Housing Fund.
7. Best effort to facilitate, and construction if possible, proposed Street A connection to Barred Owl Trail in the Elizabeth Springs subdivision, over a 30' distance on a portion of PIN 1860033161 (aka 0 Bessie Court) owned by the Meadows at Jones Dairy HOA.
8. Infrastructure development/installation for the GC-CZ District/lot area prior to any residential units Certificate of Occupancy.
9. Covenants, Conditions, and Restrictions (CCR) recordation including the prohibition for 'short-term rental' (ie <30 days) of residential dwelling units; limit on 50% of dwelling units being (long-term) rentals; HOA landscaping maintenance of all subdivision common areas.

Neighborhood Meeting

The Applicant held a neighborhood meeting on April 30, 2026 at the Rolesville Community Center. The neighborhood meeting information is included as **Attachments 6A and 6B**. There were 19 attendees at the meeting.

Comprehensive Plan

Land Use

The Rolesville 2050 Comprehensive Plan's Future Land Use Map (see Attachment 9) identifies the subject property as Mixed-Residential Community (shown as mustard yellow on the map).

This category is described as being predominantly Single Family subdivisions with some non-residential uses at key intersections.

The Comprehensive Plan explains that in northern Rolesville, including this site, these neighborhoods are largely established, and interconnectivity and limited commercial variety will be important for future development and redevelopment. The intent of this category is to provide unique and diverse residential opportunities and amenities through the Town while encouraging interconnectivity via multi-modal connections.

Community Transportation Plan

The Town's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections. Below are the recommendations that affect the subject property:

Thoroughfare Recommendations

- **Averette Road**: 4-lane divided (narrow raised median) with curb & gutter, bike lanes, and sidewalk within an ultimate 110' wide right-of-way.

Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian routes are shown in the following locations:

- A 10' sidepath is required along the project side within the right-of-way of Averette Road.

Consistency

The Applicant's rezoning request is **consistent** with the Town of Rolesville's Comprehensive Plan, Community Transportation Plan, and Greenway Plan for the following reasons:

- As per Rolesville's 2050 Comprehensive Plan, model uses within the Mixed-Residential Community land use category include Single Family Homes, Small Townhomes, and Limited Nonresidential at key intersections. While 1101 Averette Road is not a key intersection, it is located on a major north-south route through Rolesville. Single Family Attached Housing and Commercial development are consistent with Mixed-Residential Community.
- The Concept Site Plan illustrates a 25-foot right-of-way dedication for Averette Road widening, and a proposed 10' Sidepath.

Traffic

Traffic Impact Analysis

The consulting firm, DRMP, one of the Town's on-call transportation consultants, performed the Traffic Impact Analysis (TIA) for this project, studying a scope of development of:

- 76 Single-Family Attached Housing Dwelling Units
- 5,000 SF of Strip Retail Space

The Final Report dated February 2026 is included as **Attachment 7** to this memo. The Total daily trips were calculated as 772 – 500 from the townhomes and 272 from the commercial use. Weekday Morning (AM) peak hour trips are 50 (18 in / 32 out), while Weekday PM trips are 66 (36 in/30 out).

Two intersections were studied for capacity analysis and the Level of Service (LOS) impact of this development. Recommendations for improvements are listed below.

Wait Avenue and Averette Road – Improvements by Rosedale Development

- Extend eastbound left turn lane to provide 250 feet of storage plus appropriate deceleration and taper.

Wait Avenue and Averette Road – Improvements by Others

- Construct northbound left turn lane with 200 feet of storage plus appropriate deceleration and taper.
- Restripe southbound approach to an exclusive left turn lane and a shared through-right lane.
- These improvements are based on signal plans found in NCDOT database but not constructed in the field.

Averette Road and Site Access – Improvements by Developer

- Construct Site Access with one ingress / one egress lane.
- Construct ingress left turn lane with 50 feet of storage plus appropriate deceleration and taper.
- Provide stop control for Site Access.

Development Review

The Technical Review Committee (TRC) reviewed two (2) submittals of the Rezoning application and attachments, with comments being resolved.

Staff Analysis/ Recommendation

The Application seeks to change the zoning to a combination of RH-CZ and GC-CZ for:

- The single-family attached (Townhome) component - maximum of seventy-six (76) dwelling units at a density of 5.11 units per gross site acre.
- The commercial component entails a maximum of five thousand (5,000) square feet of strip retail development.

LDO Section 3.1.3. for the RH District permits up to nine (9) Single Family Attached dwelling units per acre. The proposed density of **5.11** units per acre is below this maximum allowed density. Residential units, detached or attached, are consistent with the Mixed Residential Community as a land use.

Note: Under the existing RM-CZ zoning which permits creation of 15,000 SF minimum Single Family Detached lots, a theoretical yield of 48 home lots could be achieved on the 16.50-acre site. The reality is that major spatial requirements like minimum open space, major road right-of-way area, stormwater management, and unknown amounts of 50' wide right-of-way for local streets to achieve lot frontage for every lot, the practical yield is estimated to be more like 30 – 33 lots.

The Conditions of Approval commit to a series of offers that work to improve upon the minimum development standards of the Land Development Ordinance. By-right development would yield

no such conditions.

Planning Board Recommendation

At their meeting on May 18, 2026, the Planning Board unanimously recommended approval of TA-26-0002 – 1101 Averette Road with a vote of 6 – 0.

Plan Consistency and Reasonableness Statement

As noted above under the Comprehensive Plan section of this report and the Staff analysis, the rezoning request for the subject parcels is consistent with Rolesville's vision in Policy documents and the Board of Commissioners' legislative decisions over the past several years. Rezoning application REZ-26-0002 – 1101 Averette Road is thus consistent and is therefore reasonable.

Recommended Action

Staff recommends Approval as the requested Zoning Districts and committed development is consistent with Comprehensive Plan, Transportation Plan, and Greenway/Bicycle Plan policies.

Attachment

Attach 1_Deed, Attach 2A_Legal Description_2026-05-14, Attach 2B_Property Exhibit_2026-05-06, Attach 3_Statement of Justification, Attach 4_Concept Site Plan_2026-05-04, Attach 5_Conditions 2026-08-26), Attach 6A_Neighborhood Meeting, Attach 6B_Neighborhood Meeting Attendance, Attach 7_TIA (2026-04-30), Attach 8_Vicinity, Attach 9_FLUM_REZ-26-0002, Attach_10_ORD-2026-XX_REZ-26-0002_

ATTACHMENT 1

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1584.00

Parcel Identifier No Out of 0091467

This instrument was prepared by Burns, Day & Presnell, PA

Return to Grantee

Brief description for the Index: New Lot 1 BM2017-2572

THIS DEED made this 18th day of December, 2017, by and between

GRANTOR	GRANTEE
Kevin H. Jones and spouse, Rebecca S. Jones Dana Marie Jones, unmarried; Kirby Vaughn Pearce and spouse, Terry Jones Pearce	Wake Forest Church of the Nazarene 203 Capcom Ave., Suite 114 Wake Forest, NC 27587
Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.	

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

Being all of New Lot 1, shown as 17.03 total acres on map entitled "Property of Kevin H. Jones, Dana Marie Jones, Kirby Vaughn Pearce & Terry Jones Pearce" recorded in Book of Maps 2017, Page 2572, Wake County Registry, North Carolina

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15950, Page 2400, et seq, Wake County Registry.

All or a portion of the property herein conveyed ____ includes or ☒ does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 2017, Page 2572.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Ad valorem taxes

Restrictions and easements of record

Right of Way of NCSR 1945

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Kirby Vaughn Pearce (Seal)
Kirby Vaughn Pearce

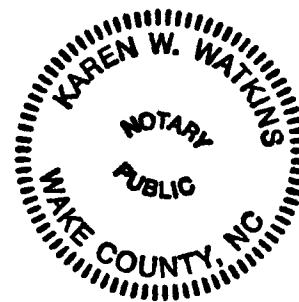
Terry Jones Pearce (Seal)
Terry Jones Pearce

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Kirby Vaughn Pearce and Terry Jones Pearce personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of December, 2017.

My Commission Expires: 9/21/2021
(Affix Stamped Seal – not embossed seal and not in the margins)

Karen W. Watkins
Karen W. Watkins Notary Public
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

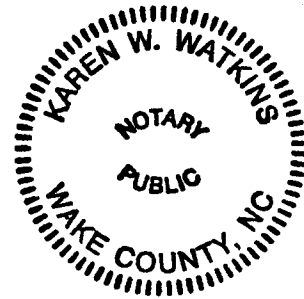
Dana Marie Jones (Seal)
Dana Marie Jones

State of North Carolina – County of Wake

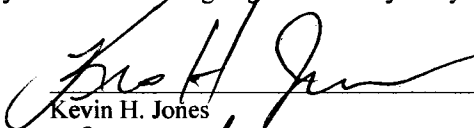
I, the undersigned Notary Public of the County and State aforesaid, certify that Dana Marie Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of December, 2017.

My Commission Expires: 9/21/2021
(Affix Stamped Seal – not embossed/seal and not in the margins)

Karen W. Watkins
Karen W. Watkins Notary Public
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

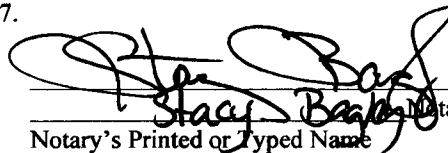
 (Seal)
Kevin H. Jones

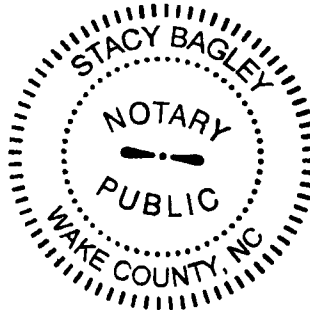
 (Seal)
Rebecca S. Jones

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Kevin H. Jones and Rebecca S. Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of December, 2017.

My Commission Expires: 8/5/2022
(Affix Stamped Seal – not embossed seal and not in the margins)

 Notary Public
Notary's Printed or Typed Name



AREA TO BE REZONED "GC-CZ":

COMMENCING AT AN EXISTING IRON PIPE AT THE WESTERN RIGHT-OF-WAY OF AVERETTE ROAD, SAID PIPE BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2017, PAGE 2752, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 801865.49 FEET AND E: 2161345.62 FEET; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD N 05°49'11" E A DISTANCE OF 295.80 FEET TO A POINT; THENCE N 09°19'34" E A DISTANCE OF 102.62 FEET TO A POINT; THENCE N 15°50'31" E A DISTANCE OF 102.56 FEET TO A POINT; THENCE N 19°05'52" E A DISTANCE OF 71.19 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY OF AVERETTE N 70°54'08" W A DISTANCE OF 243.31 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 231.19 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N 37°47'14" W AND A CHORD DISTANCE OF 218.53 FEET TO A POINT; THENCE N 04°40'19" W A DISTANCE OF 153.13 FEET TO A POINT; THENCE N 85°19'41" E A DISTANCE OF 134.00 FEET TO AN EXISTING IRON PIPE; THENCE S 08°53'07" W A DISTANCE OF 205.50 FEET TO A BENT EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN PROPERTY CORNER OF TRACT 4 AS RECORDED IN DEED BOOK 19157, PAGE 894, WAKE COUNTY REGISTRY; THENCE S 85°25'29" E A DISTANCE OF 342.27 FEET TO A POINT AT SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD S 19°53'53" W A DISTANCE OF 167.27 FEET TO A POINT; THENCE S 19°05'52" W A DISTANCE OF 29.87 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7425 ACRES.

AREA TO BE REZONED "RH-CZ":

BEGINNING AT AN EXISTING IRON PIPE AT THE WESTERN RIGHT-OF-WAY OF AVERETTE ROAD, SAID PIPE BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2017, PAGE 2752, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 801865.49 FEET AND E: 2161345.62 FEET; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD S 89°08'42" W A DISTANCE OF 168.53 FEET TO A BENT EXISTING IRON PIPE; THENCE N 43°46'49" W A DISTANCE OF 752.81 FEET TO AN EXISTING IRON PIPE; THENCE N 88°23'25" W A DISTANCE OF 499.01 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF OPEN SPACE #4 AS SHOWN IN BOOK OF MAPS 2023, PAGE 842, WAKE COUNTY REGISTRY; THENCE N 01°29'30" E A DISTANCE OF 159.51 FEET TO AN EXISTING IRON PIPE, SAID PIPE HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 802579.97 FEET AND E: 2160161.59 FEET; THENCE N 73°13'41" E A DISTANCE OF 122.26 FEET TO A POINT; THENCE N 27°43'56" E A DISTANCE OF 412.60 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF TRACT 1 AS SHOWN IN BOOK OF MAPS 2007, PAGE 1763, WAKE COUNTY REGISTRY; THENCE S 47°59'56" E A DISTANCE OF 270.34 FEET TO AN EXISTING IRON PIPE; THENCE N 85°19'41" E A DISTANCE OF 397.02 FEET TO A POINT; THENCE S 04°40'19" E A DISTANCE OF 153.13 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 231.19 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF S 37°47'14" E AND A CHORD DISTANCE OF 218.53 FEET TO A POINT; THENCE S 70°54'08" E A DISTANCE OF 243.31 FEET TO A POINT AT SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD S 19°05'52" W A DISTANCE OF 71.19 FEET TO A POINT; THENCE S 15°50'31" W A DISTANCE OF 102.56 FEET TO A POINT; THENCE S 09°19'34" W A DISTANCE OF 102.62 FEET TO A POINT; THENCE S 05°49'11" W A DISTANCE OF 295.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.7574 ACRES.

SURVEYED BY MG
DRAWN BY CWC
CHECKED BY DG
DATE 03-13-2026

SHEET
1
OF
1

[illegible]

EIP
CONTROL CORNER
NC GRID(NAD '83/2011)
COORDINATES
N: 802579.97 FEET
E: 2160161.59 FEET

OPEN SPACE # 4
MEADOW AT JONES DAIRY COMMUNITY
ASSOCIATION, INC
PIN: 1860030215
DB. 19510 PG. 2018
BM. 2023 PG. 842

LOT 12
BAKER, MARVIN &
BAKER, LAURIE
PIN: 1860022324
DB. 17734 PG. 1839
BM. 2017 PG. 2288



The seal of the North Carolina Professional is located in the bottom right corner of the page. It is a circular seal with the words "NORTH CAROLINA" and "PROFESSION" around the perimeter.

PRELIMINARY

VD SURVEY
DAN GREGORY

REFERENCES:
DB. 17006 PG. 934
BM. 2017 PG. 2572

LEGEND	
○	CP = CALCULATED POINTS
●	EIP = EXISTING IRON PIPE
XXXX DENOTES ADDRESS R/W = RIGHT-OF-WAY ZONING	

D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

DAN GREGORY, PLS L-5240

AREA TO BE REZONED "GC-CZ" = 1.7425 AC
 AREA TO BE REZONED "RH-CZ" = 14.7574 AC
TOTAL AREA TO BE REZONED = 16.4999 AC

EIP
CONTROL CORNER
NC GRID (NAD '83/2011)
COORDINATES
N: 801865.49 FEET
E: 2161345.62 FEET

OPEN SPACE
PERRY FARMS HOMEOWNERS
ASSOCIATION, INC
PIN: 1860113820
DB, 18661 PG. 1321
BM. 2017 PG. 2286

OWNER:
WAKE FOREST CHURCH OF THE NAZARENE
203 CAPCOM AVE., SUITE 114
WAKE FOREST, NC 27587

0 50 100 200 300 400

1	5-6-2026	REMOVED CREEK/BUFFER & UPDATED AREAS	CWC
REV.	DATE	DESCRIPTION	BY

**Statement of Justification
1101 Averette Road**

The requested rezoning of 1101 Averette Road from RM-CZ and RL to RH-CZ and GC-CZ is consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and other adopted Town policies. The proposed residential and commercial use align with long-range land use guidance and support connected, walkable neighborhoods. The project will include neighborhood focused commercial space, new greenway connections and trail amenities, enhancing pedestrian and bicycle access within the community and linking to existing and planned regional trail networks.

The application does not conflict with the Land Development Ordinance or the Town Code of Ordinances. The RH-CZ and GC-CZ districts are an appropriate zoning classification for the site and allows development in full compliance with Town standards.

The proposed RH-CZ zoning permits residential uses that are compatible with surrounding properties, which include a mix of attached and detached residential neighborhoods at similar or higher densities. The request represents a continuation of the established residential character of the area.

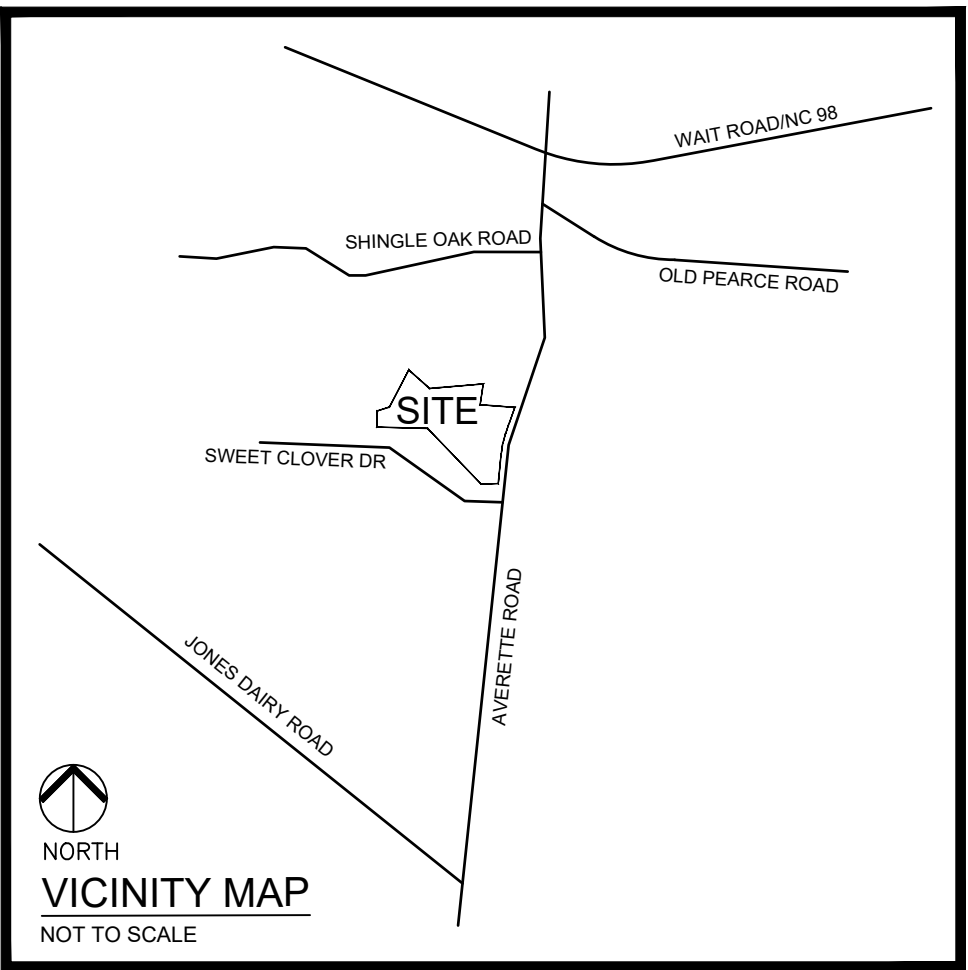
The proposed GC-CZ zoning would introduce neighborhood-serving uses in an area that currently lacks nearby commercial services. While surrounding properties consist primarily of residential development, the request provides an opportunity to complement the existing neighborhoods by establishing convenient, local-serving commercial space and enhancing the overall functionality of the area.

The site is well suited for efficient development within the Town and can be adequately served by the existing street network and public facilities. The proposal supports safe access, reasonable traffic operations, and efficient use of public services.

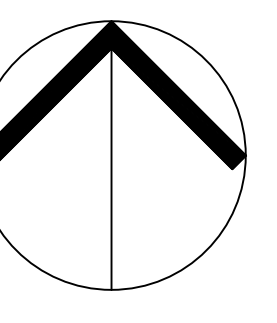
The proposed development is not anticipated to result in adverse impacts to water, air, noise, stormwater, wildlife, vegetation, wetlands, or overall environmental function, with detailed impacts addressed through subsequent review.

In addition to providing desirable housing and new commercial space, the project aims to support the local community through initiatives that would benefit local veterans. This might include a per-lot contribution to a veterans-focused nonprofit or a partnership to donate a home to a local veteran. Potential partners include but are not limited to; Homes for Heroes, Operation Coming Home or Habitat for Humanity. Such efforts reflect the project's broader social benefit and reinforce its positive impact on the community.

The proposed conditional zoning commitments are reasonable, enforceable, and mitigate anticipated impacts. The conditions ensure the development will have no greater impact on adjacent properties or the community than permitted under the corresponding RH-CZ and GC-CZ zoning district.



SITE DATA SUMMARY	
PROJECT NAME:	AVERETTE ROAD SUBDIVISION
PIN:	1860-02-9417
SITE ADDRESS:	1101 AVERETTE ROAD
EXISTING SITE ACREAGE:	16.50 ACRES
R/W DEDICATION (AREA):	0.45 ACRES
COMMERCIAL ACREAGE (GC-CZ):	1.63 ACRES
RESIDENTIAL ACREAGE (RH-CZ; NO MORE THAN 15 GROSS ACRES MAY BE ASSIGNED TO ATTACHED OR MULTIPLE FAMILY USES):	14.87 ACRES
JURISDICTION:	ROLESVILLE
EXISTING ZONING:	RM-CZ
PROPOSED ZONING:	RH-CZ, GC-CZ
CURRENT USE:	VACANT
PROPOSED USE:	DWELLING, SINGLE FAMILY, ATTACHED, COMMERCIAL
RH DEVELOPMENT STANDARDS (LDO 3.1.3.B):	
BUILDING HEIGHT (MAX.):	35'
PERMITTED DENSITY (PROPOSED DENSITY/MAX NUMBER OF UNITS):	9/ACRE: 9*16.5 = 149 SINGLE-FAMILY ATTACHED DWELLING UNITS
NUMBER OF UNITS PROPOSED:	76 SINGLE-FAMILY ATTACHED DWELLING UNITS
MINIMUM LOT AREA:	3,000 SF
MIN LOT WIDTH REQUIRED:	20'
MIN LOT DEPTH PROPOSED:	35'
MIN LOT DEPTH REQUIRED:	100'
SINGLE-FAMILY ATTACHED DWELLING UNIT SETBACKS:	
FRONT:	10'
SIDE:	0' INTERNAL, 10' END, MINIMUM 10' BETWEEN STRUCTURES OF 3 UNITS OR LESS
REAR:	15'
CORNER:	15'
GC DEVELOPMENT STANDARDS (LDO 3.2.1.B):	
BUILDING HEIGHT (MAX.):	MAX: 42'; DESIGN ALTERNATIVE TO GO UP TO 50'
MIN LOT WIDTH REQUIRED:	100'
MIN LOT AREA REQUIRED:	20,000 SF
COMMERCIAL BLDG SETBACKS:	
FRONT:	20'
SIDE:	15'
REAR:	35'
CORNER:	25'
TOTAL OPEN SPACE REQUIRED:	2.31 AC
RH-CZ OPEN SPACE REQUIRED:	15%*14.87 AC = 2.23 AC
GC-CZ OPEN SPACE REQUIRED:	5%*1.63 AC = 0.08 AC
OPEN SPACE PROVIDED:	2.86 (RH-CZ) + 0.27 (GC-CZ) = 3.13 AC
WATERSHED OVERLAY DISTRICT - NON-CRITICAL AREA (LDO 4.2):	
LITTLE RIVER	



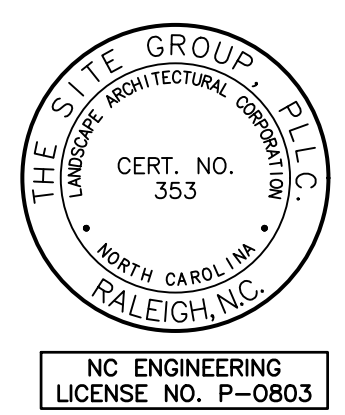
NORTH

REZONING CONCEPT
SITE LAYOUT

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)

0 60 120 180 240

NOT FOR CONSTRUCTION



PROGRESS
04 MAY 2026

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E-Mail: SRN@thesitegroup.net

EXHIBIT FOR (REZ-26-0002):
AVERETTE ROAD
SUBDIVISION
1101 AVERETTE ROAD
ROLESVILLE, NORTH CAROLINA

Drawn By LLF
Checked By BDM

DATE:
26 FEB 2026
REVISED:
03 MAR 2026
04 MAY 2026

ZONING
EXHIBIT

CONCEPT
SITE PLAN

Job Code L7ARS

Dwg No.
EX
1.0

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Proposed Zoning Conditions
1101 Averette Road
8/26/2026

1. The development of the property shall be in substantial conformance with the accompanying Concept Site Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Site Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. For the portion of the Property zoned, RH-CZ, there shall be a maximum of seventy-six (76) dwelling units and any townhome dwellings shall contain no more than two (2) attached units. The only permitted uses within the RH-CZ District shall be:
 - a. Dwellings, Single Family, Attached
 - b. Dwellings, Single Family, Detached
3. For the portion of the Property zoned GC-CZ, the following Principal Uses as listed in LDO Table 5.1 shall be prohibited:
 - a. Dwelling, Upper Story Unit
 - b. Lodge or Private Clubs
 - c. Schools (K-12)
 - d. Bars and Nightclubs
 - e. Funeral Home
 - f. Gas Station
 - g. Golf Course
 - h. Self-Storage Enclosed
 - i. Tattoo Establishment
 - j. Vape and Tobacco Store
 - k. Vehicle, Rental and Sales
 - l. Vehicle, Minor Service
 - m. Minor Utility
 - n. Major Utility
 - o. Minor Transportation Installation
 - p. Telecommunication Tower
 - q. Water Storage Tower
4. Pollinator Garden: The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the construction drawings. The pollinator garden shall be constructed prior to the issuance of the final residential building permit.

5. Developer shall construct a connection to the existing greenway located on the Southwest corner of the parcel.
6. Provided that the Town of Rolesville actually establishes the Rolesville Affordable Housing Fund prior to the developer's first request for a residential Certificate of Occupancy, developer shall donate \$25,000 to the Rolesville Affordable Housing Fund prior to the issuance of the first residential Certificate of Occupancy. For the avoidance of doubt, the developer shall not be required to donate to the Rolesville Affordable Housing Fund if such fund has not been actually established at the time the developer submits its first request for a residential Certificate of Occupancy.
7. Best efforts shall be made to obtain all necessary right-of-way across that tract identified as 0 Bessie Court (Wake PIN 1860-03-3161) (the "Bessie Court Tract") for the connection and construction of Street A as shown on the Concept Plan to the existing Barred Owl Trail. Prior to preliminary plat approval, the Developer shall certify to the Town that either (a) it has obtained or will obtain the necessary right-of-way and easement rights over the Bessie Court Tract and will extend Street A over the Bessie Court Tract at its own expense, (b) it made best efforts to obtain the necessary right-of-way and easement rights over the Bessie Court Tract but the Bessie Court Tract owner has rejected its good faith offer, or (c) it made best efforts to obtain the necessary right-of-way and easement rights over the Bessie Court Tract but the Bessie Court Tract owner has not responded to the offer within a reasonable time. If the Bessie Court Tract owner rejects the Developer's good faith offer to purchase the necessary right-of-way and easement rights over the Bessie Court Tract, or if the Bessie Court Tract owner does not respond to the Developer's good faith offer in a reasonable time, Street A shall be constructed to the site's property line and the Developer shall not be required to extend Street A over the Bessie Court Tract. For the purposes of this condition, failure to respond to a written offer within fourteen (14) calendar days shall be deemed to be a failure to respond within a reasonable time.
8. A commercial area measuring approximately 50 feet wide and 70 feet deep located on the portion of the Property labeled "GC-CZ" on the Concept Plan shall be cleared, graded and with water and sanitary sewer utilities stubbed to the same prior to issuance of any Certificate of Occupancy for any residential unit on the Property.
9. The Developer shall certify to the Town prior to the issuance of the first building permit for the Development that a set of declarations, bylaws and covenants adopted in accordance with the North Carolina Planned Community Act has been recorded with the Wake County Register of Deeds requiring compliance with the following conditions:
 - a. Short-term home rental of any residential dwelling on the Property shall be prohibited. For the purposes of this zoning condition, the term "short-term home rental" shall mean the rental of any residence located on the Property for less than thirty (30) calendar days.
 - b. No more than fifty percent (50%) of the residential units within the development shall be permitted to be rented at any one time.
 - c. The homeowners association shall be responsible for maintaining landscaping within the common areas of the residential development.

1101 Averette Road Proposed Rezoning

Neighborhood Meeting

April 30, 2026

Project Team



Lock7 Development, LLC, Raleigh-based firm with 20 years of development experience, Focused on developing neighborhoods into unique and exciting places to live, shop and work with a strong emphasis on thoughtful design and creative building techniques.

Select Lock7 Development Projects:



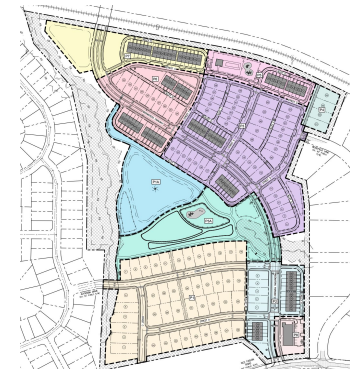
The Massey - Cary, NC



Coker Place - Chapel Hill, NC



Harvest District - Fuquay Varina, NC



Faison Reserve - Knightdale, NC

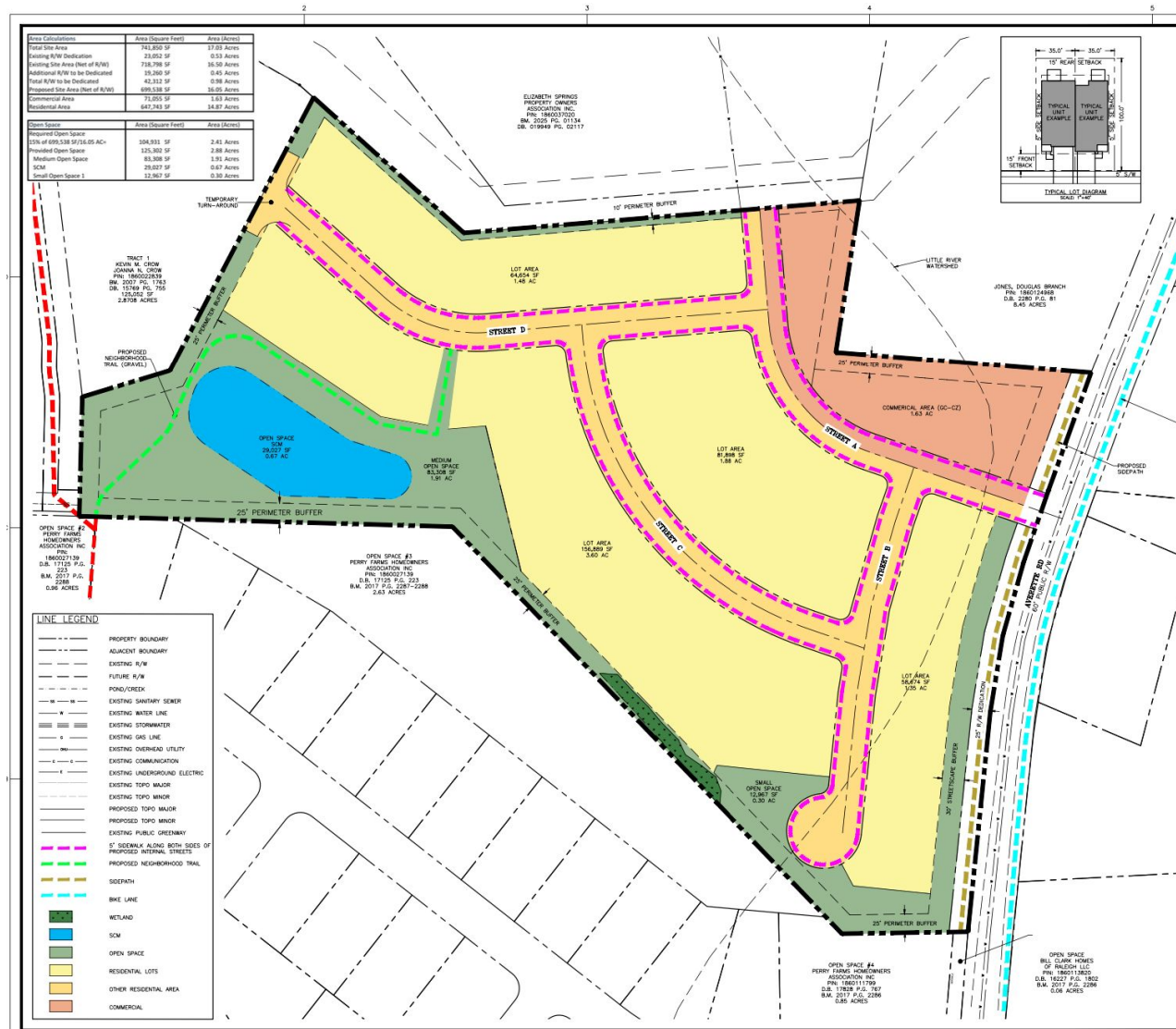
Proposed Rezoning

- Rezone from RM-CZ and RL to RH-CZ and GC-CZ
- 16.50 acre site
- Previously used for farming, this property has never been developed
- Rezoning would permit development consistent with the approved plan



Proposed Concept Plan

- 76 homes and commercial building along Averette Road
- 4.6 homes per acre, under the standard for Residential High zoning
- Up to 5,000 square feet of commercial/retail space
- Traffic study shows minimal impact
- Stormwater Control Measure will improve current conditions



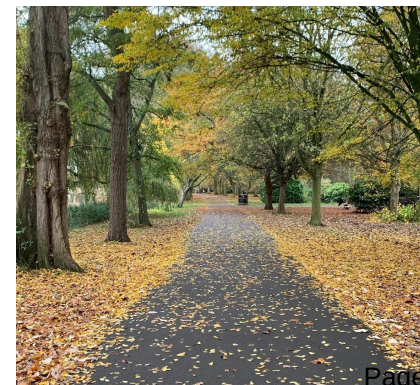
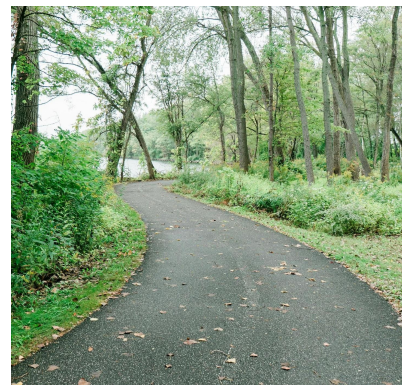
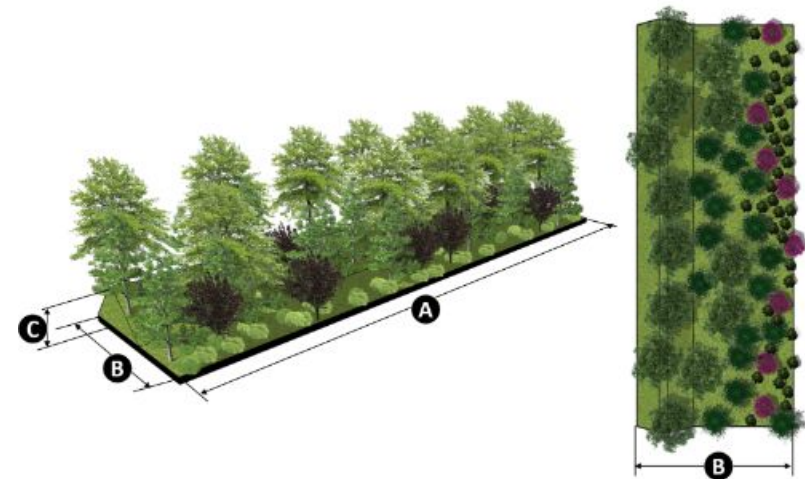
Proposed Zoning Conditions

- The project will follow the concept site plan
- The neighborhood will consist of only single family detached and attached homes
- The commercial space will be tailored to neighborhood serving users.
- There will be a maximum of 80 units
- The project will include a pollinator garden



Improvements Benefiting Neighbors

- Neighborhood commercial/retail along Averette Road
- Type 3 Landscape Buffer of 25' will boarder the property
- New greenway trail connections to link surrounding neighborhoods



Elevations and Renderings



ATTACHMENT 6B

Neighborhood Meeting Attendee's
 1101 Averette Road
 REZ-26-0002

Name	Address	Email
Marvin Baker	1513 Sweetclover Dr	marvbaker7@gmail.com
Phil Mitchell	1544 Sweetclover Dr	philm022506@gmail.com
Meredith Valentine	-	murphyv68@gmail.com
Debra Hall	1545 Sweetclover Dr	debrahall814@gmail.com
Andre Boilard	1601 Sweetclover Dr	-
Melissa Boilard	1601 Sweetclover Dr	cmissy18@gmail.com
Steve Casto	137 Sam Court	sskcasto@verizon.net
Roshanda Bullock	132 Sam Court	rbullockhoa@gmail.com
Samuel Lazoff	116 Sam Court	slazoff@gmail.com
Eric Surber	116 Sam Court	3ricjs@gmail.com
Sarah Owen	255 Shingle Oak Rd	sarahcrawford7347@hotmail.com
Tom Hankins	920 Averette Rd	tomhankins@snyderhankins.com
Andrew Lloyd	1532 Sweetclover Dr	alloyd@vt.edu
Randy and Kaitlin Kerr	1121 Averette Rd	kerr.kaitlinm@gmail.com
John and Kristy Myracle	1116 Bessie Ct	wedgeferd@gmail.com
Pierre Duncan	1521 Sweet Clover Dr	-
Anitra Duncan	1521 Sweet Clover Dr	-

Neighborhood Meeting Minutes
1101 Averette Road
REZ-26-0002

4/30/2026

Start Time: 5:30pm

The applicant hosted an informational meeting for the proposed project on April 30, 2026 at the Rolesville Community Center. Nineteen neighboring residents attended the meeting (attendance sheet attached). During the meeting, the applicant presented an overview of the proposed project and provided the attendees with an opportunity to ask questions and express any concerns about the project. The following topics were discussed:

- Process and timeline
 - The applicant provided an overview of the rezoning process, including key steps such as staff review, Planning Board and Board of Commissioners. An anticipated timeline was outlined, along with opportunities for continued public input throughout the process. Residents asked questions about when decisions would be made and how they could stay engaged as the project progresses.
- Overview of the project
 - What kinds of residential buildings are being considered?
 - This project will consist of single family attached residential units, which in Rolesville are classified as townhomes. There will be a maximum of 80 residential units. The zoning conditions will not allow garden style apartments or more than 3 homes per building.
 - Will this affect traffic along Averette Road?
 - Based on the traffic study recently submitted to the Town, there will be minimal impacts to the existing conditions. This project will be dedicating right-of-way frontage for future improvements to Averette Road.
 - What's the idea behind the commercial space?
 - The commercial space is intended to serve the surrounding neighborhood, with up to 5,000 square feet available for tenants. Potential uses could include a sandwich shop, ice cream spot, coffee shop, or yoga studio.
 - Will this project include amenities?
 - Yes, this project will include commercial space accessible by sidewalks and greenway trails as well as a pollinator garden.
 - How will people get in and out of the site?
 - There will be two points of ingress and egress. The main entrance will be off of Averette Road, with the second access point connecting to Barred Owl Trail at the northern border.
 - Can the utilities handle this?

- The development team will keep coordinating with the City of Raleigh and the Town of Rolesville to confirm the project is supported by existing utilities and does not negatively impact nearby communities.
- Will traffic get worse?
 - Based on the recently completed traffic study, there will be minimal impact to existing conditions.
- Are there wetlands on the site?
 - Environmental engineers have identified areas containing wetlands, and the project design has been planned to incorporate and account for them.
- Will there be buffers between this and nearby properties?
 - A Type 3, 25' landscape buffer will border the majority of the project. The buffer will include evergreen plantings.
- How will this project impact the existing trees?
 - The project is being designed to minimize impacts to existing trees as much as possible. Tree preservation is a priority, especially in buffer areas and along the site edges. We are working to incorporate existing vegetation into the overall layout wherever feasible.
- Is the greenway connection required?
 - The greenway connection is being proposed to help improve connectivity to the surrounding neighborhoods.



TRAFFIC IMPACT ANALYSIS

FOR

1101 AVERETTE ROAD

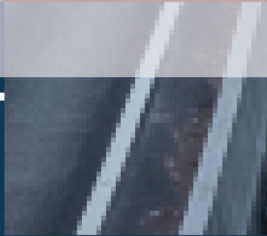
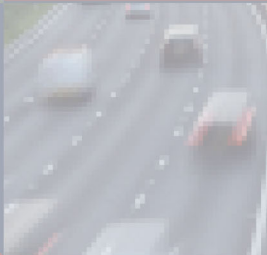
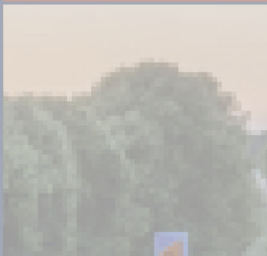
LOCATED

IN

ROLESVILLE, NC

Prepared For:

Lock7 Development
1101 Connecticut Avenue NW, Suite 450
Washington, DC



APRIL 2026

DRMP Project No. 26140

Prepared By: CDS

Reviewed By: MM

**TRAFFIC IMPACT
ANALYSIS
FOR
1101 AVERETTE ROAD
LOCATED IN
ROLESVILLE, NC**



Prepared For:

Lock7 Development
1101 Connecticut Avenue NW, Suite 450
Washington, DC

Prepared By:

DRMP, Inc.
License #F-1524

TRAFFIC IMPACT ANALYSIS 1101 AVERETTE ROAD

Rolesville, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed mixed-use development in accordance with the Rolesville (Town) Land Development Ordinance (LDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed mixed-use development is to be located at 1101 Averette Road in Rolesville, North Carolina. The proposed development, anticipated to be completed in 2029, is assumed to consist of 76 townhomes and 5,000 square feet (s.f.) of strip retail space. Access to the parcel is proposed via one (1) full-movement driveway along Averette Road.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the Town and consists of the following existing intersections:

- Wait Avenue and Averette Road
- Averette Road and Jones Dairy Road

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed above, in May of 2025 and April of 2026 during the typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic counts were already collected at the intersection of Wait Avenue and Averette Road in May of 2025. The annual approved growth rate will be applied to these traffic counts in order to grow them to the 2026 existing condition. 24-hour tube counts were also collected along Averette Road at the approximate location of the proposed access.

3. Future Traffic Conditions

Through coordination with the Town, it was determined that an annual growth rate of 1% would be used to generate 2029 projected weekday AM and PM peak hour traffic volumes.

No adjacent developments or future STIP projects were noted to be included in the future analysis of the study area.

4. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 12th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Townhomes (215)	76 DU	500	7	23	20	15
Strip Retail (822)	5 KSF	272	11	9	16	15
Total Trips		772	18	32	36	30

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2029 no-build traffic volumes to determine the 2029 build traffic volumes.

5. Capacity Analysis Summary

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2026 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

Refer to Section 7 of the TIA for a summary of the capacity analysis performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The modifications and improvements are summarized below and are illustrated in Figure E-1.

Improvements by Rosedale Development

Wait Avenue and Averette Road

- Extend eastbound left turn lane to provide 250 feet of storage plus appropriate deceleration and taper.

Improvements by Others

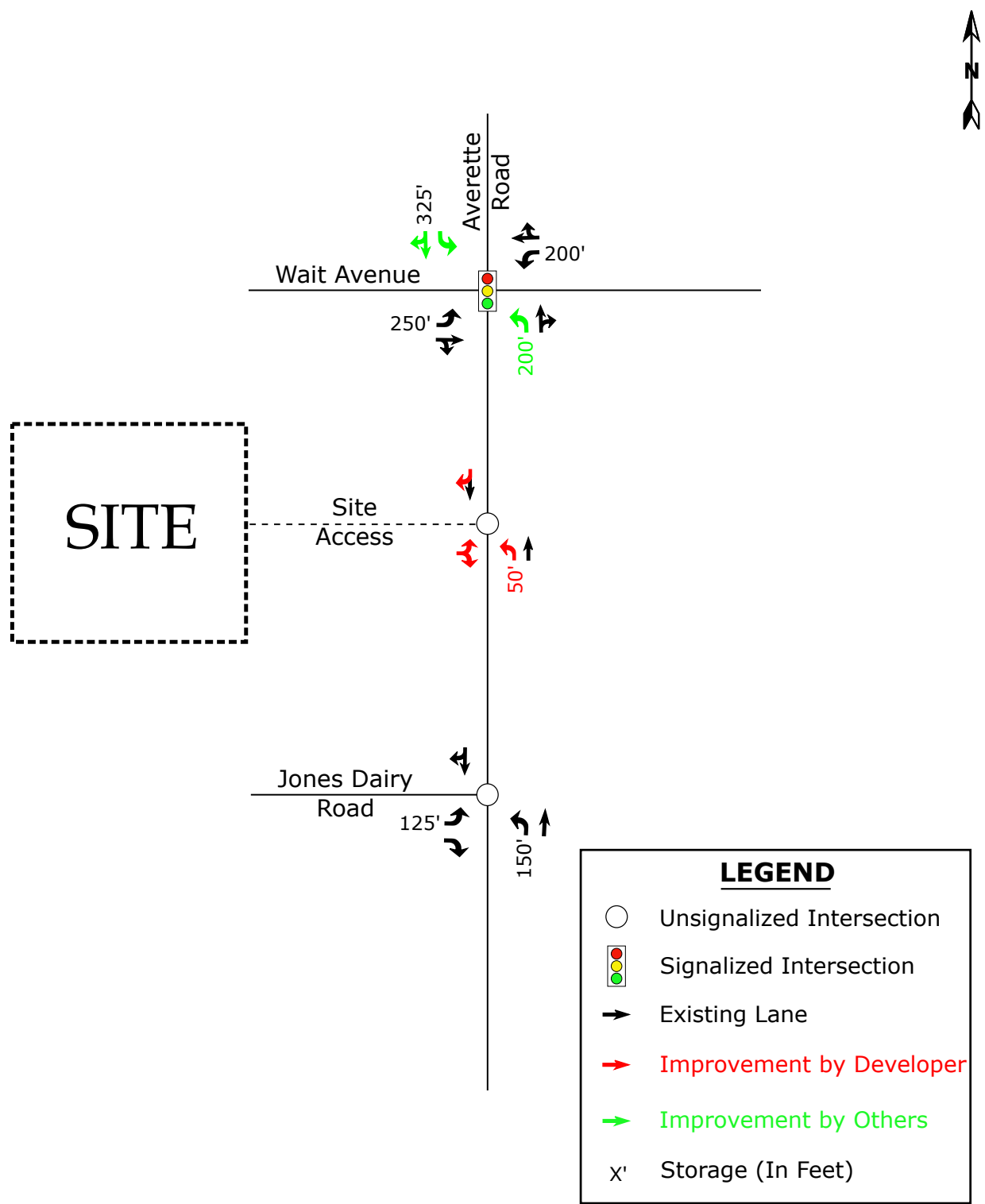
Wait Avenue and Averette Road

- Construct northbound left turn lane with 200 feet of storage plus appropriate deceleration and taper
- Restripe southbound approach to an exclusive left turn lane and a shared through-right lane.
- These improvements based on signal plan found in NCDOT database but not constructed in the field

Recommended Improvements by Developer

Averette Road and Site Access

- Construct Site Access with one ingress and one egress lane.
- Construct ingress left turn lane with 50 feet of storage plus appropriate deceleration and taper.
- Provide stop control for Site Access.



	1101 Averette Road Rolesville, NC	Recommended Lane Configurations	
		Scale: Not to Scale	Figure E-1

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Appendix I:	Turn Lane Warrants

TRAFFIC IMPACT ANALYSIS

1101 Averette Road Rolesville, North Carolina

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed mixed-use development to be located at 1101 Averette Road in Rolesville, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2029, is assumed to consist of the following uses:

- 76 townhomes (LUC 215)
- 5,000 s.f. of strip retail space (LUC 822)

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2026 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located at 1101 Averette Road in Rolesville, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the Town of Rolesville (Town) and consists of the following existing intersections:

- Wait Avenue and Averette Road
- Averette Road and Jones Dairy Road

1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2029, is assumed to consist of the following uses:

- 76 townhomes (LUC 215)
- 5,000 s.f. of strip retail space (LUC 822)

Access to the parcel is proposed via one (1) full-movement driveway along Averette Road. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of residential development and undeveloped land.

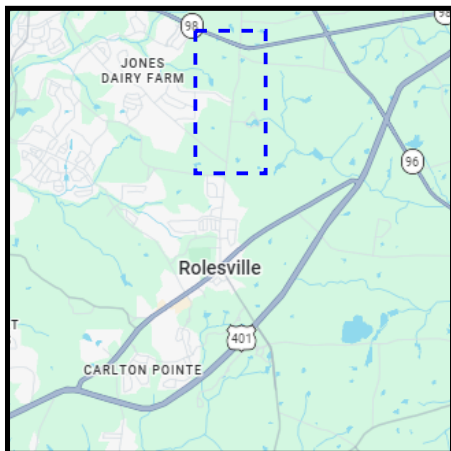
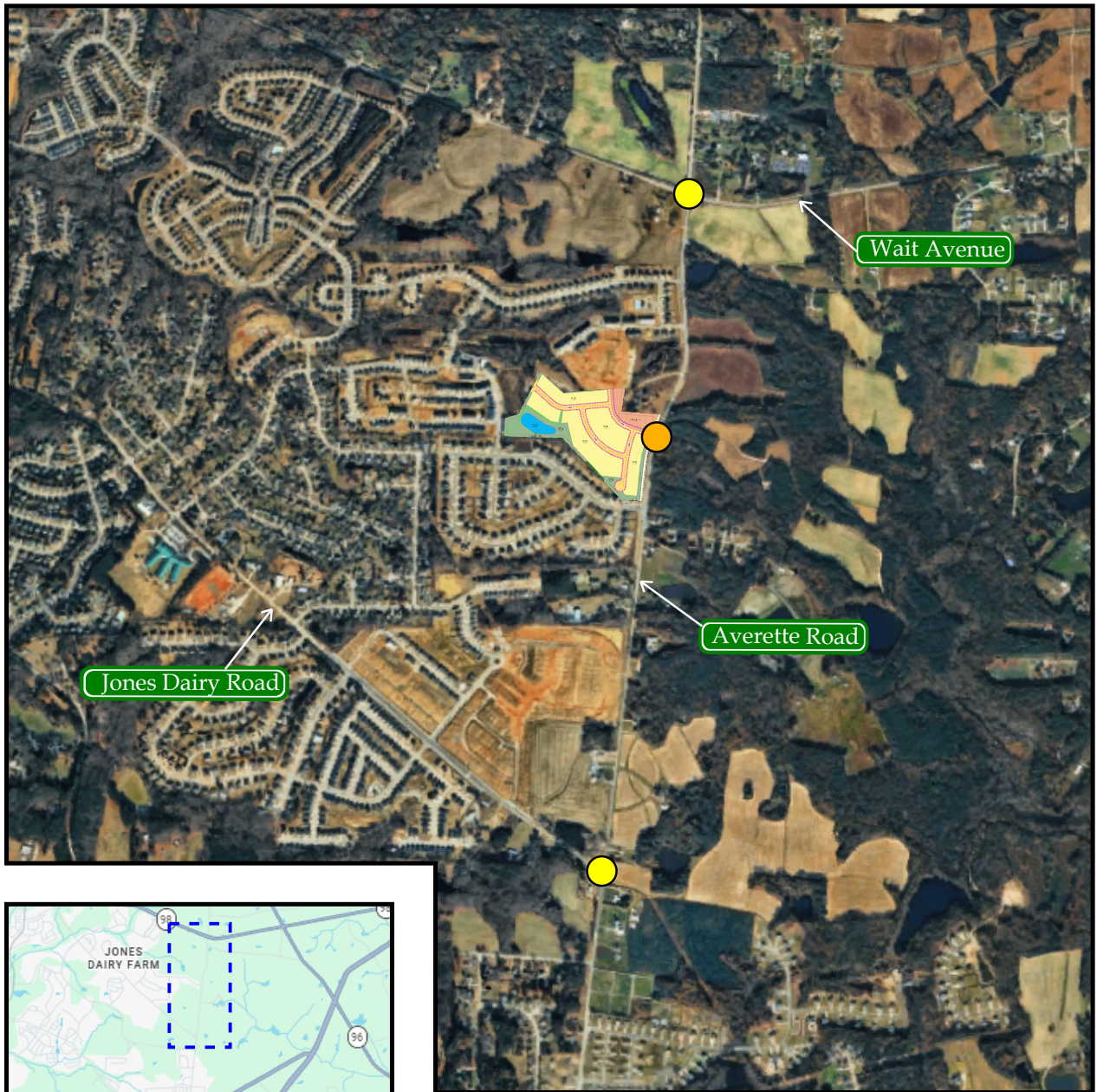
1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.

Table 1: Existing Roadway Inventory

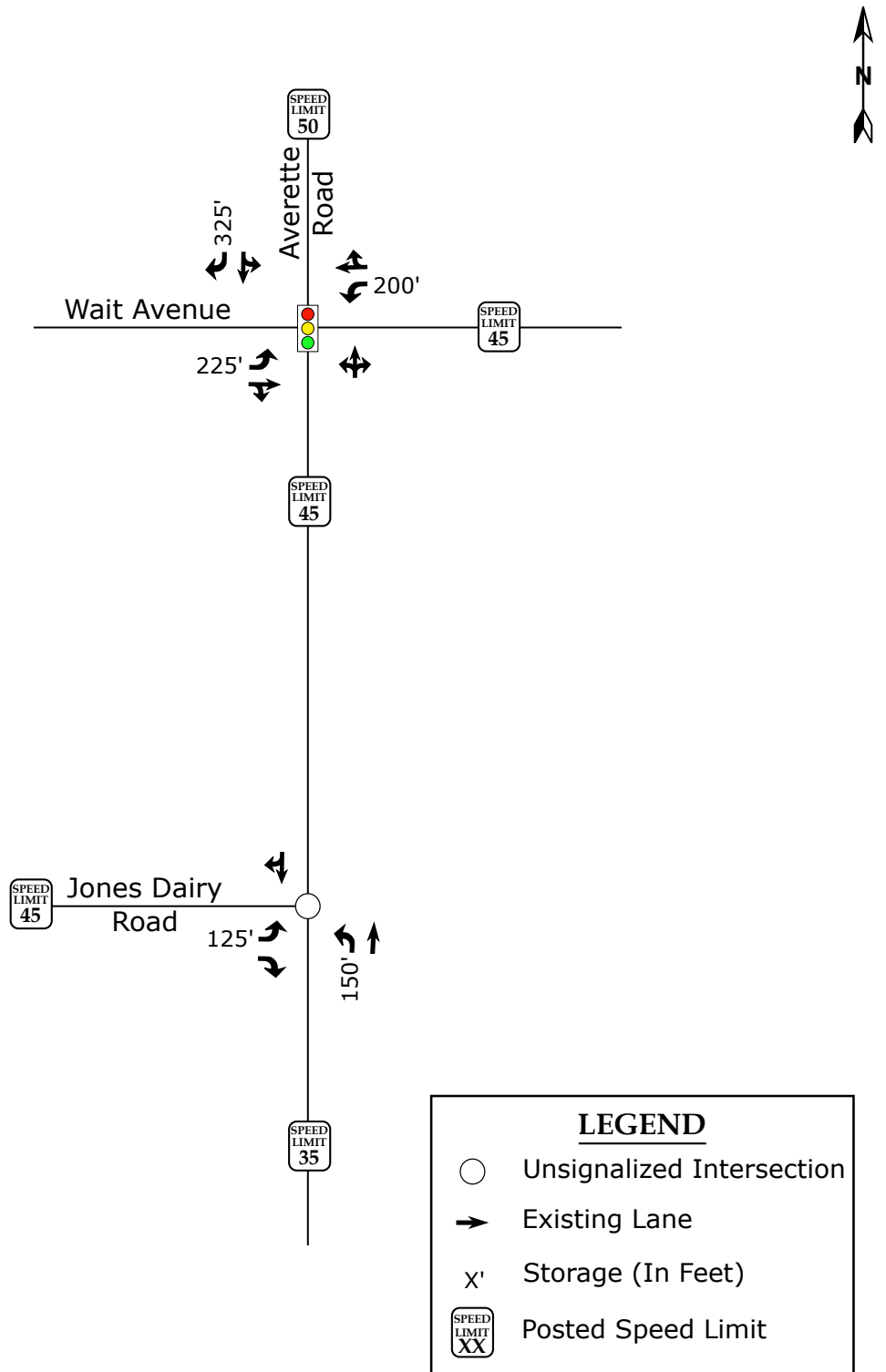
Road Name	Route Number	Typical Cross Section	Speed Limit	2023 AADT (vpd)
Wait Avenue	NC-98	2-lane undivided	45 mph	13,000
Averette Road	SR 1945	2-lane undivided	45/50 mph	3,600*
Jones Dairy Road	SR 2053	2-lane undivided	45 mph	4,800*

*AADT based on historical data from 2021; no data provided by NCDOT for 2023



LEGEND	
	Study Intersection
	Proposed Site Access
	Study Area

	1101 Averette Road Rolesville, NC	Site Location Map	
		Scale: Not to Scale	Figure 1



1101 Averette Road
Rolesville, NC

2026 Existing
Lane Configurations

Scale: Not to Scale Figure 3

2. 2026 EXISTING PEAK HOUR CONDITIONS

2.1. 2026 Existing Peak Hour Traffic Volumes

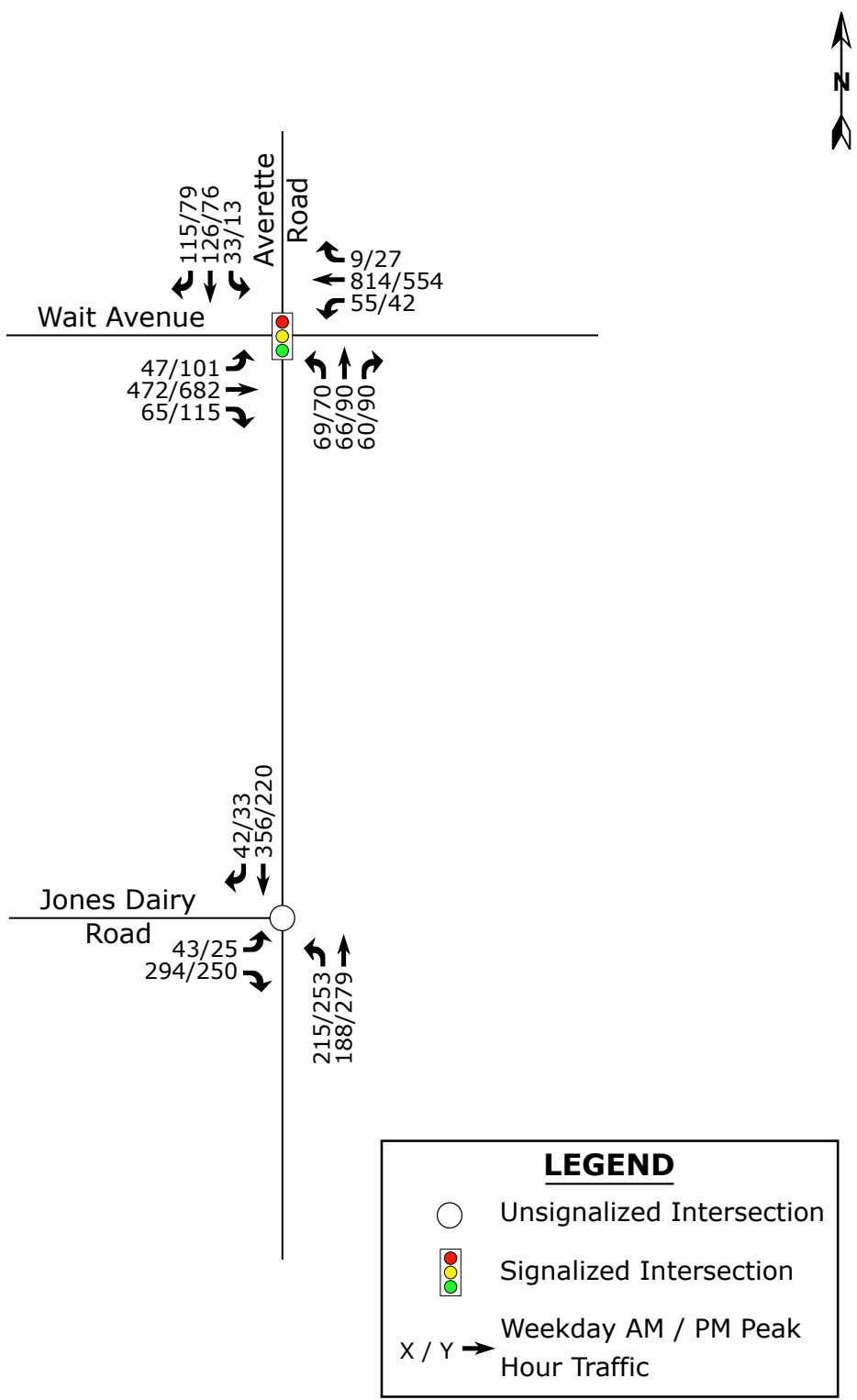
Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below in May of 2025 and April of 2026 during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Wait Avenue and Averette Road
- Averette Road and Jones Dairy Road

Traffic counts were already collected at the intersection of Wait Avenue and Averette Road in May of 2025. The annual approved growth rate will be applied to these traffic counts in order to grow them to the 2026 existing condition. 24-hour tube counts were also collected along Averette Road at the approximate location of the proposed access. Refer to Figure 4 for 2026 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of Existing Peak Hour Traffic Conditions

The 2026 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.



1101 Averette Road
Rolesville, NC

2026 Existing
Peak Hour Traffic

Scale: Not to Scale Figure 4

3. 2029 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the Town, it was determined that an annual growth rate of 2.5% would be used to generate 2029 projected weekday AM and PM peak hour traffic volumes. Refer to Figure 5 showing the 2029 projected peak hour traffic volumes.

3.2. Adjacent Development Traffic

Through coordination with the Town, the following adjacent developments were identified to be included as an approved adjacent development in this study:

- Jones Dairy Residential (Prestleigh)
- Marquis Homes
- Rosedale

Table 2, on the following page, provides a summary of the adjacent developments.

Table 2: Adjacent Development Information

Development Name	Location	Build-Out Year	Land Use / Intensity	TIA Performed
Prestleigh	North of Jones Dairy Road, west of Averette Road	Prior to completion of proposed development	250 townhomes and 600 single-family homes*	October 2018 by RKA
Marquis Homes	East of Averette Road, across from proposed development	Prior to completion of the proposed development	31 single-family homes	N/A <i>Trips generated and applied to roadway network</i>
Rosedale	North of Wait Avenue, east of Averette Road	Prior to completion of the proposed development	677 single-family homes, 288 townhomes**	September 2018 by RKA

*Prestleigh is one of three residential developments captured in the TIA for the overall site; not all units shown constructed with Prestleigh development.

**Rosedale development assumed to be 50% constructed; site trips divided in half at study intersections.

The Prestleigh development is currently under construction of strictly residential development. The TIA that captures the site also includes other residential development surrounding the Prestleigh neighborhood. Through scoping with the Town, it was noted that roughly 50% of the development was currently builtout. To accurately generate trips for the remaining homes to be constructed, the entering and exiting trips at the access points in the approved TIA were split in half and applied to the roadway network. Roadway improvements for the development were taken into account under all future conditions.

Marquis Homes is expected to construct 31 single-family homes east of Averette Road, adjacent to the proposed development. No TIA was performed for the site so trips were generated using the 12th Edition of the *ITE Trip Generation Manual* and distributed across the study area based on the proposed site's approved distributions.

The Rosedale residential development is currently being constructed. During scoping with the Town, it was noted that the development is approximately 50% constructed. Half the site trips shown in the TIA were applied to the study area under all future conditions.

A signal plan at the intersection of Wait Avenue and Averette Road has been approved that includes the roadway improvements associated with these developments. This signal plan was utilized for modeling future conditions instead of modeling based on the capacity analysis guidelines.

A summary of all adjacent development trips is shown in Figure 6. More details for each adjacent development can be found in Appendix D.

3.3. Future Roadway Improvements

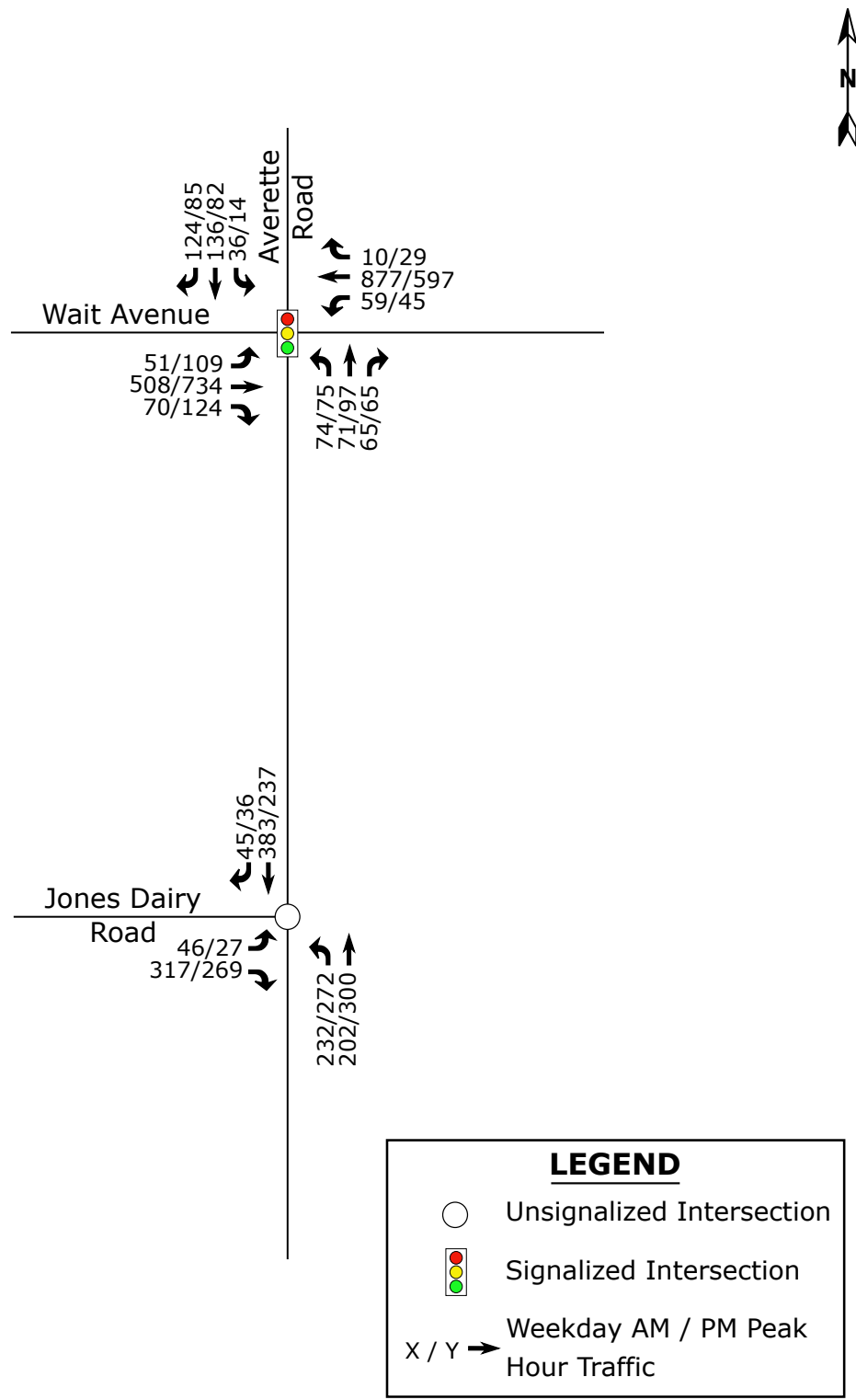
Based on coordination with the Town, it was determined there were no public future roadway improvements to consider with this study.

3.4. 2029 No-Build Peak Hour Traffic Volumes

The 2029 no-build traffic volumes were determined by projecting the 2026 existing peak hour traffic to the year 2029. Refer to Figure 7 for an illustration of the 2029 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of No-Build Peak Hour Traffic Conditions

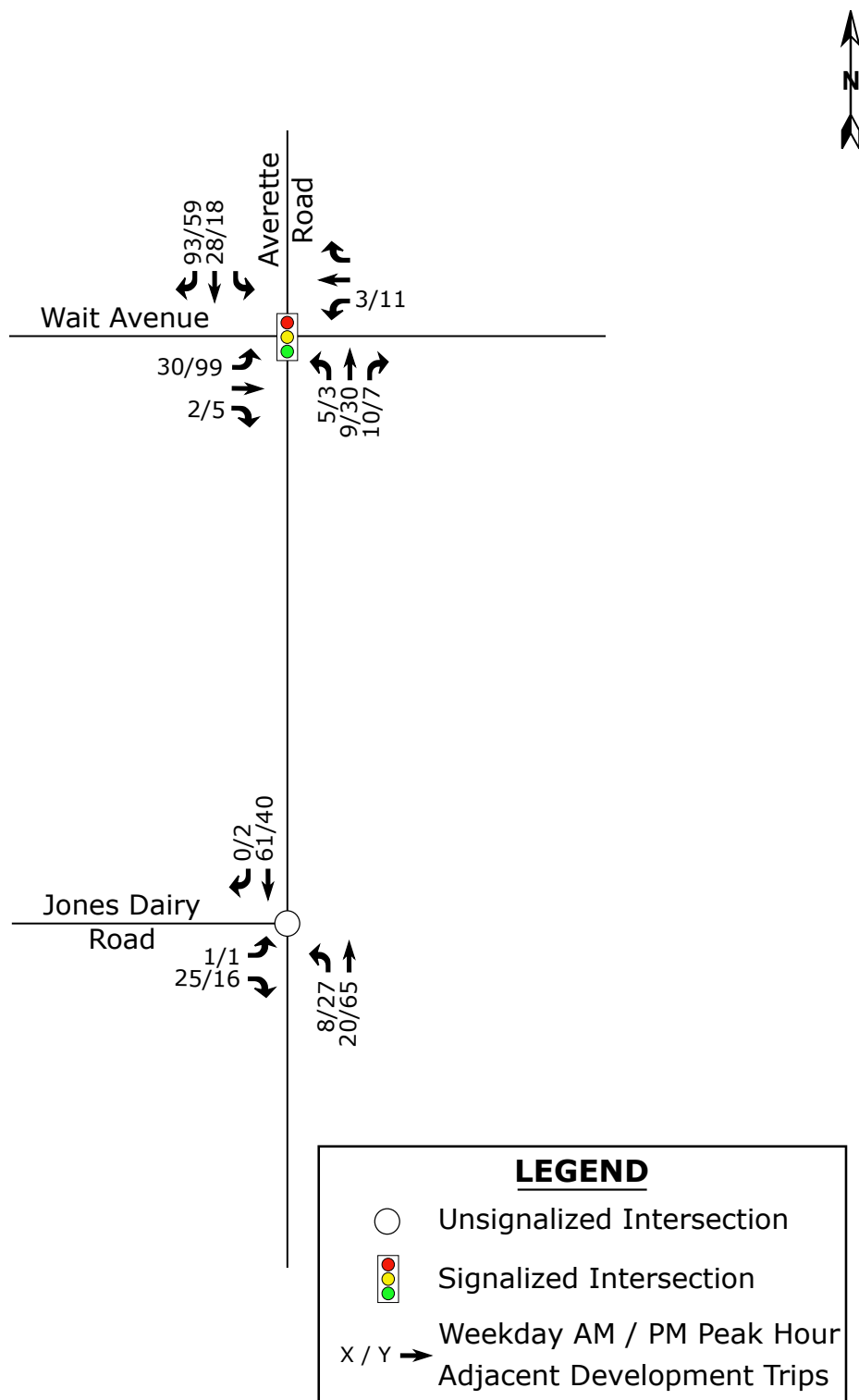
The 2029 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



1101 Averette Road
Rolesville, NC

2029 Projected
Peak Hour Traffic

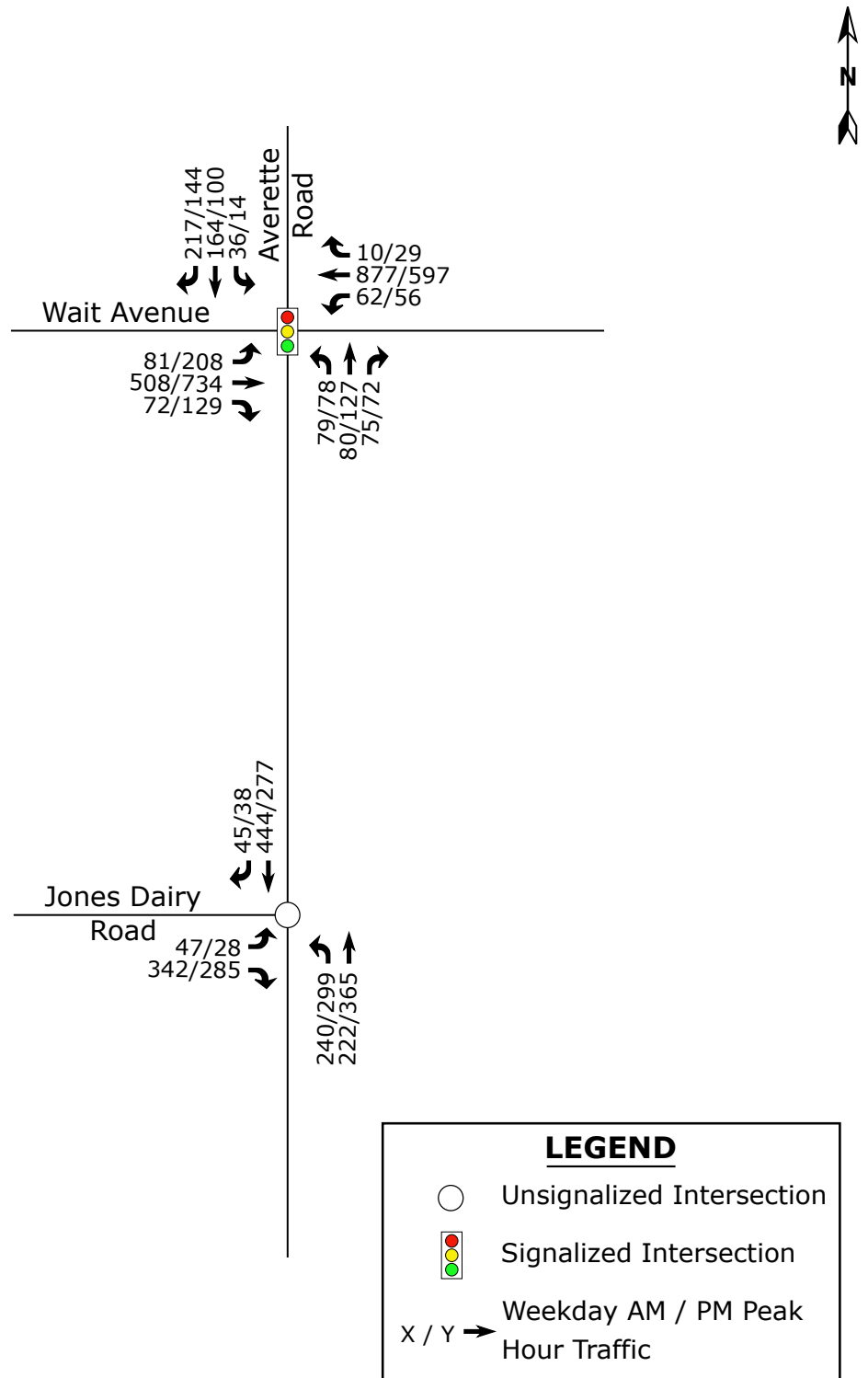
Scale: Not to Scale Figure 5



1101 Averette Road
Rolesville, NC

Peak Hour Adjacent
Development Trips

Scale: Not to Scale Figure 6



1101 Averette Road
Rolesville, NC

2029 No-Build
Peak Hour Traffic

Scale: Not to Scale Figure 7

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 12th Edition. Table 3 provides a summary of the trip generation potential for the site.

Table 3: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Townhomes (215)	76 DU	500	7	23	20	15
Strip Retail (822)	5 KSF	272	11	9	16	15
Total Trips		772	18	32	36	30

It is estimated that the proposed development will generate approximately 772 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 50 trips (18 entering and 32 exiting) will occur during the weekday AM peak hour and 66 trips (36 entering and 30 exiting) will occur during the weekday PM peak hour.

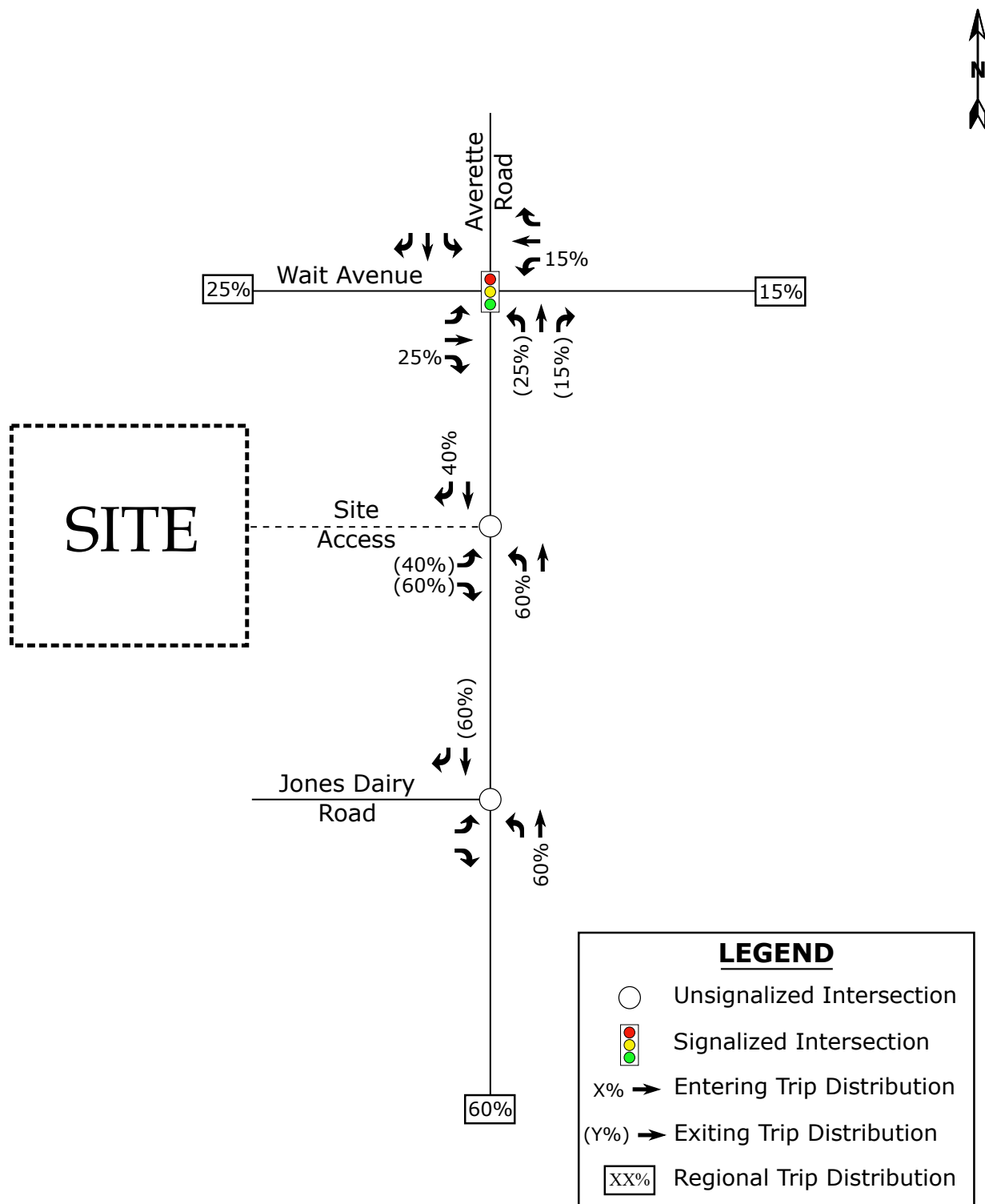
4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the site trips will be regionally distributed as follows:

- 60% to/from the south via Averette Road
- 25% to/from the west via Wait Avenue
- 15% to/from the east via Wait Avenue

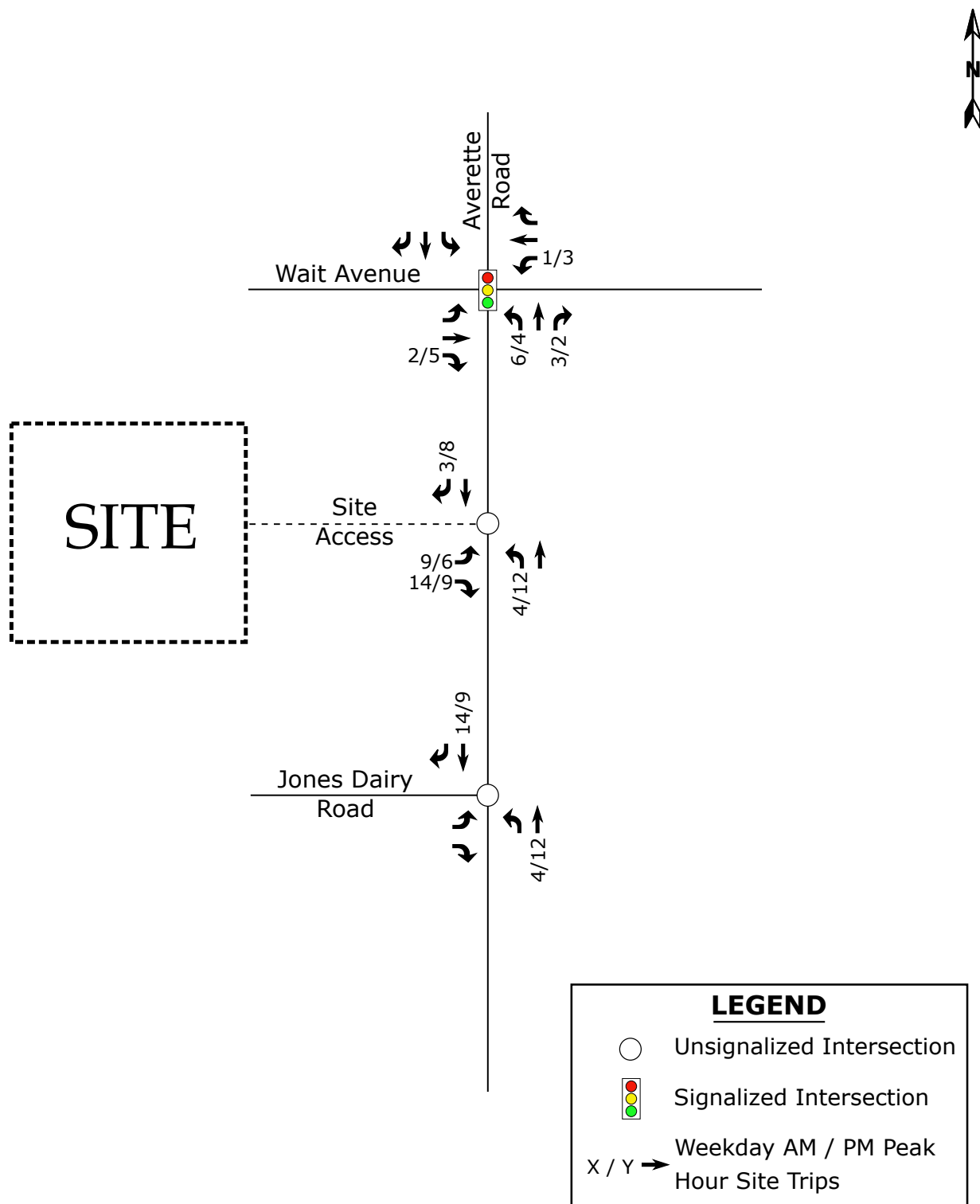
The site trip distribution is shown in Figure 8, and the residential and retail site trip assignments are shown in Figures 9a and 9b, respectively. A total site trip assignment figure can be found in Figure 10.



1101 Averette Road
Rolesville, NC

Site Trip Distribution

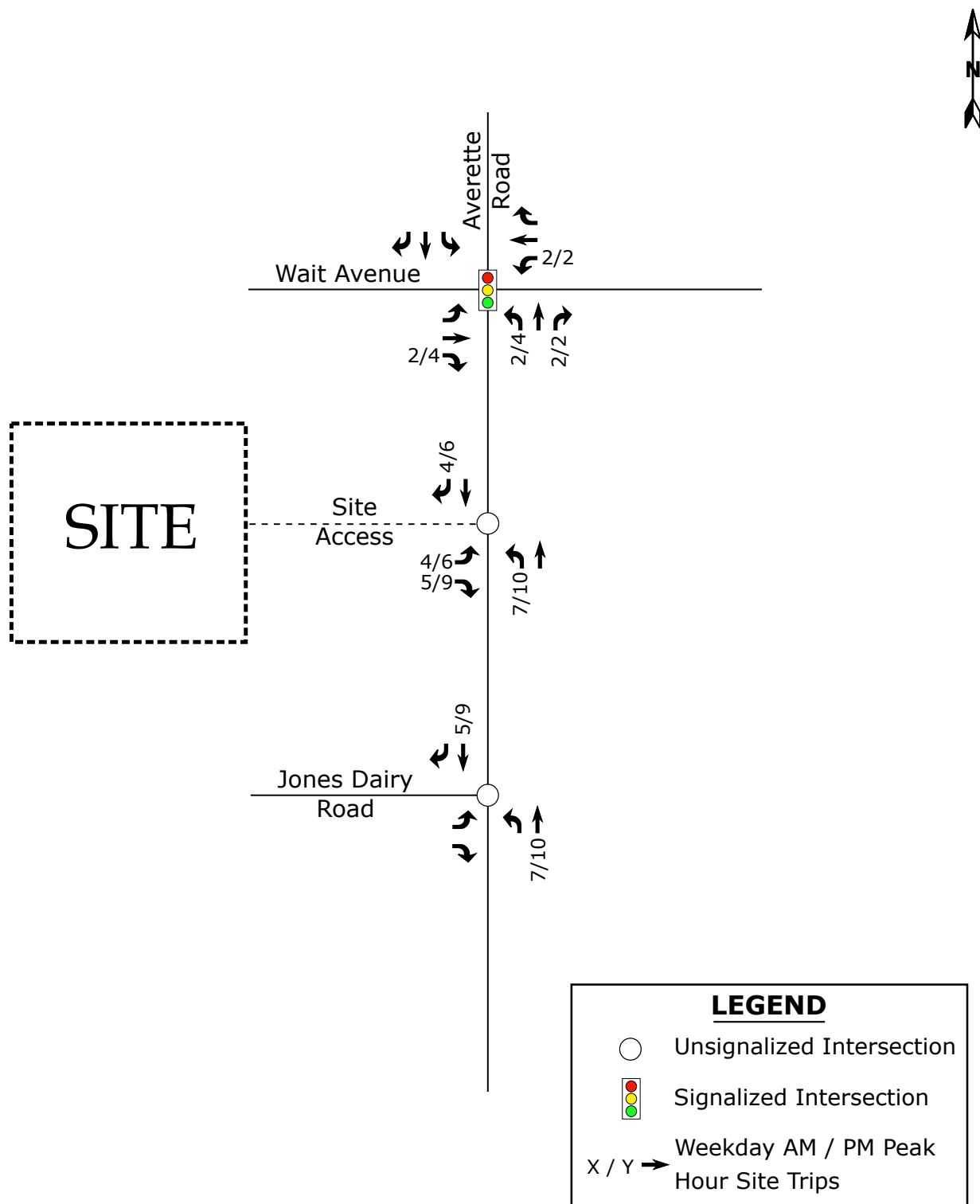
Scale: Not to Scale Figure 8



1101 Averette Road
Rolesville, NC

Residential Site Trip
Assignment

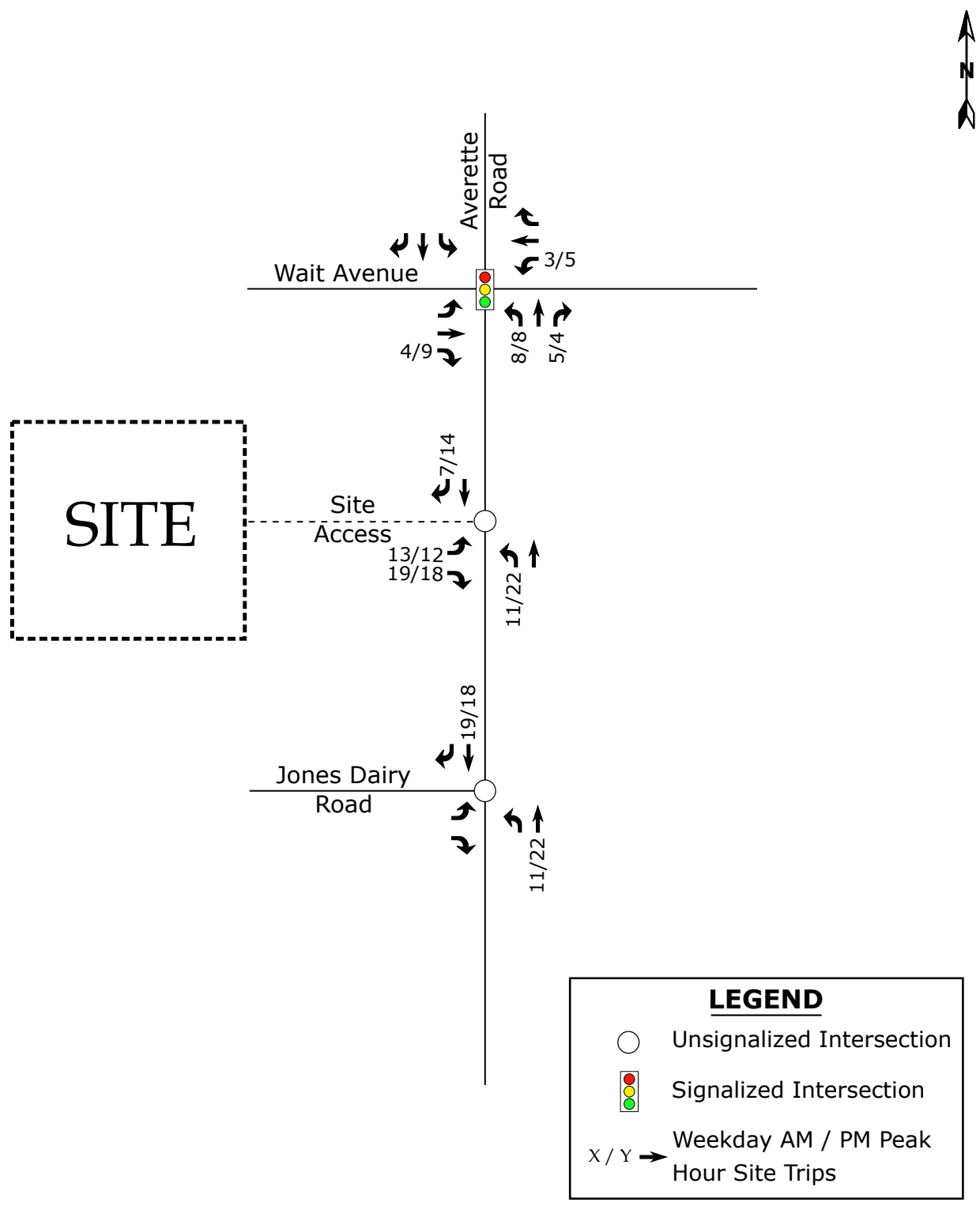
Scale: Not to Scale Figure 9a



1101 Averette Road
Rolesville, NC

Retail Site Trip
Assignment

Scale: Not to Scale Figure 9b



	1101 Averette Road Rolesville, NC	Total Site Trip Assignment	
		Scale: Not to Scale	Figure 10

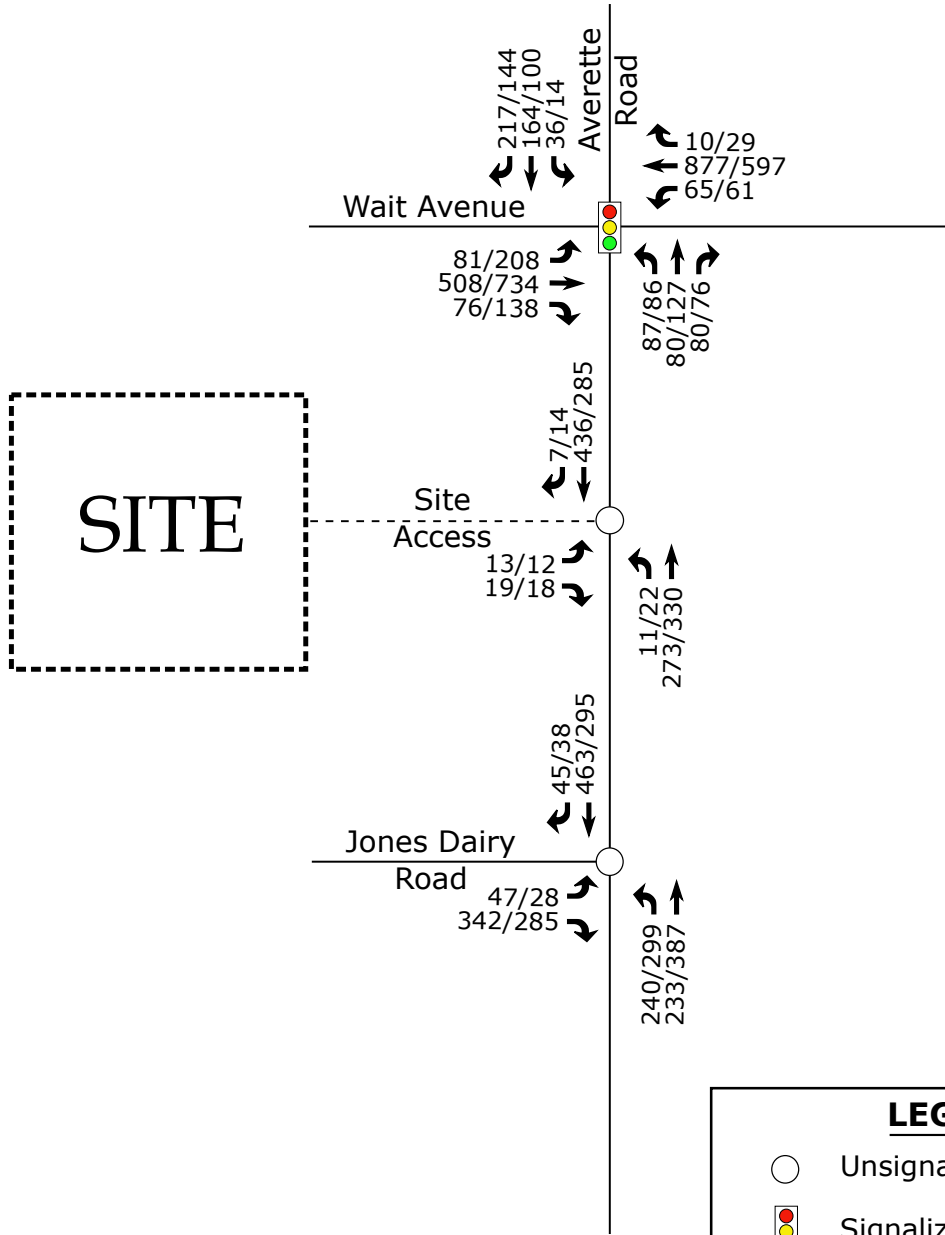
5. 2029 BUILD TRAFFIC CONDITIONS

5.1. 2029 Build Peak Hour Traffic Volumes

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2029 no-build traffic volumes to determine the 2029 build traffic volumes. Refer to Figure 11 for an illustration of the 2029 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2029 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



LEGEND



Unsignalized Intersection



Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



1101 Averette Road
Rolesville, NC

2029 Build
Peak Hour Traffic

Scale: Not to Scale Figure 11

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 11.1), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 4 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 4: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines, with exception of the future signal located at the intersection of Wait Avenue and Averette Road.

7. CAPACITY ANALYSIS

The following study intersections were analyzed under all traffic conditions:

- Wait Avenue and Averette Road
- Averette Road and Jones Dairy Road

The proposed site driveway was analyzed under 2029 build traffic conditions. Refer to Tables 5-7 for a summary of capacity analysis results. Refer to Appendices E-H for the Synchro capacity analysis reports and SimTraffic queueing reports.

7.1. Wait Avenue and Averette Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 5: Analysis Summary of Wait Avenue and Averette Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2026 Existing	EB	1 LT, 1 TH-RT	B (10)	B (18)	B (17)	B (18)
	WB	1 LT, 1 TH-RT	B (18)		B (10)	
	NB	1 LT-TH-RT	C (32)		C (34)	
	SB	1 LT-TH, 1 RT	C (25)		C (24)	
2029 No-Build	EB	1 LT, 1 TH-RT	B (14)	C (33)	B (19)	C (20)
	WB	1 LT, 1 TH-RT	B (18)		B (10)	
	NB	<u>1 LT</u> , 1 TH-RT	D (46)		C (35)	
	SB	<u>1 LT</u> , 1 TH-RT	F (89)		D (39)	
2029 Build	EB	1 LT, 1 TH-RT	B (14)	C (33)	B (19)	C (21)
	WB	1 LT, 1 TH-RT	B (18)		B (10)	
	NB	<u>1 LT</u> , 1 TH-RT	D (52)		D (37)	
	SB	<u>1 LT</u> , 1 TH-RT	F (89)		D (40)	

Lane improvements by others underlined based on TIA approvals and approved signal plans.

Capacity analysis of all traffic conditions indicates the intersection is expected to operate at LOS C or better during the AM and PM peak hours. Under existing conditions, all approaches are expected to operate at LOS C or better during the AM and PM peak hours. With the adjacent development traffic and regional growth added under future conditions, the southbound approach is expected to degrade to LOS F during the AM peak hour. It should be noted that under build conditions, the southbound approach delay is not expected to increase when compared to no-build conditions.

Significant queueing is expected along the northbound and southbound approaches under no-build conditions. These queueing issues are expected to persist under build conditions. The queue spillback is a result of the northbound and southbound left turn movements operating as permitted only with minimal gaps in traffic. These left turn queues are expected to spillback and block the shared through-right lanes along the northbound and southbound approaches.

Due to acceptable levels of service at the intersection and minimal impacts by the proposed development, no improvements are recommended by the developer at the intersection.

7.2. Averette Road and Jones Dairy Road

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 6: Analysis Summary of Averette Road and Jones Dairy Road

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2026 Existing	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH-RT	C (19) ² A (9) ¹ --	N/A	B (14) ² A (9) ¹ --	N/A
2029 No-Build	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH-RT	D (27) ² A (10) ¹ --	N/A	C (17) ² A (9) ¹ --	N/A
2029 Build	EB NB SB	1 LT, 1 RT 1 LT, 1 TH 1 TH-RT	D (29) ² A (10) ¹ --	N/A	C (18) ² A (9) ¹ --	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis of all traffic conditions indicates the major-street left turn movement is expected to operate at LOS A during the AM and PM peak hours. The minor-street approach is expected to operate at LOS D or better during the AM and PM peak hours. No significant queueing is expected at the intersection.

Due to acceptable operations, no improvements are recommended by the developer.

7.3. Averette Road and Site Access

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 7: Analysis Summary of Averette Road and Site Access

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2029 Build	EB NB SB	1 LT-RT 1 LT, 1 TH 1 TH-RT	B (14) ² A (8) ¹ --	N/A	B (12) ² A (8) ¹ --	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of build traffic conditions indicates the major-street left turn movement is expected to operate at LOS A during the AM and PM peak hours. The minor-street approach is expected to operate at LOS B during the AM and PM peak hours. No significant queueing is expected at the intersection.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways*. Neither a right nor a left turn lane are expected to be warranted at the intersection. Through coordination with NCDOT, a left turn lane into the site is recommended to be constructed by the developer. Turn lane warrants can be found in Appendix I.

Due to acceptable operations, no additional improvements are recommended.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed mixed-use development to be located at 1101 Averette Road in Rolesville, North Carolina. The proposed development, anticipated to be completed in 2029, is assumed to consist of the following uses:

- 76 townhomes (LUC 215)
- 5,000 s.f. of strip retail space (LUC 822)

Access is proposed via one (1) full-movement driveway along Averette Road.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2026 Existing Traffic Conditions
- 2029 No-Build Traffic Conditions
- 2029 Build Traffic Conditions

Trip Generation

It is estimated that the proposed development will generate approximately 772 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 50 trips (18 entering and 32 exiting) will occur during the weekday AM peak hour and 66 trips (36 entering and 30 exiting) will occur during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified to accommodate future traffic conditions. See a more detailed description of the recommended modifications and improvements below. Refer to Figure 12 for an illustration of the recommended lane configuration for the proposed development.

Improvements by Rosedale Development

Wait Avenue and Averette Road

- Extend eastbound left turn lane to provide 250 feet of storage plus appropriate deceleration and taper.

Improvements by Others

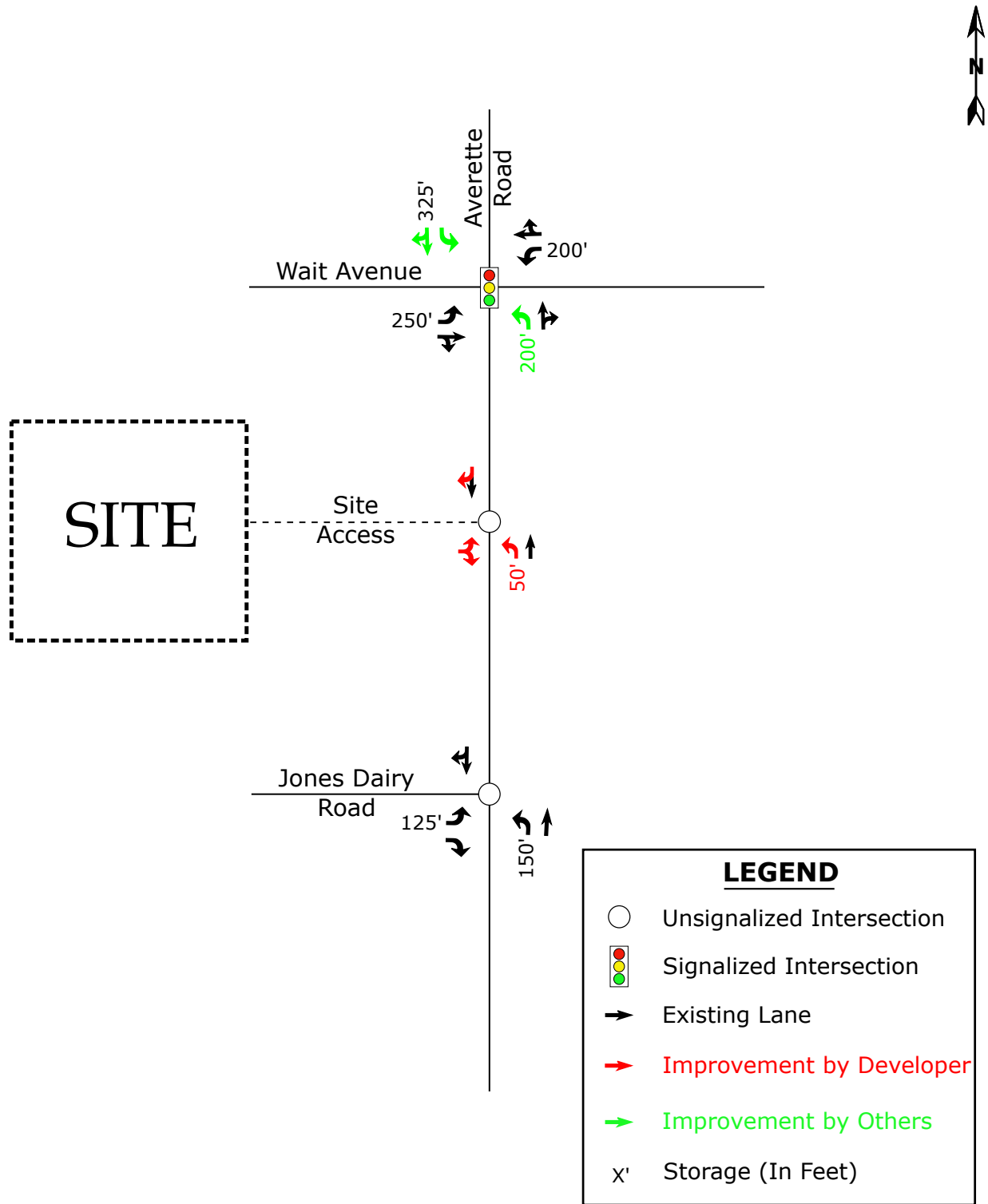
Wait Avenue and Averette Road

- Construct northbound left turn lane with 200 feet of storage plus appropriate deceleration and taper
- Restripe southbound approach to an exclusive left turn lane and a shared through-right lane.
- These improvements based on signal plan found in NCDOT database but not constructed in the field

Recommended Improvements by Developer

Averette Road and Site Access

- Construct Site Access with one ingress and one egress lane.
- Construct ingress left turn lane with 50 feet of storage plus appropriate deceleration and taper.
- Provide stop control for Site Access.



1101 Averette Road
Rolesville, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure 12

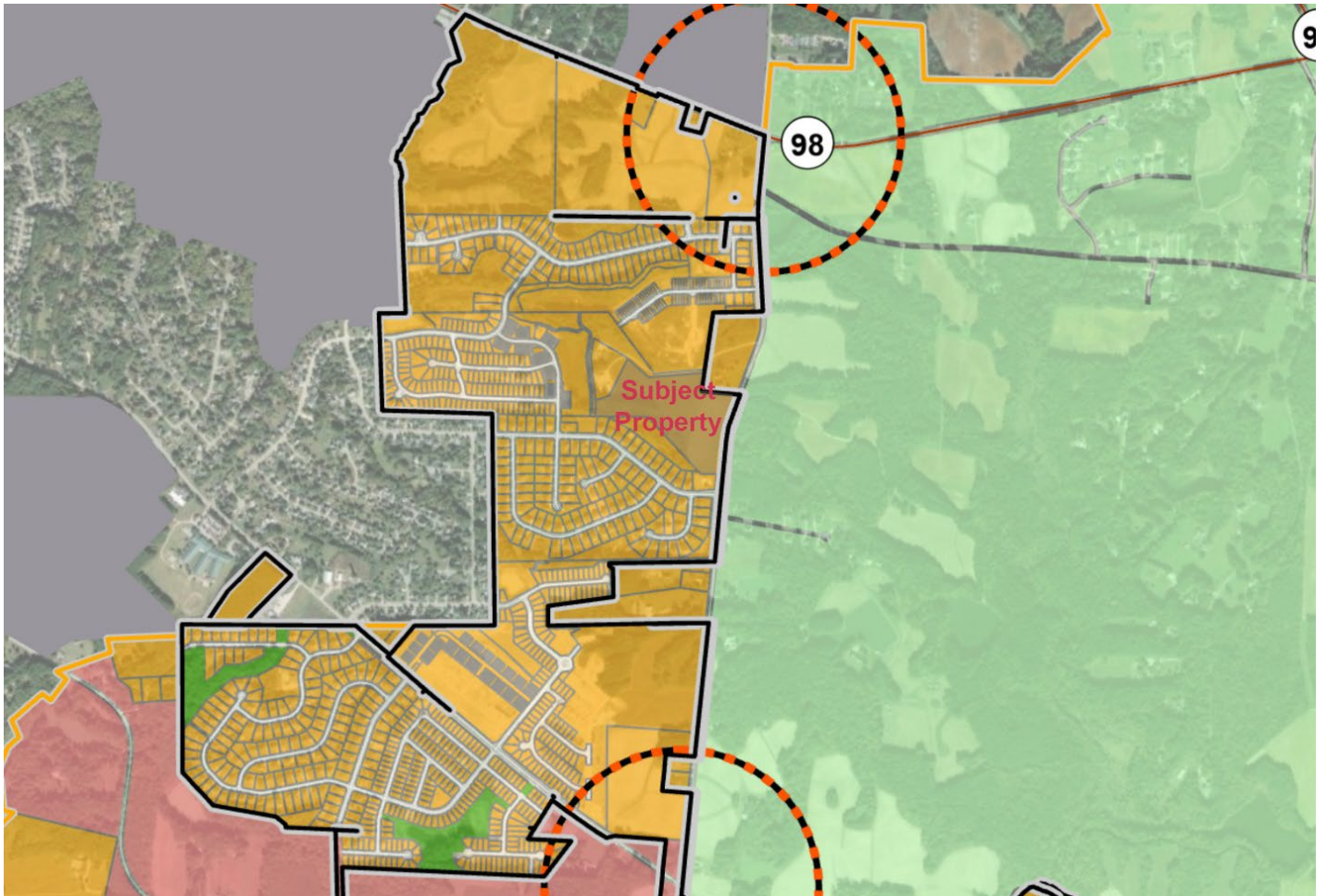


Case: REZ-26-0002
Address: 1101 AVERETTE ROAD
PINs: 1860029417
Date: 2026.05.013

Vicinity Map



Attachment 9
Town of Rolesville 2050 Comprehensive Plan
Future Land Use Map (portion of)



**ORDINANCE OF THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS
AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ROLESVILLE
TO CHANGE THE ZONING OF APPROXIMATELY 16.50 ACRES LOCATED AT
1101 AVERETTE ROAD, BEING WAKE COUNTY PIN 1860029417,
FROM RESIDENTIAL MEDIUM CONDITIONAL ZONING DISTRICT (RM-CZ) TO
RESIDENTIAL HIGH CONDITIONAL ZONING DISTRICT (RH-CZ) AND GENERAL
COMMERCIAL CONDITIONAL ZONING DISTRICT (GC-CZ)**

**REZ-26-0002
1101 AVERETTE ROAD**

WHEREAS the application submitted by Lock7 Development, LLC, on behalf of the property owner Wake Forest Church of the Nazarene, for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS the Planning Board reviewed the application for recommendation on May 18, 2026, and the Board of Commissioners held and closed a Legislative Hearing on July 21, 2026; and

WHEREAS mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance; and

WHEREAS the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was consistent with the Comprehensive Plan and in the best interests of the Town for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Rolesville, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in **Exhibit 1 – Legal Description**, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcel identified by the Wake County Tax Parcel Identification Number 1860029417 and described in **Exhibit 1**, is currently located within the Town’s Corporate Limits.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning Map, which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Residential Medium Conditional Zoning District to Residential High Conditional Zoning District and General Commercial Conditional Zoning District, subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all the standards and conditions in Exhibit 2 – Conditions of Approval, which are imposed as part of this rezoning.

Section 5: The Land Development Administrator is hereby authorized and directed to cause the said Official Zoning Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative Hearing and the Town of Rolesville plans, policies, and ordinances, the Town of Rolesville Board of Commissioners finds the Rezoning map amendment request reasonable and consistent with the Rolesville 2050 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

Section 7: The “Rezoned Lands” shall be perpetually bound to the Conditions imposed, including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this the 1st day of September, 2026.

Ronnie I. Currin
Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Ynclan-Frazier
Town Clerk
Exhibit 1: Legal Description

David J. Neill
Town Attorney

AREA TO BE REZONED GENERAL COMMERCIAL, "GC-CZ":

COMMENCING AT AN EXISTING IRON PIPE AT THE WESTERN RIGHT-OF-WAY OF AVERETTE ROAD, SAID PIPE BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2017, PAGE 2752, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 801865.49 FEET AND E: 2161345.62 FEET; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD N 05°49'11" E A DISTANCE OF 295.80 FEET TO A POINT; THENCE N 09°19'34" E A DISTANCE OF 102.62 FEET TO A POINT; THENCE N 15°50'31" E A DISTANCE OF 102.56 FEET TO A POINT; THENCE N 19°05'52" E A DISTANCE OF 71.19 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY OF AVERETTE N 70°54'08" W A DISTANCE OF 243.31 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE RIGHT AN ARC DISTANCE OF 231.19 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N 37°47'14" W AND A CHORD DISTANCE OF 218.53 FEET TO A POINT; THENCE N 04°40'19" W A DISTANCE OF 153.13 FEET TO A POINT; THENCE N 85°19'41" E A DISTANCE OF 134.00 FEET TO AN EXISTING IRON PIPE; THENCE S 08°53'07" W A DISTANCE OF 205.50 FEET TO A BENT EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN PROPERTY CORNER OF TRACT 4 AS RECORDED IN DEED BOOK 19157, PAGE 894, WAKE COUNTY REGISTRY; THENCE S 85°25'29" E A DISTANCE OF 342.27 FEET TO A POINT AT SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD; THENCE ALONG

AND WITH SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD S 19°53'53" W A DISTANCE OF 167.27 FEET TO A POINT; THENCE S 19°05'52" W A DISTANCE OF 29.87 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7425 ACRES.

AREA TO BE REZONED RESIDENTIAL HIGH DENSITY, "RH-CZ":

BEGINNING AT AN EXISTING IRON PIPE AT THE WESTERN RIGHT-OF-WAY OF AVERETTE ROAD, SAID PIPE BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2017, PAGE 2752, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 801865.49 FEET AND E: 2161345.62 FEET; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD S 89°08'42" W A DISTANCE OF 168.53 FEET TO A BENT EXISTING IRON PIPE; THENCE N 43°46'49" W A DISTANCE OF 752.81 FEET TO AN EXISTING IRON PIPE; THENCE N 88°23'25" W A DISTANCE OF 499.01 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF OPEN SPACE #4 AS SHOWN IN BOOK OF MAPS 2023, PAGE 842, WAKE COUNTY REGISTRY; THENCE N 01°29'30" E A DISTANCE OF 159.51 FEET TO AN EXISTING IRON PIPE, SAID PIPE HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 802579.97 FEET AND E: 2160161.59 FEET; THENCE N 73°13'41" E A DISTANCE OF 122.26 FEET TO A POINT; THENCE N 27°43'56" E A DISTANCE OF 412.60 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF TRACT 1 AS SHOWN IN BOOK OF MAPS 2007, PAGE 1763, WAKE COUNTY REGISTRY; THENCE S 47°59'56" E A DISTANCE OF 270.34 FEET TO AN EXISTING IRON PIPE; THENCE N 85°19'41" E A DISTANCE OF 397.02 FEET TO A POINT; THENCE S 04°40'19" E A DISTANCE OF 153.13 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 231.19 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF S 37°47'14" E AND A CHORD DISTANCE OF 218.53 FEET TO A POINT; THENCE S 70°54'08" E A DISTANCE OF 243.31 FEET TO A POINT AT SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD S 19°05'52" W A DISTANCE OF 71.19 FEET TO A POINT; THENCE S 15°50'31" W A DISTANCE OF 102.56 FEET TO A POINT; THENCE S 09°19'34" W A DISTANCE OF 102.62 FEET TO A POINT; THENCE S 05°49'11" W A DISTANCE OF 295.80 FEET TO THE POINT OF BEGINNING, CONTAINING 14.7574 ACRES

Exhibit 2: Conditions of Approval
1101 Averette Road
Revised 08/26/2026

1. The development of the property shall be in substantial conformance with the accompanying Concept Site Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Site Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. For the portion of the Property zoned, RH-CZ, there shall be a maximum of seventy-six (76) dwelling units and any townhome dwellings shall contain no more than two (2) attached units. The only permitted uses within the RH-CZ District shall be:
 - a. Dwellings, Single Family, Attached
 - b. Dwellings, Single Family, Detached
3. For the portion of the Property zoned GC-CZ, the following Principal Uses as listed in LDO Table 5.1 shall be prohibited:
 - a. Dwelling, Upper Story Unit
 - b. Lodge or Private Clubs
 - c. Schools (K-12)
 - d. Bars and Nightclubs
 - e. Funeral Home
 - f. Gas Station
 - g. Golf Course
 - h. Self-Storage Enclosed
 - i. Tattoo Establishment
 - j. Vape and Tobacco Store
 - k. Vehicle, Rental and Sales
 - l. Vehicle, Minor Service
 - m. Minor Utility
 - n. Major Utility
 - o. Minor Transportation Installation
 - p. Telecommunication Tower
 - q. Water Storage Tower
4. Pollinator Garden: The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the construction drawings. The pollinator garden shall be constructed prior to the issuance of the final residential building permit.

5. Developer shall construct a connection to the existing greenway located on the Southwest corner of the parcel.
6. Provided that the Town of Rolesville actually establishes the Rolesville Affordable Housing Fund prior to the developer's first request for a residential Certificate of Occupancy, developer shall donate \$25,000 to the Rolesville Affordable Housing Fund prior to the issuance of the first residential Certificate of Occupancy. For the avoidance of doubt, the developer shall not be required to donate to the Rolesville Affordable Housing Fund if such fund has not been actually established at the time the developer submits its first request for a residential Certificate of Occupancy.
7. Best efforts shall be made to obtain all necessary right-of-way across that tract identified as 0 Bessie Court (Wake PIN 1860-03-3161) (the "Bessie Court Tract") for the connection and construction of Street A as shown on the Concept Plan to the existing Barred Owl Trail. Prior to preliminary plat approval, the Developer shall certify to the Town that either (a) it has obtained or will obtain the necessary right-of-way and easement rights over the Bessie Court Tract and will extend Street A over the Bessie Court Tract at its own expense, (b) it made best efforts to obtain the necessary right-of-way and easement rights over the Bessie Court Tract but the Bessie Court Tract owner has rejected its good faith offer, or (c) it made best efforts to obtain the necessary right-of-way and easement rights over the Bessie Court Tract but the Bessie Court Tract owner has not responded to the offer within a reasonable time. If the Bessie Court Tract owner rejects the Developer's good faith offer to purchase the necessary right-of-way and easement rights over the Bessie Court Tract, or if the Bessie Court Tract owner does not respond to the Developer's good faith offer in a reasonable time, Street A shall be constructed to the site's property line and the Developer shall not be required to extend Street A over the Bessie Court Tract. For the purposes of this condition, failure to respond to a written offer within fourteen (14) calendar days shall be deemed to be a failure to respond within a reasonable time.
8. A commercial area measuring approximately 50 feet wide and 70 feet deep located on the portion of the Property labeled "GC-CZ" on the Concept Plan shall be cleared, graded and with water and sanitary sewer utilities stubbed to the same prior to issuance of any Certificate of Occupancy for any residential unit on the Property.
9. The Developer shall certify to the Town prior to the issuance of the first building permit for the Development that a set of declarations, bylaws and covenants adopted in accordance with the North Carolina Planned Community Act has been recorded with the Wake County Register of Deeds requiring compliance with the following conditions:
 - a. Short-term home rental of any residential dwelling on the Property shall be prohibited. For the purposes of this zoning condition, the term "short-term home rental" shall mean the rental of any residence located on the Property for less than thirty (30) calendar days.
 - b. No more than fifty percent (50%) of the residential units within the development shall be permitted to be rented at any one time.
 - c. The homeowners association shall be responsible for maintaining landscaping within the common areas of the residential development.