



Planning Board Meeting
June 22, 2026
7:00 p.m.
Rolesville Town Hall

AGENDA

A. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Approval of May 18, 2026 Meeting Minutes

B. Regular Agenda

1. Rezoning REZ-25-06 (REZ-25-0001) – WakeMed
2. Text Amendment TA-26-0006 – Downtown Overlay (LDO Section 4.3.)

C. Communications

1. Planning Director's Report
2. Town Attorney's Report
3. Other Business
4. Adjournment



Planning Board Meeting
May 18, 2026 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Donnie Lawrence, Vice-Chair
Tisha Lowe, Board Member
Frank Pearce, Board Member
Brian Kennedy, Board Member
Mindy Barham, Board Member
Lenwood Long, Commissioner/Liaison
Timberly Southerland, Deputy Town Attorney
Stephen Wensman, Planning Director
Mike Elabarger, Assistant Planning Director
Michele Raby, Planner II, Current Planning
Sharon Hope, Administrative Support Specialist

Absent: Jim Schwartz, Board Member

A. CALL TO ORDER

Chair Moss called the meeting to order at 7:00 p.m.

A.1. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

A.2. INVOCATION

Chair Moss delivered the invocation.

A.3. APPROVAL OF APRIL 27, 2026, MEETING MINUTES

Moved by Board Member Pearce and Seconded by Vice Chair Lawrence. Motion to approve the minutes of the April 27, 2026, meeting was carried with a 6-0 vote, 6 voted aye (Moss, Lawrence, Lowe, Pearce, Kennedy, Barham), 0 voted nay.

B. REGULAR AGENDA

B.1. Rezoning REZ-25-0002 – Opal at Main

Vice Chair Donnie Lawrence recused himself as he has properties involved in this case. Stephen Wensman, Planning Director, introduced the request for the property located on unaddressed properties on N. Main St., 205 N. Main St., 108 Northwick Rd., and 204 W. Young St which is 11.50 acres. The current zoning is Residential Low (RL), and the applicant is requesting Residential High Conditional Zoning (RH-

CZ). The applicant proposes a subdivision with 2 single family detached dwellings and 64 attached dwellings. Mr. Wensman discussed the proposed conditions of approval for the project, the Rolesville 2050 Comprehensive Plan consistency for the project, the Traffic Impact Analysis performed by Consulting firm DRMP with recommended improvements, and the Planning staff recommendation of denial due to inconsistency with the Comprehensive Plan.

Chair Moss asked for questions from the Board. Board Member Lowe asked for clarification regarding the two single family dwellings. Mr. Elabarger stated that the question should be answered by the applicant during their presentation. Board Member Kennedy asked a question about the traffic plan. Mr. Wensman stated that the traffic engineer was not present and that the applicant may be able to answer the question during their presentation. Chair Moss asked if the lack of commercial properties makes the project inconsistent with the Comprehensive Plan. Mr. Wensman and Mr. Elabarger confirmed this was the reason. Chair Moss asked if the applicant would like to speak.

Ms. Laura Holloman, Project Planner with McAdams in Raleigh, North Carolina, introduced herself to the Board regarding this project. Ms. Holloman stated that she is present with Kate Murdoch, Planner, as well as Nate Bouquin, Traffic Engineer, with McAdams. Additionally, Robert Hayes, James Mitchell and Nick Heaton of Fischer Homes are present. Ms. Holloman introduced Rob Hayes. Mr. Hayes stated that he worked for Grand Communities, the land development company for Fischer Homes, the developers of the project. After Mr. Hayes addressed the Board, Ms. Holloman discussed the proposed community plan addressing questions brought by the Board earlier. Chair Moss asked for further questions from the Board and asked additional questions regarding in and out traffic as well as commercial possibilities. Ms. Holloman answered Chair Moss' questions. Chair Moss called again for questions. Board Member Kennedy asked for clarification regarding Staff's recommendation for denial and clarification regarding the nearby parking lot which Mr. Wensman addressed. Chair Moss called for any further discussion and hearing none, he called for a Motion.

Moved by Chair Moss and Seconded by Board Member Pearce. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request REZ-25-04 (REZ-25-0002) – Opal at Main even though it is inconsistent with Rolesville's Comprehensive Plan because it is reasonable and in the best interest of the Town as a transition from the single family homes into the commercial across the street. The Motion was carried by a 3-2 vote, 3 voted aye (Moss, Pearce, Barham), and 2 voted nay, (Kennedy, Lowe).

B.2. Rezoning REZ-26-0002 – 1101 Averette Road

Vice Chair Lawrence rejoined the meeting. Mr. Wensman introduced the request for the 16.5 acre property located at 1101 Averette Road. The current zoning is Residential Medium Conditional Zoning (RM-CZ), and the applicant is proposing Residential High Conditional Zoning (RH-CZ) and General Commercial Conditional Zoning (GC-CZ). The applicant proposes permitted uses of single family detached and attached dwellings including a maximum of 76 single family attached dwelling units with any single family attached building containing no more than 3 units. For the portion of the property with proposed GC-CZ zoning, 17 permitted uses are prohibited such as gas station and vehicle as well as minor service uses. The development will include at least one pollinator garden, and the developer will construct a connection to the existing greenway located on the southwestern corner of the parcel. Mr. Wensman discussed the Rolesville 2050 Comprehensive Plan consistency for the project, the Traffic Impact Analysis performed by Consulting firm DRMP with recommended improvements, the Town of Rolesville's Community Transportation plan and the Greenway and Bike Plans as well as the Planning staff recommendation of approval due to consistency with the Comprehensive Plan.

Chair Moss called for questions and asked if the Applicant was present. David Gorman, Applicant and Principal at Lock 7 Development, introduced himself to the Board and discussed this single family attached dwelling community and commercial development project. Chair Moss asked a question about a driveway easement for the property which Mr. Gorman answered. Board Member Barham asked for the applicant proposal for the commercial area fronting Averette Road which Mr. Gorman answered. Board Member

Lowé asked about the price point and square footage for the neighborhood which Mr. Gorman answered. Board Member Pearce asked about street parking restrictions (passage of emergency vehicles) which Mr. Gorman answered and Chair Moss commented upon. Chair Moss asked about the watershed line within the property, and Mr. Gorman answered. Chair Moss called for any further discussion and hearing none, he called for a Motion.

Moved by Vice Chair Lawrence and Seconded by Board Member Kennedy. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request REZ-26-0002 – 1101 Averette Road based on consistency with Rolesville’s Comprehensive Plan. The Motion was carried by a 6-0 vote, 6 voted aye (Moss, Lawrence, Pearce, Kennedy, Lowe, Barham), and 0 voted nay.

B.3 Rezoning REZ-26-0003 – Town Campus

Chair Moss recused himself as he is the surveyor for the property in this case and passed the case to Vice Chair Lawrence. Mr. Wensman introduced the request for two unaddressed properties, 404, 406, and 408 East Young Street which is 17.38 acres. The properties are currently zoned as Residential Low (RL) and the proposed zoning is Business, Industrial, and Technology (BT). The proposed use is for a government facility (Town Campus). The 2050 Comprehensive Plan identifies the subject properties as civic, and the model uses include schools, libraries, and civic centers. Mr. Wensman discussed Rolesville’s Community Transportation plan as well as the Greenway and Bike Plans and the Traffic Impact Analysis performed by Consulting Firm DRMP with recommendations. Planning Staff recommend approval because the rezoning request is consistent with the Town of Rolesville’s Comprehensive Plan. Mr. Wensman stated that the Town Engineer, Scott Miles, was present for a presentation. Vice Chair Lawrence called for questions and the Board asked to see the Town Engineer’s presentation. Mr. Miles, Town Engineer, shared a slide presentation that was shown at previous community meetings. Vice Chair Lawrence asked if Mr. Wensman had anything further, and hearing none, Mr. Lawrence called for a Motion.

Moved by Board Member Lowe and Seconded by Board Member Pearce. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request REZ-26-0003 – Town Campus Site based on consistency with Rolesville’s Comprehensive Plan. The Motion was carried by a 6-0 vote, 6 voted aye (Moss, Lawrence, Pearce, Kennedy, Lowe, Barham), and 0 voted nay.

Chair Moss rejoined the meeting at this time.

C. COMMUNICATIONS

C.1. Planning Director’s Report

Mr. Wensman showed a slide of the revamped Planning Department website including a development dashboard. Additionally, there will be 13 new applications for the TRC review this month.

C.2. Town Attorney’s Report

The Deputy Town Attorney had nothing to report.

C.3. Other Business

No other business was reported.

C.4. Town Commissioner Liaison’s Report

Town Commissioner Lenwood Long, Jr. shared that the Town is very passionate about mixed development. Additionally, the Town of Rolesville is still working with the Post office to obtain a zip code and post office for Rolesville. A petition regarding this is forthcoming. Board Member Lowe asked for

clarity, and Commissioner Long stated the issue as being a need to separate ourselves from Wake Forest for reasons such as mail delivery, voting and cost of living association. Commissioner Long also acknowledged Planning Director, Stephen Wensman, for the great work he has accomplished in the short time he has been with the Town. Commissioner Long answered a question posed by Chair Moss regarding the Rolesville zip code issue by stating that it will take a postmaster inside the federal government to give Rolesville the needed access.

After a request for anything further by Chair Moss, Board Member Pearce requested the return of the right-turn lane on South Main Street at Rogers Road suggesting a combination bicycle lane and right-turn lane. Although Commissioner Long verbally agreed, he stated that NC DOT is the answering party.

C.4. Adjournment

Hearing no other business, Chair Moss requested a Motion for Adjournment.

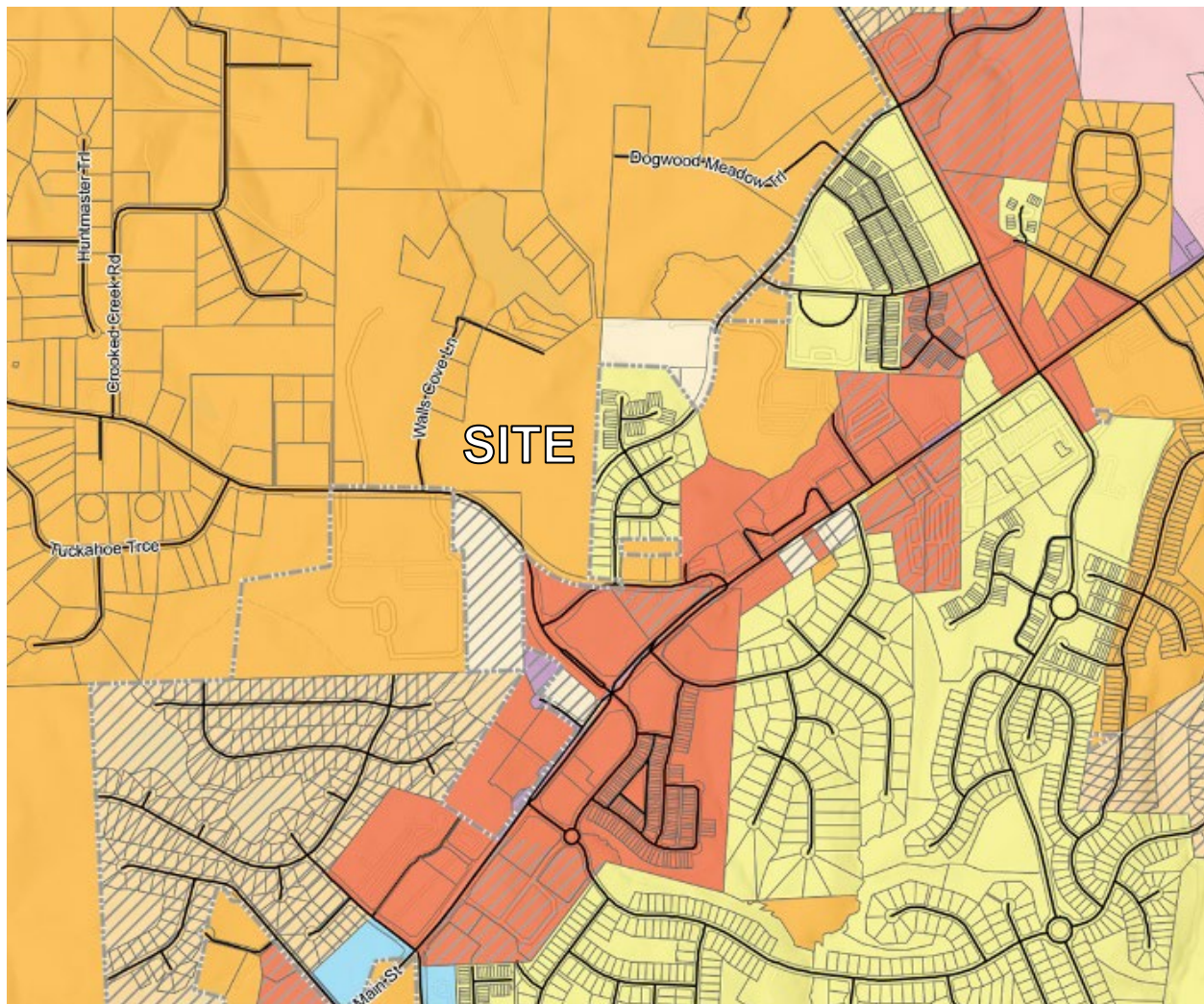
A motion to adjourn was made by Vice Chair Lawrence and Seconded by Board Member Pearce. The motion was carried by a 6-0 vote, 6 voted aye (Moss, Lawrence, Lowe, Pearce, Kennedy, Barham), 0 voted nay. The meeting was adjourned at 8:02 p.m.

Mike Moss
Planning Board Chair

Sharon S. Hope
Administrative Support Specialist

Key information from the Rezoning application is in the Table below:

Application Details	
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



Town of Rolesville Zoning Map (portion of)

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.

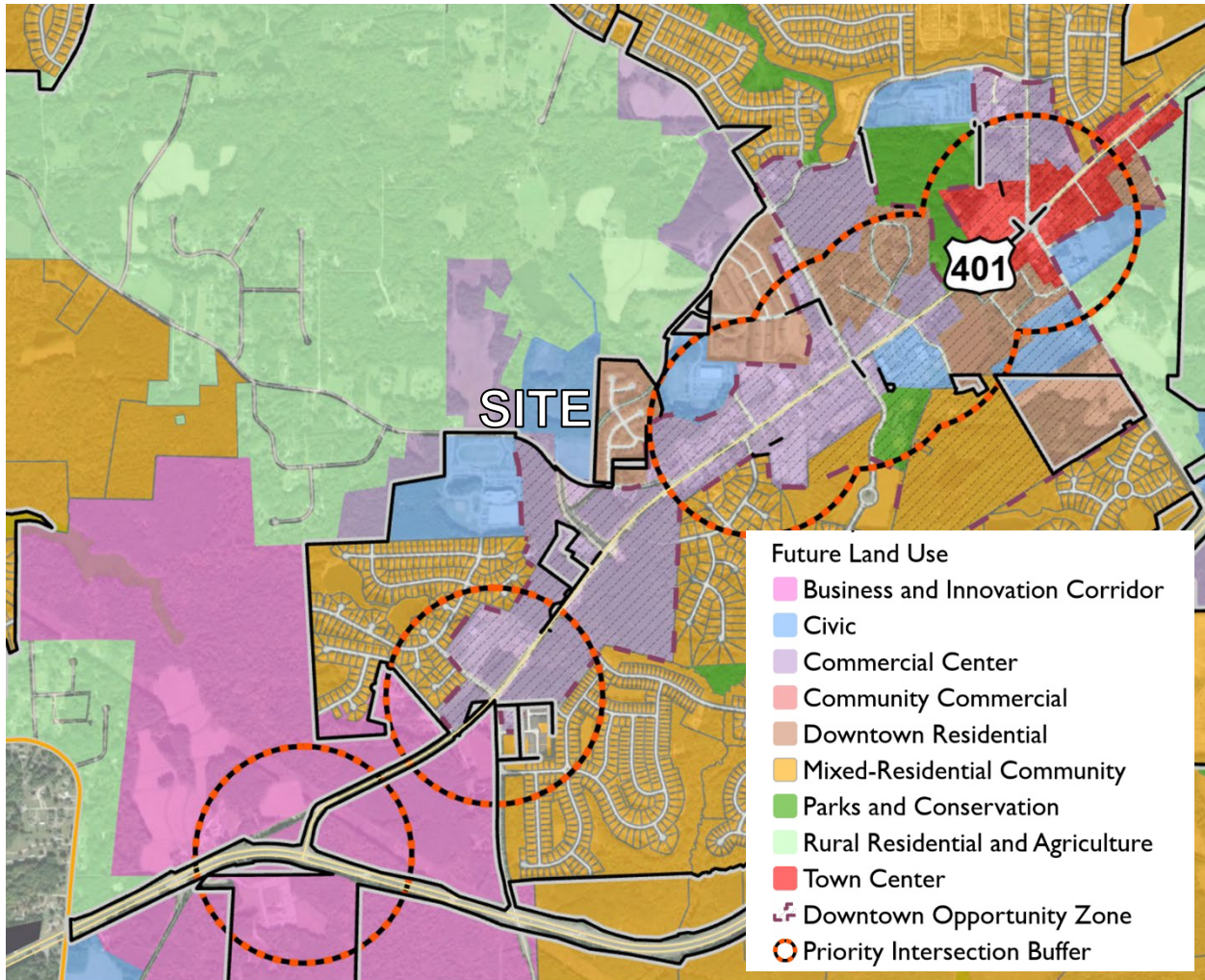
Proposed Conditions of Approval - Attachment 3

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. Perimeter buffer in line with Barrington Hall Drive shall be a minimum of 50 feet.
7. A 50 foot undisturbed buffer required along common property line with 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**.



Town of Rolesville Future Land Use Map (portion of)

Comprehensive Plan

Land Use

The Rolesville 2050 Comprehensive Plan's Future Land Use Map 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' sidepath is required along Burlington Mills Road;
- A 10' sidepath 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 define a project that is consistent with both the Civic and Commercial Center land use designations.
- The Concept Site Plan illustrates the sidepaths and bike lanes along the subject property’s frontage along Burlington Mills Road.
- *Please note as per the approved FY 26 – 27 Budget, \$5,000,0000 is 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, studying development of a 40,000 square foot medical office building.

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

TIA Summary - Trip Generation						
Land Use (ITE Code)	Size	Daily Traffic	Weekday AM Peak Hour Trips		Weekday PM Peak Hour Trips	
			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.

TIA Summary – Short Term Recommendations	
Burlington Mills Road at Granite Falls Boulevard	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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.

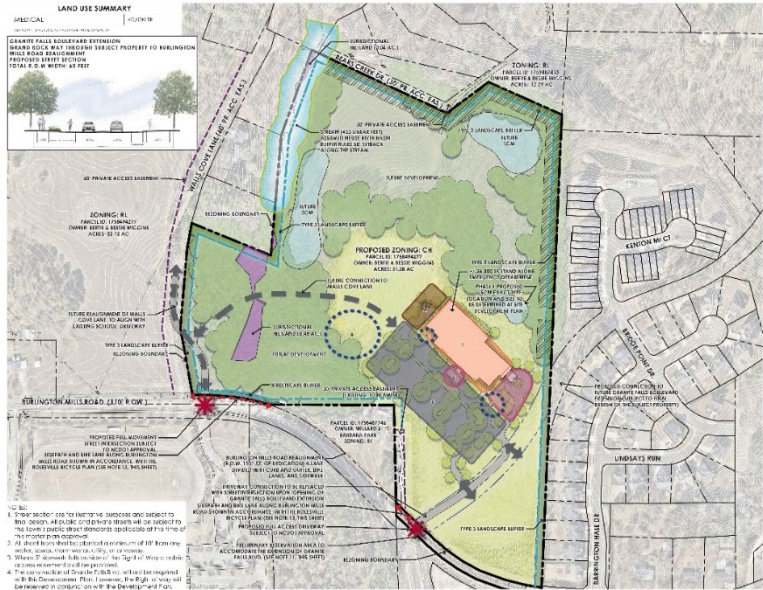
Development Review

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

Staff Analysis and Recommendation

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 approval of the Land Development Ordinance (LDO) in June 2021 that an applicant has requested CH zoning, and one reason why the applicant is requesting this district is for 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.

The image to the right is the WakeMed Concept Site Plan for the property located at 4801 Burlington Mills Road. One of the proposed conditions of approval is substantial conformance with the Concept Site Plan. The project defined by the Proposed Conditions of Approval, including the Concept Site Plan, illustrates development consistent with the Comprehensive Plan as well as the proposed zoning district, Commercial Highway. Staff recommends approval of REZ-25-06, GovWell REZ-25-0001 – WakeMed due to consistency with the Comprehensive Plan.



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.

Planning Board Proposed Motions

1. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request **REZ-25-06, GovWell REZ-25-0001 – WakeMed** based on consistency with Rolesville’s Comprehensive Plan. <__State reasons for Plan Consistency and Reasonableness____>.

Or

2. Motion to recommend to the Town Board of Commissioners Denial of Zoning Map Amendment request **REZ-25-06, GovWell REZ-25-0001 – WakeMed** based on inconsistency with Rolesville’s Comprehensive Plan. <__State reasons for Plan Inconsistency and Unreasonableness____>.

Attachments to Memo

1	Concept Site Plan
2	Applicant Statement of Justification
3	Proposed Conditions of Approval – June 11, 2026
4	Neighborhood Meeting Summaries
5	Traffic Impact Analysis – June 17, 2026
6	Property Deed
7	Legal Metes and Bounds

WAKE MED

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

DEVELOPER/CONTRACT PURCHASER:

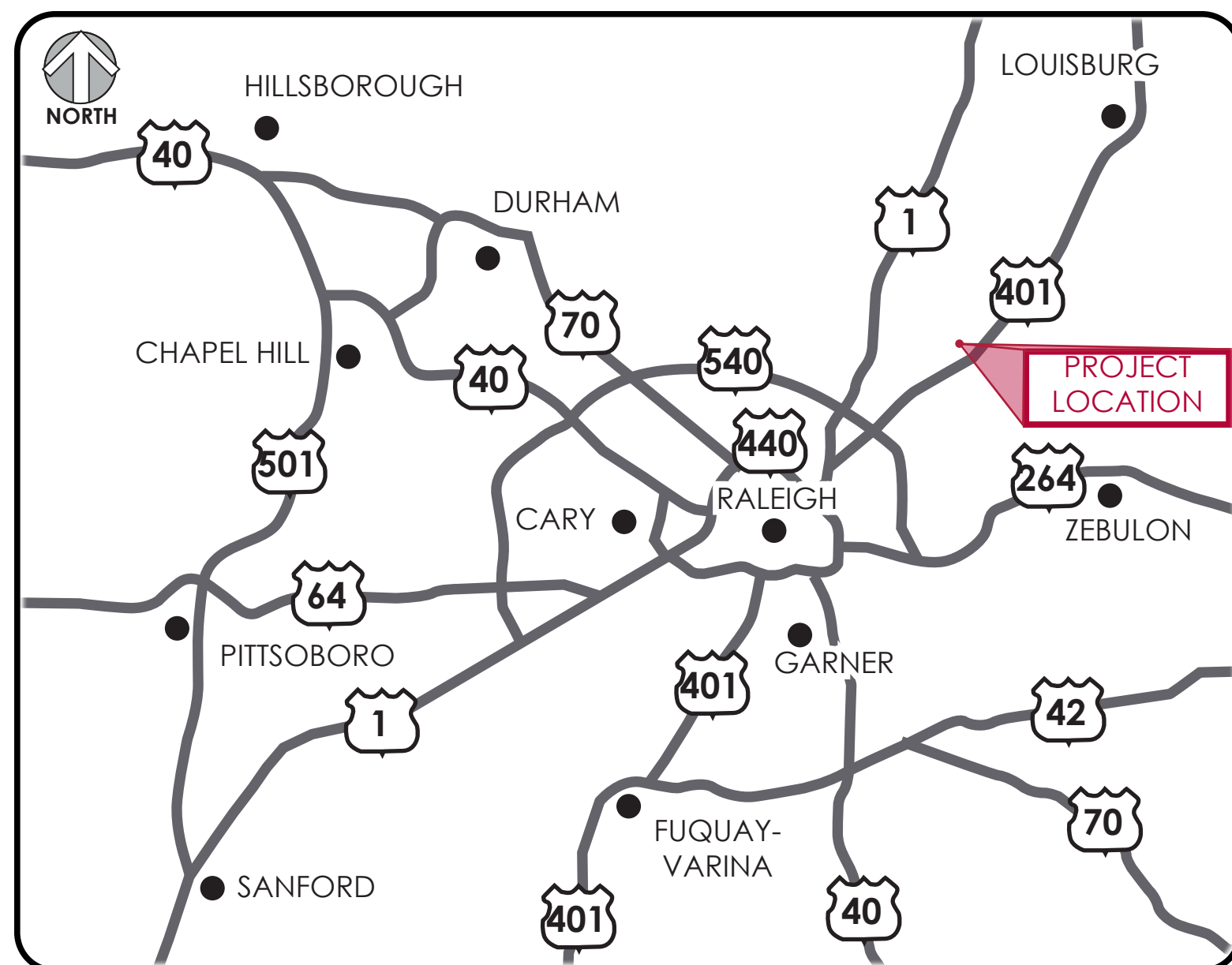


WAKEMED HEALTH & HOSPITALS
 3128 SMOKETREE CT
 RALEIGH, NC 27604

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

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

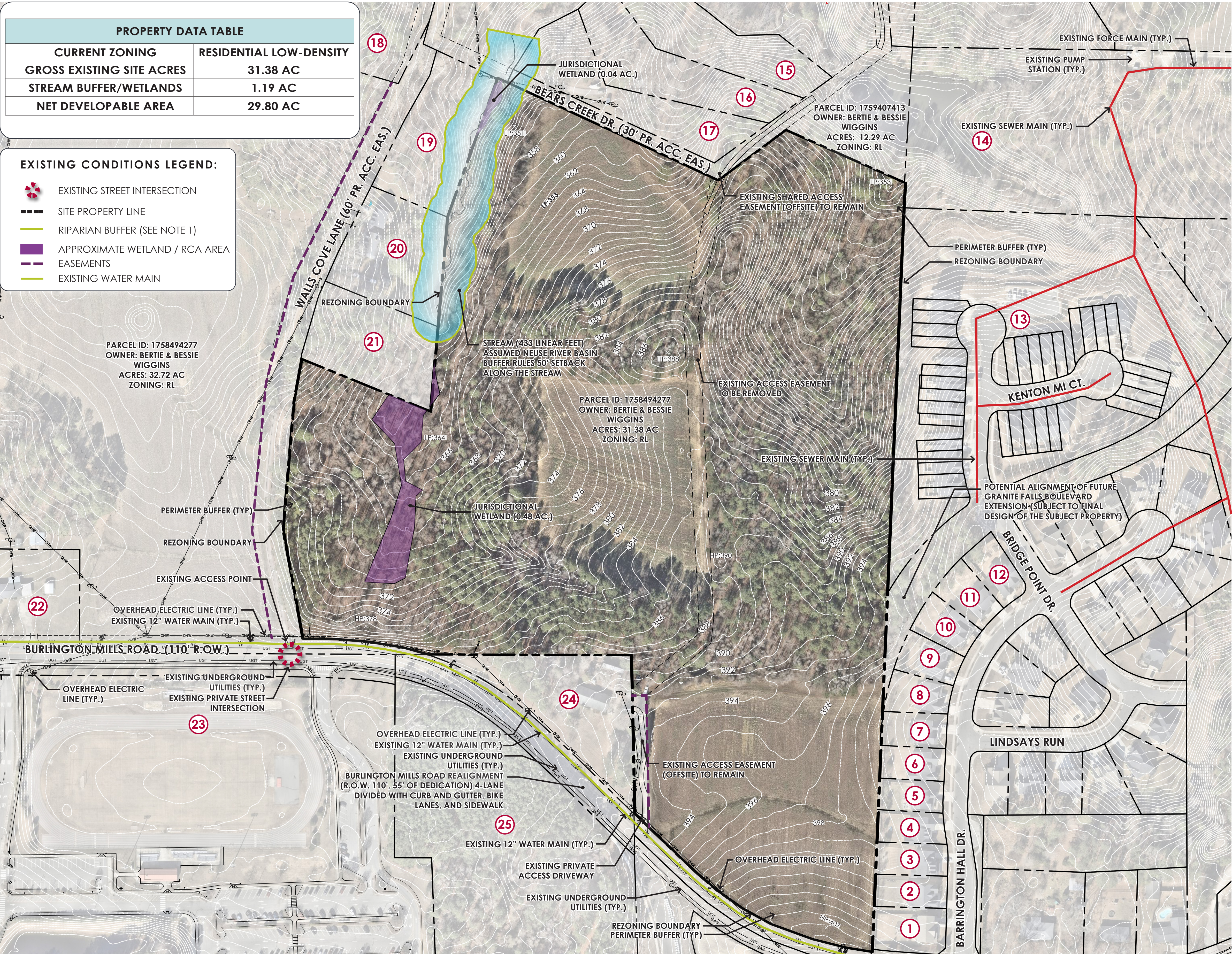


NOT TO SCALE

REV DATE	SHEET
11/3/2025	MP-1
12/22/2025	

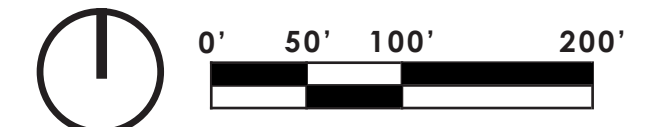
PROPERTY DATA TABLE	
CURRENT ZONING	RESIDENTIAL LOW-DENSITY
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

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



- ADJOINING PROPERTIES:**
- PROPERTY OWNER: JASON & JULIA DAVIS
PIN: 1758584300
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: WILLIAM & SUSAN RACHIS
PIN: 1758584318
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: WILLIAM & SHARON THAXTON
PIN: 1758584414
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: WILLIAM & BREANNA JOHNSON
PIN: 1758584510
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: ADAM & KATHRYN RIDGE
PIN: 1758584517
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: JAMES & AMELIA MOUNT
PIN: 1758584613
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: LEONARD & TONI KENION
PIN: 1758584710
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: MONSEBULA & MATONDO LESANGA
PIN: 1758584727
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: HAI & KHANH TRAN
PIN: 1758584844
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: JORDAN & NATIA AKINS
PIN: 1758584981
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: ROBERT & AMY HARKEY
PIN: 1758585927
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: JAMES RHODES
PIN: 1758595082
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: BARRINGTON TOWNES HOMEOWNERS
PIN: 1758596553
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: NEW OXFORD DEVELOPMENT CO. LLC.
PIN: 1758598900
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759409123
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759408017
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758498953
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BEVERLY & BESSIE DIXON
PIN: 1759402396
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: JAMES WALL
PIN: 1758494848
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: JENNIFER & SIDNEY GREGORY
PIN: 1758493655
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758493416
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: ERMA CHAMPION & KATHY MOSS TRUSTEE
PIN: 1758386918
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1758387160
ZONING: RO
USE: RESIDENTIAL OFFICE
 - PROPERTY OWNER: WILLARD & BARBARA PARK
PIN: 1758487746
ZONING: RL
USE: RESIDENTIAL
 - 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.

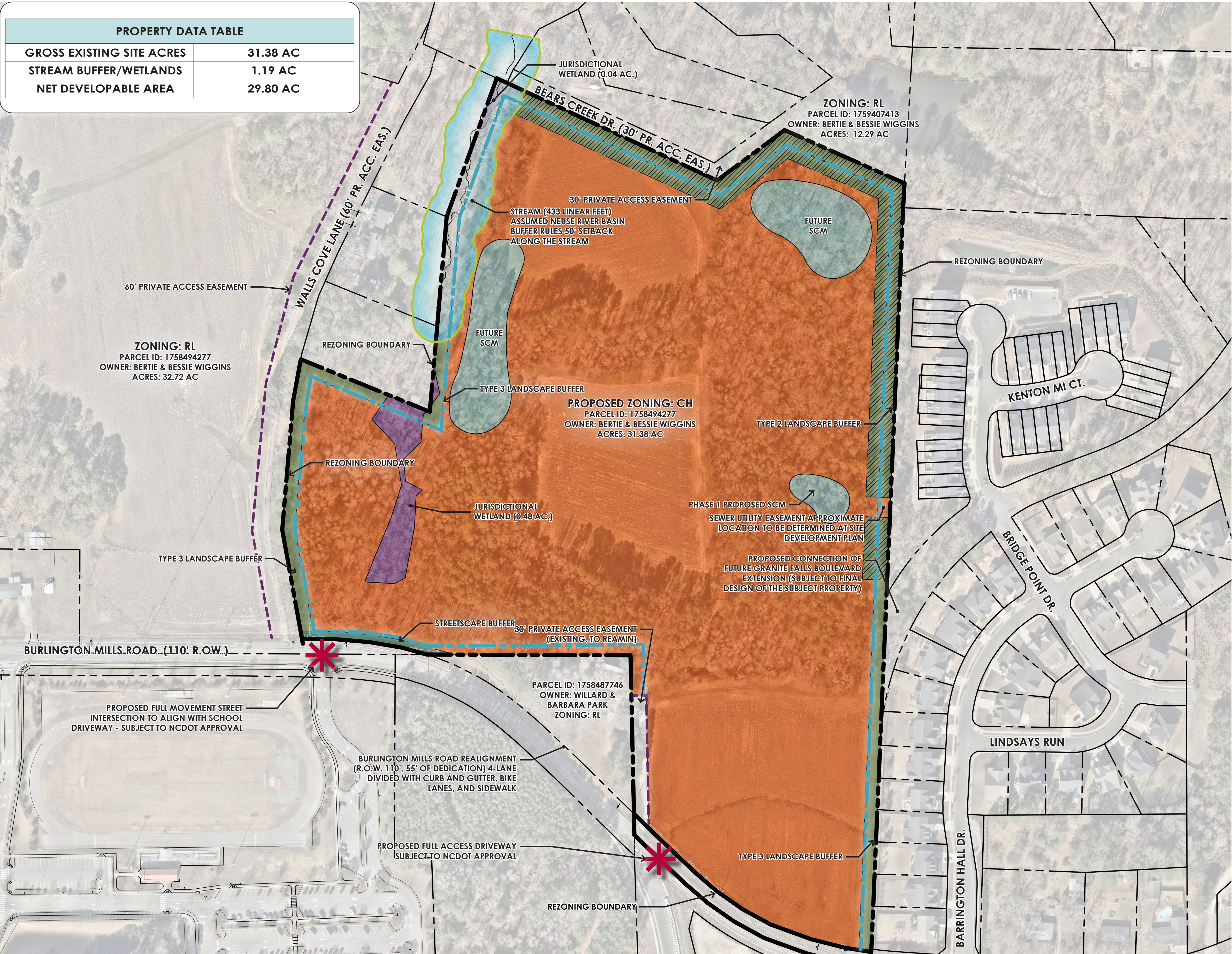


Kimley & Horn



REV DATE	SHEET
11/3/2025	MP-01
12/22/2025	

PROPERTY DATA TABLE	
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

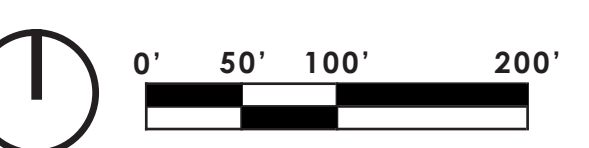


CONCEPT PLAN LEGEND:	
	PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
	PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
	RIPARIAN BUFFER (SEE NOTE 1)
	PROPERTY SETBACKS/BUFFERS
	EASEMENT
	GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
	JURISDICTIONAL WETLAND
	DEVELOPABLE AREA
	LANDSCAPE BUFFER (SEE PLAN FOR TYPE)
	FUTURE/ PROPOSED SCM

SITE DATA TABLE	
PROJECT NAME	WAKE MED
PARCEL IDENTIFICATION NUMBER	1758494277 & 1759407413
PROPERTY SIZE	31.38 ACRES
PROPERTY LOCATION	TOWN OF ROLESVILLE
EXISTING ZONING DISTRICT	RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING DISTRICT	CH
EXISTING USE	AGRICULTURE/RESIDENTIAL
PROPOSED USE	MEDICAL (SEE NOTE 1)
MAX BUILDING HEIGHT (REZ-24-02 ORDINANCE DOCUMENT APPROVED JANUARY 7, 2025)	60' MAX.
ELECTRIC PROVIDER	DUKE ENERGY
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
PROPOSED PARKING CALCS.	2.0/1,000 SF MIN. 5.0/1,000 SF MAX. (SEE LDO TABLE 6.4.3.G. OFF-STREET PARKING)
REQUIRED OPEN SPACE (5% OPEN SPACE)	1.56 ACRES (SEE NOTE 5)
PROPOSED OPEN SPACE (6.37% OPEN SPACE)	2 ACRES (SEE NOTE 5)
REQUIRED VEGETATION PRESERVATION (10% OF ALL EXISTING TREES IN GOOD HEALTH)	3.13 ACRES
VEGETATION PRESERVATION PROVIDED (11% OF ALL EXISTING TREES IN GOOD HEALTH)	3.76 ACRES

*SEE SUMMARY TABLE AND LAND USE SUMMARY TABLE FOR A GENERAL SUMMARY OF PROPOSED USES PLANNED FOR THIS DEVELOPMENT.

- LAND USE PLAN NOTES:**
- All uses allowed as per the Town's Land Development Ordinance section 5.1.5.(c),(d), and (f), shall be permitted within this district.
 - 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.
 - A shared stormwater management system is anticipated to serve the overall development. A phased stormwater management plan as necessary to serve each development phase, will be designed at the subdivision stage. These plans will be in conformance with the Town's stormwater regulations in place at the time of this zoning approval.
 - Current Zoning: RL (Rolesville); Proposed Zoning CH (Rolesville)
 - Open Space will be located in accordance with LDO Section (6.2.1.1. Open Space) exact locations to be determined at Site Development Plan Process.



Kimley >> Horn



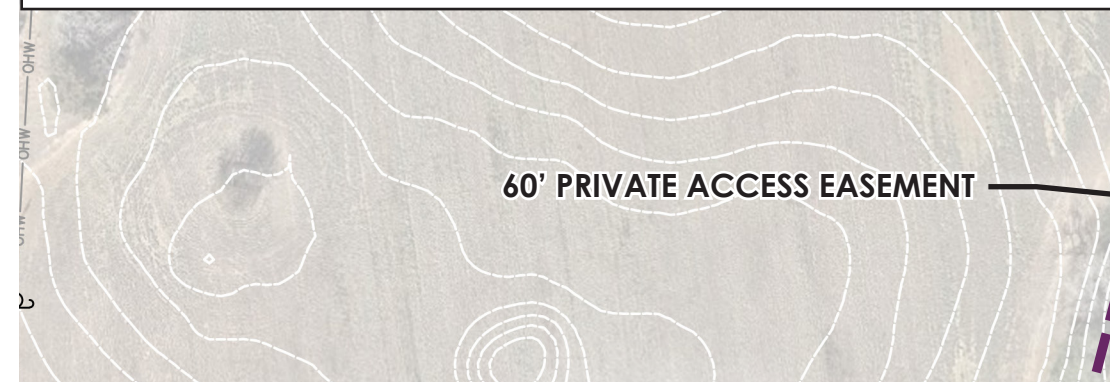
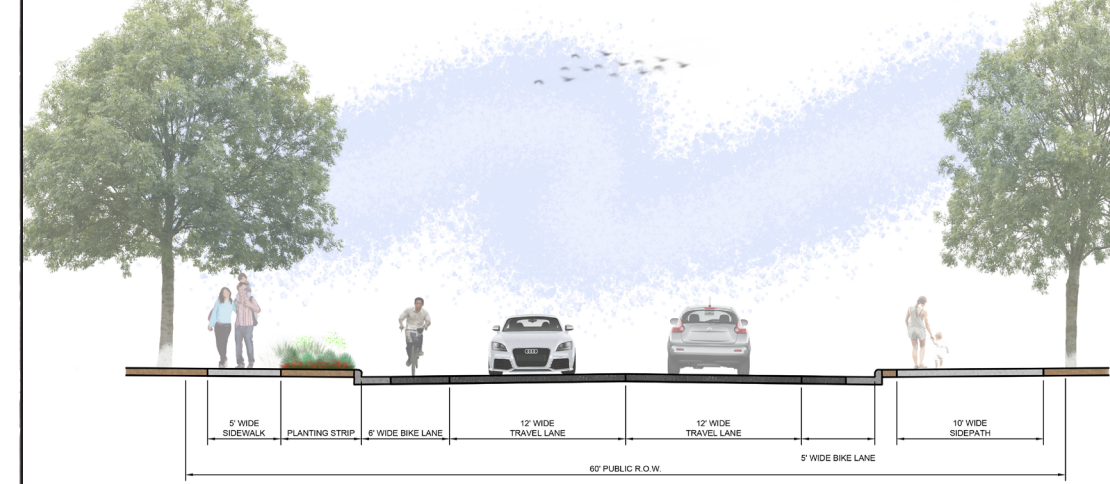
REV DATE	SHEET
11/3/2025	MP-03
12/22/2025	

LAND USE SUMMARY

MEDICAL	40,000 SF
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(SEE NOTE 14 FOR SQUARE FOOTAGE REQUIREMENTS)

**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: 1759407413
OWNER: BERTIE & BESSIE WIGGINS
ACRES: 12.29 AC

PROPOSED ZONING: CH
PARCEL ID: 1758494277
OWNER: BERTIE & BESSIE WIGGINS
ACRES: 31.38 AC

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

PROPOSED FULL MOVEMENT STREET INTERSECTION SUBJECT TO NCDOT APPROVAL SIDEPATH AND BIKE LANE ALONG BURLINGTON MILLS ROAD SHOWN IN ACCORDANCE WITH THE ROLESVILLE BICYCLE PLAN (SEE NOTE 13, THIS SHEET)

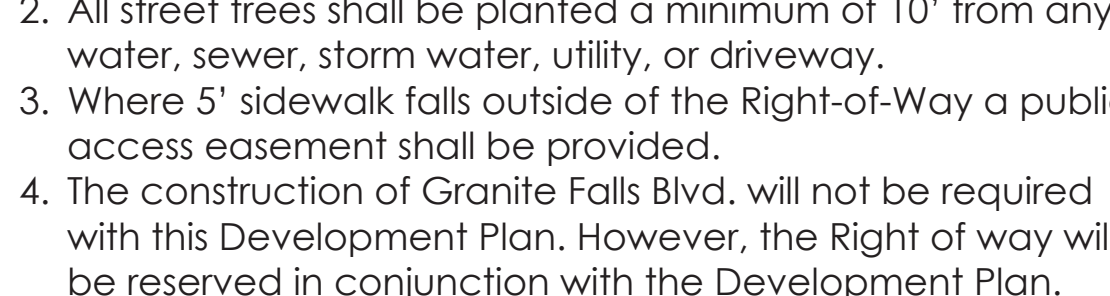
BURLINGTON MILLS ROAD REALIGNMENT (R.O.W. 110' 55' OF DEDICATION) 4-LANE DIVIDED WITH CURB AND GUTTER, BIKE LANES, AND SIDEWALK

DRIVEWAY CONNECTION TO BE REPLACED WITH STREET INTERSECTION UPON OPENING OF GRANITE FALLS BOULEVARD EXTENSION SIDEPATH AND BIKE LANE ALONG BURLINGTON MILLS ROAD SHOWN IN ACCORDANCE WITH THE ROLESVILLE BICYCLE PLAN. (SEE NOTE 13, THIS SHEET)

PROPOSED FULL ACCESS DRIVEWAY SUBJECT TO NCDOT APPROVAL

PRELIMINARY RESERVATION AREA TO ACCOMMODATE THE EXTENSION OF GRANITE FALLS BLVD. (SEE NOTE 11, THIS SHEET)

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:

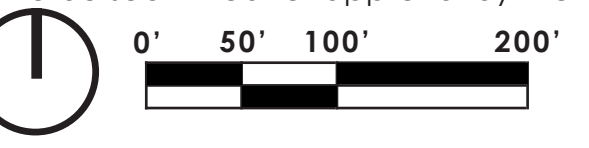
- PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
- PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
- RIPARIAN BUFFER (SEE NOTE 1)
- PROPERTY SETBACKS/BUFFERS
- EASEMENT
- 15' TYPE 2 LANDSCAPE BUFFER
- 25' TYPE 3 C LANDSCAPE BUFFER
- 15' STREETSCAPE BUFFER (SETBACK FROM THE R.O.W.)
- 1 PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
- 2 EMERGENCY DEPARTMENT AMBULANCE DROP OFF ZONE
- 3 PATIENT EMERGENCY DROP-OFF/PICK-UP
- 4 OUTDOOR SERVICE AREA/ LOADING DOCK
- 5 SURFACE PARKING/ PATIENT DROP OFF ZONE
- 6 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:

1. 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 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 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.
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. 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).
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 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.
8. Height shall be measured per the standards of the LDO. All uses within the proposed rezoning boundary shall not exceed the base height of (60' per Ordinance Document Approved January 7, 2025).
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 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.
10. 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.
11. 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.
12. 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.
13. Sidewalk 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.
14. 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



Kimley & Horn



REV DATE	SHEET
11/3/2025	MP-04
12/22/2025	

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 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.

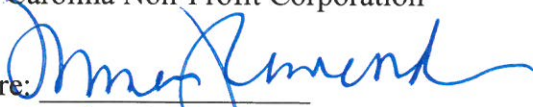
6. The Required Perimeter Buffer at the common property line with the Barrington Hall Drive Properties shall be a Modified Type 3 Perimeter Buffer with a minimum width of 50 feet. This buffer shall include a minimum planting standard of 5 canopy trees, 2 under story trees, 9 evergreen shrubs and 60 deciduous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

ATTENDANCE ROSTER

NAME	ADDRESS
Brad Shaak	521 Kenton Mill Ct.
CAPE BOWMAN	408 BARRINGTON HALL DR
Tina Williams	400 Lindseys Awn
Chase Williams	400 Lindseys Awn

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.

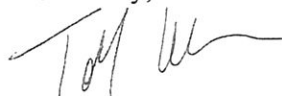
The Town of Rolesville requires that a neighborhood meeting be held by the applicant proposing the rezoning prior to consideration by the Town Planning Board and Board of Commissioners so that citizens can hear from the applicant and review the proposed rezoning. Property owners within 500 feet of the 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)

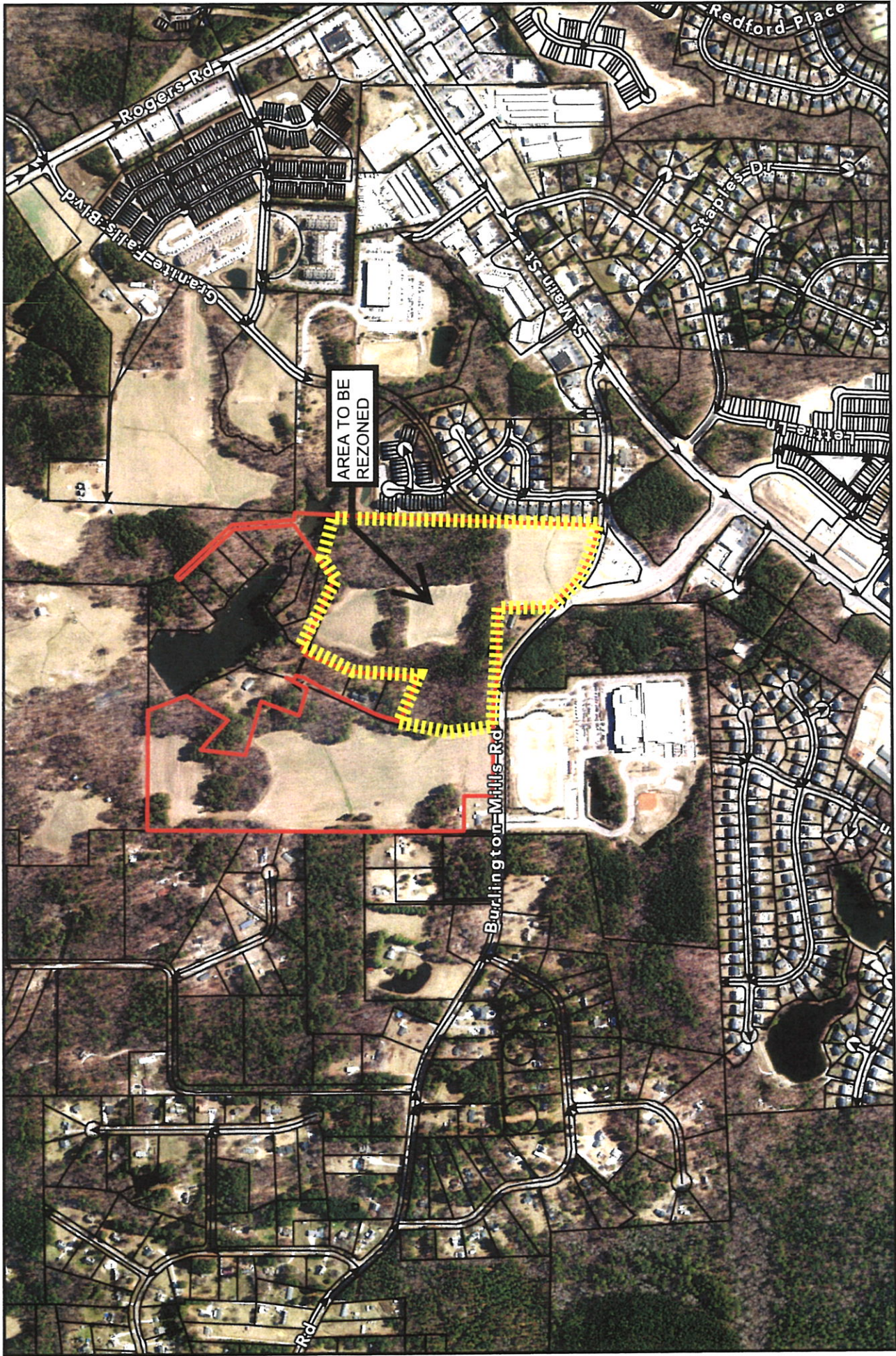
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at coleman@smithlaw.com.

Sincerely,



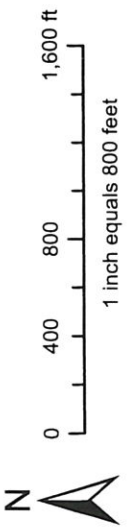
Toby R. Coleman

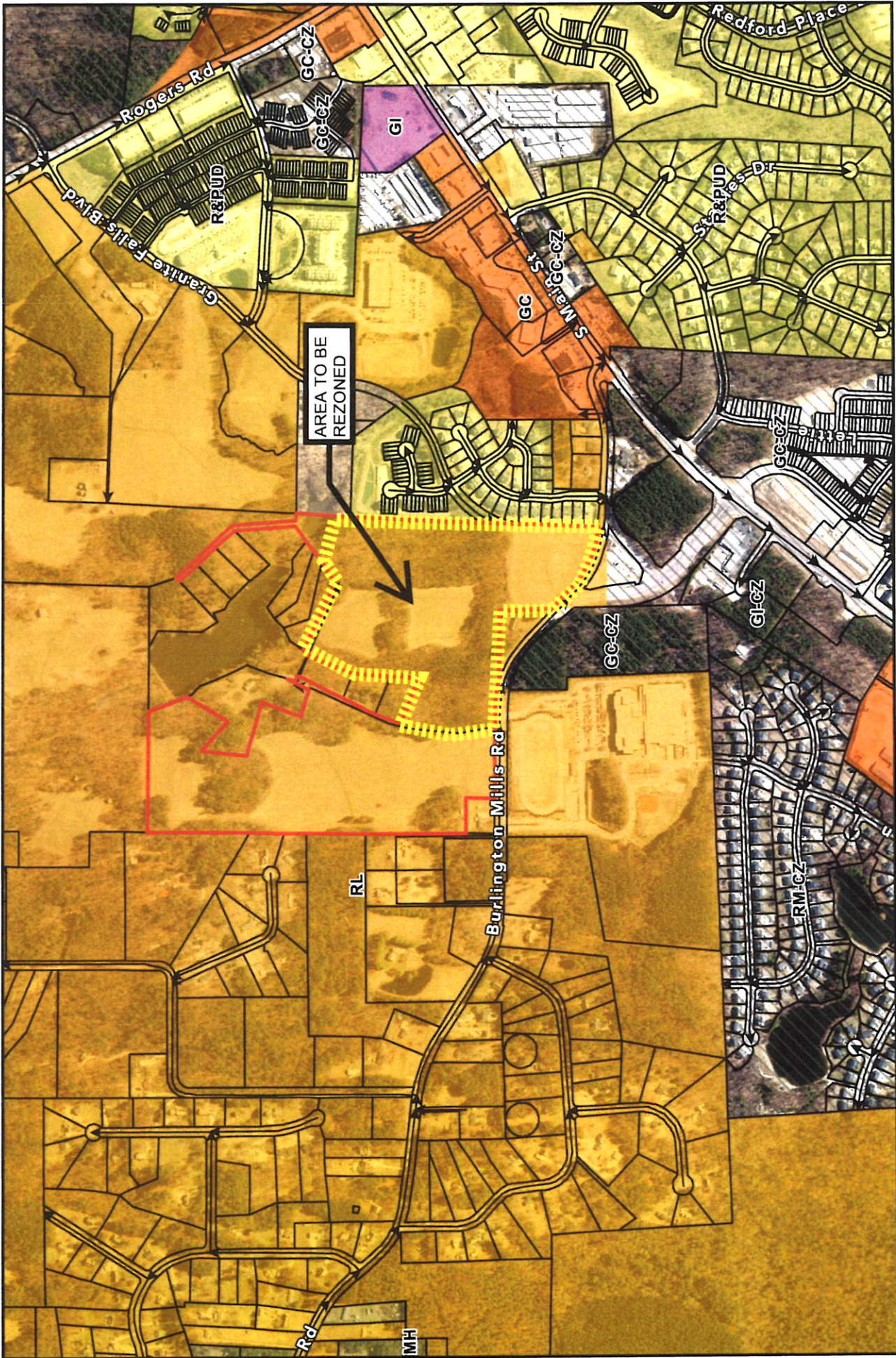
enclosures



AREA TO BE REZONED

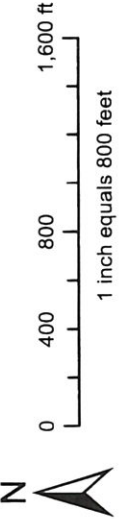
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





AREA TO BE REZONED

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 The maps make 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

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	
600S 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	ROLESVILLE NC 27610-4145
517 BARRINGTON HALL DR	PATEL, KIRIT B PATEL, NAVYAA K	1758586714	2628 SW MYRTLE ST	SEATTLE WA 98106-1753	
OKENTON 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, LYNDA	1758589313	4906 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
202 BRIDGEPOINT DR	ATCHISON, GRANT R ATCHISON, LAUREN B	1758594563	202 BRIDGEPOINT 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, DORIL	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 BRIDGEPOINT DR	MCINTYRE, GEORGE M JR	1758594468	206 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
216 BRIDGEPOINT DR	DUPREE-SOMERS, SANDRA LEIGH	1758594375	216 BRIDGEPOINT 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	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	
4509 BURLINGTON MILLS RD	ANSLY, 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	
11008S SANDWAY LN	PERRY, HAROLD GLENN	1759207151	4500 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9124	
4701 BEARS CREEK DR	WIGGINS, BERTIE WALL	1758498953	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 SANDWAY LN	CHAMBERLAIN, KIRK D	1759303170	PO BOX 612	ROLESVILLE NC 27571-0612	
11008 SANDWAY 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 BRIDGEPOINT DR	NELSON, KENNETH E TRUSTEE NELSON	1758594551	12152 VIA HACIENDA	EL CAON CA 92019-5001	
4521 BURLINGTON MILLS RD	ANSLY, 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	1759509782	508 DOGWOOD MEADOW TRL	ROLESVILLE NC 27571-8809	
4950 BURLINGTON MILLS RD	THALES ACADEMY	1759600390	4641 PARAGON PARK RD	RALEIGH NC 27616-3406	
533 BARRINGTON HALL DR	TOWN OF ROLESVILLE	175862706	PO BOX 250	ROLESVILLE NC 27571-0250	
0 BARRINGTON HALL DR	BARRINGTON COMMUNITY ASSOCIATION INC	1758585442	10244 DURANT RD STE 107	RALEIGH NC 27614-9783	
214 BRIDGEPOINT DR	PHILLIPS, WHITNEY VANZANDT	1758594377	10244 DURANT RD STE 107	RALEIGH NC 27614-9783	
400 WELLSPRING FARMS LN	RANSON, ELEN RUTH TRUSTEE RANSON, MAURICE NIEL TRUSTEE	1759411849	400 WELLSPRING FARMS LN	ROLESVILLE NC 27571-9304	
321 BRIDGEPOINT DR	MANI, SURESH KUMAR	1758589806	321 BRIDGEPOINT DR	ROLESVILLE NC 27571-9538	
509 BARRINGTON HALL DR	LANGE, CHRISTOPHER E LANGE, CHRISTINE B	1758586821	509 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
230 BRIDGEPOINT DR	SULLIVAN, ERIN LISE	1758594178	230 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	

Address	Owner	PI#	Mailing Address 1	Mailing Address 2	Mailing Address 3
11005 SANDWAY LN	MARSHALL, CHARLES ALBERT JR MARSHALL, WANDA J	1759300130	PO BOX 1295	WAKE FOREST NC 27588-1295	
524 BARRINGTON HALL DR	MCOUNT, JAMES RICHARD MOUNT, AMELIA	1758584613	524 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
500 BARRINGTON HALL DR	RHOODES, 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 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 BURJLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758574837	HARBOR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARL OTTENC 28203-5115
0 BURJLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758479823	HARBOR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARL OTTENC 28203-5115
11013 SANDWAY LN	WILLIAMS, ROBERT W WILLIAMS, RHONDA G	1758206296	2525 BURGLINTON 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 BURJLINGTON MILLS RD	WOOD, CHRISTOPHER R	1758392506	4609 BURJLINGTON 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 SANDWAY LN	SANCHEZ, NATALIO QUISTAN	1759301387	5516 ROUND HILL LN	RALEIGH NC 27616-5375	
502 KENTON MILL CT	ABERLI, MAUD ABERLI, SHAHRZAD	1758596320	113 REED RANCHO RD	BELVEDERE THURSDON CA 94920-2024	
508 KENTON MILL CT	HUDGINS, KADEHA S	1758596391	508 KENTON MILL CT	ROLESVILLE NC 27571-9543	
4905 BURJLINGTON MILLS RD	SSI LITTLE ONES HOME ACADEMY INC	1758587077	127 NATIONAL DR	CLANTON NC 27527-5114	
504 KENTON MILL CT	ISLER, AMY	1758596350	504 KENTON MILL CT	ROLESVILLE NC 27571-9543	
516 BARRINGTON HALL DR	LESANGA, MONSENBULA SOKO, MATONDO	1758584727	516 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
400 BARRINGTON HALL DR	DUGAN, JOHN PATRICK DUGAN, KRISTAM	1758589260	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 SANDWAY LN	KASBOHM, DONALD DUANE KASBOHM, KAREN CADY	1759304301	11000 SANDWAY 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, JENNIFFER	1758597591	519 KENTON MILL CT	ROLESVILLE NC 27571-9543	
409 BARRINGTON HALL DR	FOURLAGE, 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, GISELE M MUMPAISI, EDDY M	1758589092	8012 WILLOWGLEN DR	RALEIGH 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	KESSAVAN, 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 BURJLINGTON MILLS RD	NAVASGUERA, MONICA D	1758391382	4613 BURJLINGTON 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	GANAAPATHI, 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	MAZIGE, BRIA CAROLINE	1758598482	26 POMERWORTH 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 SANDWAY LN	MARTIN, JEREL	1758209603	11020 SANDWAY LN	WAKE FOREST NC 27587-9125	
517 KENTON MILL CT	BAVAUGH, RENEE NICOLE	1758597561	517 KENTON MILL CT	ROLESVILLE NC 27571-9543	
503 KENTON MILL CT	STUCKEY, GROVER C III	1758586414	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	1758586877	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	

WakeMed Rezoning
Mailing List for January 2026 Neighborhood Meeting

Address	Owner	PIN	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	1758386918	4641 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9618	
228 BRIDGEPOINT DR	PUWADA VEKATA, S/A SUBRAMANIAM TRUSTEE KONA, SRINAGA SUDHA TRUSTEE	1758594270	104 ELMHAWEN 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	1758699600	1534 RAVEN WOOD DR	CREEDMOOR NC 27522-8930	
300 BATTEN RD	RNH REALTY LLC	1758681358	325 NASH STE	WILSON NC 27893-4130	
505 KENTON MILL CT	O'CONNELL, ALBERT	1758696434	505 KENTON MILL CT	ROLESVILLE NC 27571-9543	
0 BURLINGTON MILLS RD	ANSLEY, JAMES R AMERA, DIANE L	1758392072	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
540 BARRINGTON HALL DR	RACHIS, SUSAN TRACHIS, WILLIAM J	1758684318	127 HAZEL PARK DR	MOORESVILLE NC 28115-8358	
416 BARRINGTON HALL DR	MILLIKEN, SHAMIKA CASH MILLIKEN, U YSSES	1758696089	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	1758695493	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	AMIANO, MITCHELL C AMIANO, SAMANTHA A	1758687448	4900 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9623	
515 KENTON MILL CT	CANNIZZARO, JOHN FRANCIS CANNIZZARO,	1758697540	515 KENTON MILL CT	ROLESVILLE NC 27571-9543	
521 KENTON MILL CT	SHAAK, BRAD N SHAAK, ELI M	1758698520	PO BOX 812	ROLESVILLE NC 27571-0812	
0 BURLINGTON MILLS RD	WALLBROOK LANDCO LLC	1758681105	HARBOR RETAIL PARTNERS	801 EAST BLVD STE 200	CHARLOTTE NC 28203-5115
412 BARRINGTON HALL DR	HIGH, ROSEMARIE HIGH, JESSE D	1758697141	412 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
228 BRIDGEPOINT DR	LARTIGUE, DELYA MALONE LARTIGUE,	1758694273	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 JENKINS, DELPHINE A	1758688956	413 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
200 BRIDGEPOINT DR	BLRL PROPERTIES LLC	1758694576	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	1758694472	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

ATTENDANCE ROSTER

NAME	ADDRESS
John Tabor	506 Kenton Mill Ct, 27571
Erin Sullivan	230 Bridge Pt. Dr. 27571
Kate + Ulrich Lange	509 BARRINGTON HALL DR 27571
Dee Jenkins	113 Barrington Hall Dr.
Scott Koiker	405 Lindsay's Run
ERIC STEWART	102 POETIC WALK DR
Jesse + Rose High	412 Barrington Hall Dr
Brad Shook	521 Kenton Mill Ct.

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](tel:919-554-6517)

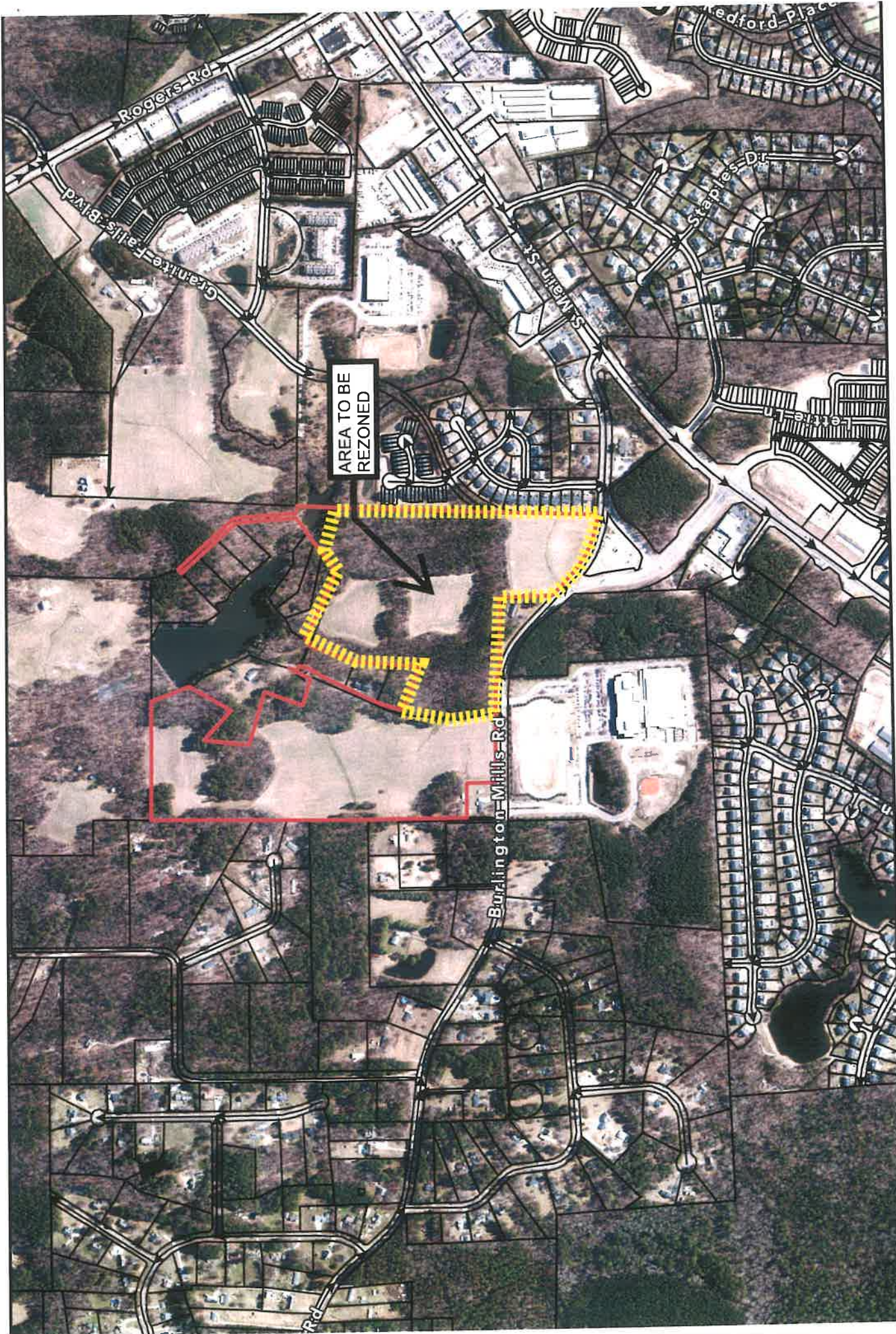
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,



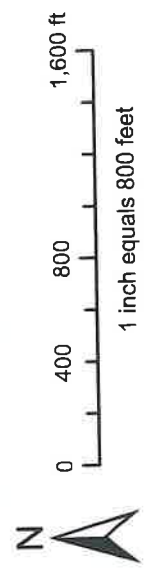
Toby R. Coleman

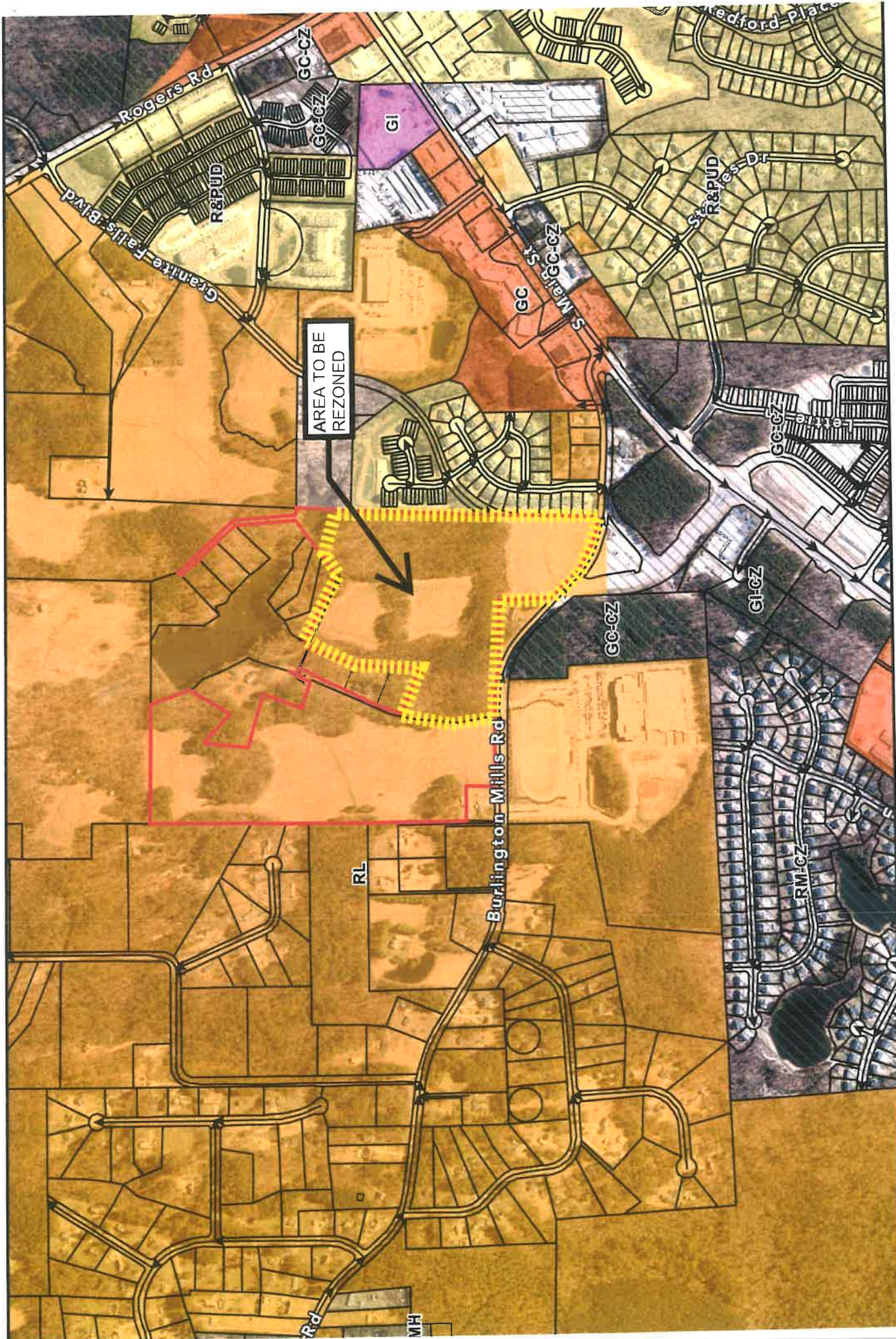
enclosures



AREA TO BE REZONED

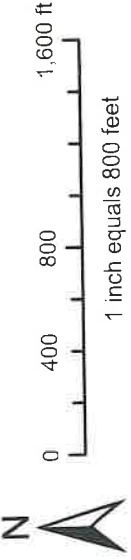
Disclaimer
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AREA TO BE REZONED

Disclaimer
 Maps make 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	17586690272	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	17586690672	1334 RAVEN WOOD DR	CREEDMOOR NC 27522-8930	
0 SANDWAY 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	1759408940	1234 LEGACY GREENE AVE	WAKE FOREST NC 27587-4385	
11000 SANDWAY LN	KASBOHM, DONALD DUANE KASBOHM, KAREN CADY	1759304301	11000 SANDWAY LN	WAKE FOREST NC 27587-9125	
11001 SANDWAY LN	CHAMBERLAIN, KIRK D	1759303170	PO BOX 612	ROLESVILLE NC 27571-0612	
11004 SANDWAY LN	SANCHEZ, NATALIO QUISTAN	1759301387	5516 ROUND HILL LN	RALEIGH NC 27616-5375	
11005 SANDWAY LN	MARSHALL, CHARLES ALBERT JR MARSHALL, WANDA J	1759300130	PO BOX 1295	WAKE FOREST NC 27588-1295	
11008 SANDWAY LN	CHALK, ANGEI	1759300432	PO BOX 28783	RALEIGH NC 27611-8783	
11009 SANDWAY LN	PERRY, HAROLD GLENN	1759207151	4600 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9124	
11013 SANDWAY LN	WILLIAMS, ROBERT W WILLIAMS, RHONDA G	1759206296	2625 BURLINGTON MILLS RD	WAKE FOREST NC 27587	
11020 SANDWAY LN	MARTIN, JERELL	1759209603	11020 SANDWAY 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 GRENCASTLE 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	COTTE, NICOLE B	1758594472	210 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
212 BRIDGEPOINT DR	OAKS DOMAINE TRIANGLE LLC	1758594470	70 GRENCASTLE DR	PINEHURST NC 28374-8105	
214 BRIDGEPOINT DR	PHILLIPS, WHITNEY VANZANDT	1758594377	214 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
216 BRIDGEPOINT DR	DUPREE-SOMERS, SANDBALLEIGH	1758594375	216 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	
218 BRIDGEPOINT DR	DUPROFF, GRACE PADGETT	1758594372	218 BRIDGEPOINT DR	ROLESVILLE NC 27571-9542	

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222 BRIDGEPOINT DR	SCOTT, CYNTHIA	1758594277	PO BOX 100806	PALEIGH NC 27610-0806	
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	RVH 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	1758599280	400 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
400 LINDSAYS RUN	WILLIAMS, TINA DWILLIAMS, ADAM III	1758587746	400 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
400 WELLSPRING FARMS LN	RANSOM, ELLEN RUTH TRUSTEE RANSOM, MAURICE WIEL TRUSTEE	1759411849	400 WELLSPRING FARMS LN	ROLESVILLE NC 27571-9304	
401 BARRINGTON HALL DR	FUZZATO, FELIPE FUZZATO, FLAVIA WASHINGTON, CHARLES J JR WASHINGTON, JULIAM	17586690100	401 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
401 LINDSAYS RUN	WASHINGTON, CHARLES J JR WASHINGTON, JULIAM	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 KOOKER, SCOTT LOWERY, KOOKER, SERENA ELIZABETH	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 STEFFENHAGEN, COURTNEY MARY MYERS, BENJAMIN MICHAEL	1758589809	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 JENKINS, JOEL J JENKINS, DELPHINE A RYAN, LINDA	1758597141	412 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
413 BARRINGTON HALL DR	JENKINS, JOEL J JENKINS, DELPHINE A RYAN, LINDA	1758589836	413 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
413 LINDSAYS RUN	RYAN, LINDA	1758587529	413 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
416 BARRINGTON HALL DR	MILLIKEN, SHAWIKA CASH MILLIKEN, ULYSSES JOYON III	1758596089	416 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
417 BARRINGTON HALL DR	SCOGGINS, KATHRYN SHAWN	1758587992	417 BARRINGTON HALL DR	ROLESVILLE NC 27571-9537	
417 LINDSAYS RUN	POWELL, ROY POWELL, SHORENA TRUSTEE OF LAURA V LARGY SEPARATE PROPERTY TRUST	1758586549	417 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
421 LINDSAYS RUN	TRUSTEE OF LAURA V LARGY SEPARATE PROPERTY TRUST	1758585569	421 LINDSAYS RUN	ROLESVILLE NC 27571-9540	
4509 BURLINGTON MILLS RD	ANSLEY, JAMES R	1758298855	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
4521 BURLINGTON MILLS RD	ANSLEY, JAMES R AMERA, DIANE L	1758298341	6714 W STATE ROAD 11	JANESVILLE WI 53548-9129	
4525 BURLINGTON MILLS RD	WILSON, DORLI	1758299014	4525 BURLINGTON MILLS RD	WAKE FOREST NC 27587-9134	
4600 BURLINGTON MILLS RD	MOSS, MICHAEL A TRUSTEE MOSS, KATHY C TRUSTEE	1758289702	4600 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9617	
4608 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	NAVASGURRA, MONICAD	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	1758489853	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 27616-8834	
4725 BURLINGTON MILLS RD	PARKS, WILLARD PARKS, BARBARA FREEMAN	1758487746	4725 BURLINGTON MILLS RD	ROLESVILLE NC 27571-9620	

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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 TUCCAHOE TRCE	TAYLOR, SHELBY	175828782	4964 TUCCAHOE 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 ANGEA	1758586877	501 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
502 KENTON MILL CT	ABERI, MAJID ABERI, SHAHRZAD	1758596320	113 REED RANCH RD	BEVERLY HILLS 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 L YVNN	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 SHEREE	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 ADELLE	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 LEMONI KENION, TONI LAKEITHA	1758584710	520 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	
520 KENTON MILL CT	MAZIGE, BRJA CAROLINE	1758598482	26 POWENORTH 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	
524 BARRINGTON HALL DR	MOUNT, JAMES RIC-HARD MOUNT, AMELIA WILLIS	1758584613	524 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	
532 BARRINGTON HALL DR	JOHNSON, WILLIAM JOHNSON, BREANNA	1758584510	532 BARRINGTON HALL DR	ROLESVILLE NC 27571-9539	

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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 WAT AVE	WAKE FOREST NC 27587-6808	
698 DOGWOOD MEADOW TRL	PEARCE, JERRY O PEARCE, CHRISTIE A	1759515491	PO BOX 58	ROLESVILLE NC 27571-0058	



**REZ-25-06: WakeMed Rolesville
Traffic Impact Analysis**

Rolesville, North Carolina

June 17, 2026

Prepared for:

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Prepared by:

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Sign-off Sheet

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6/17/2026

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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



REZ-25-06: WAKEMED ROLESVILLE TRAFFIC IMPACT ANALYSIS

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



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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.

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

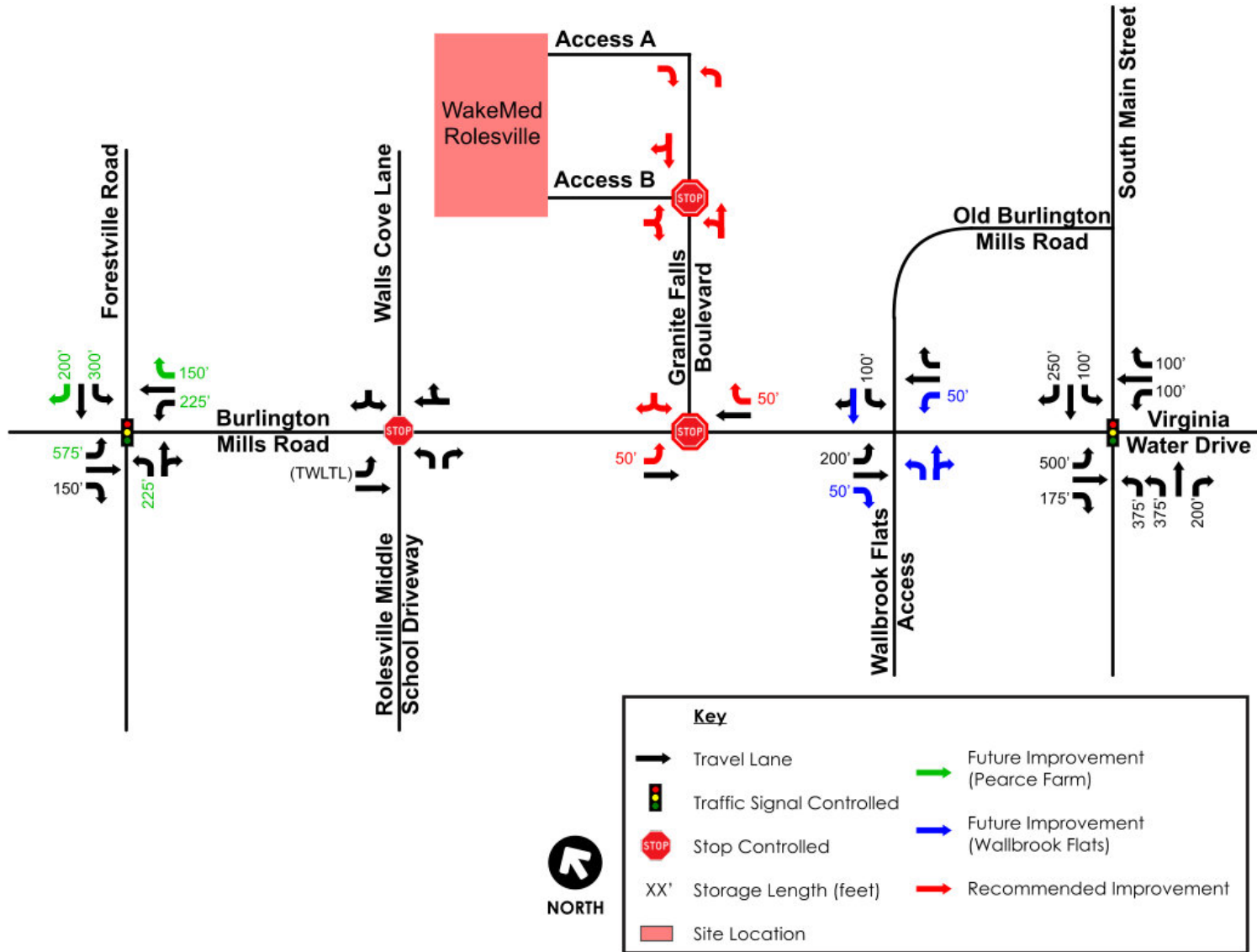
Burlington Mills Road at Access B

- 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



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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

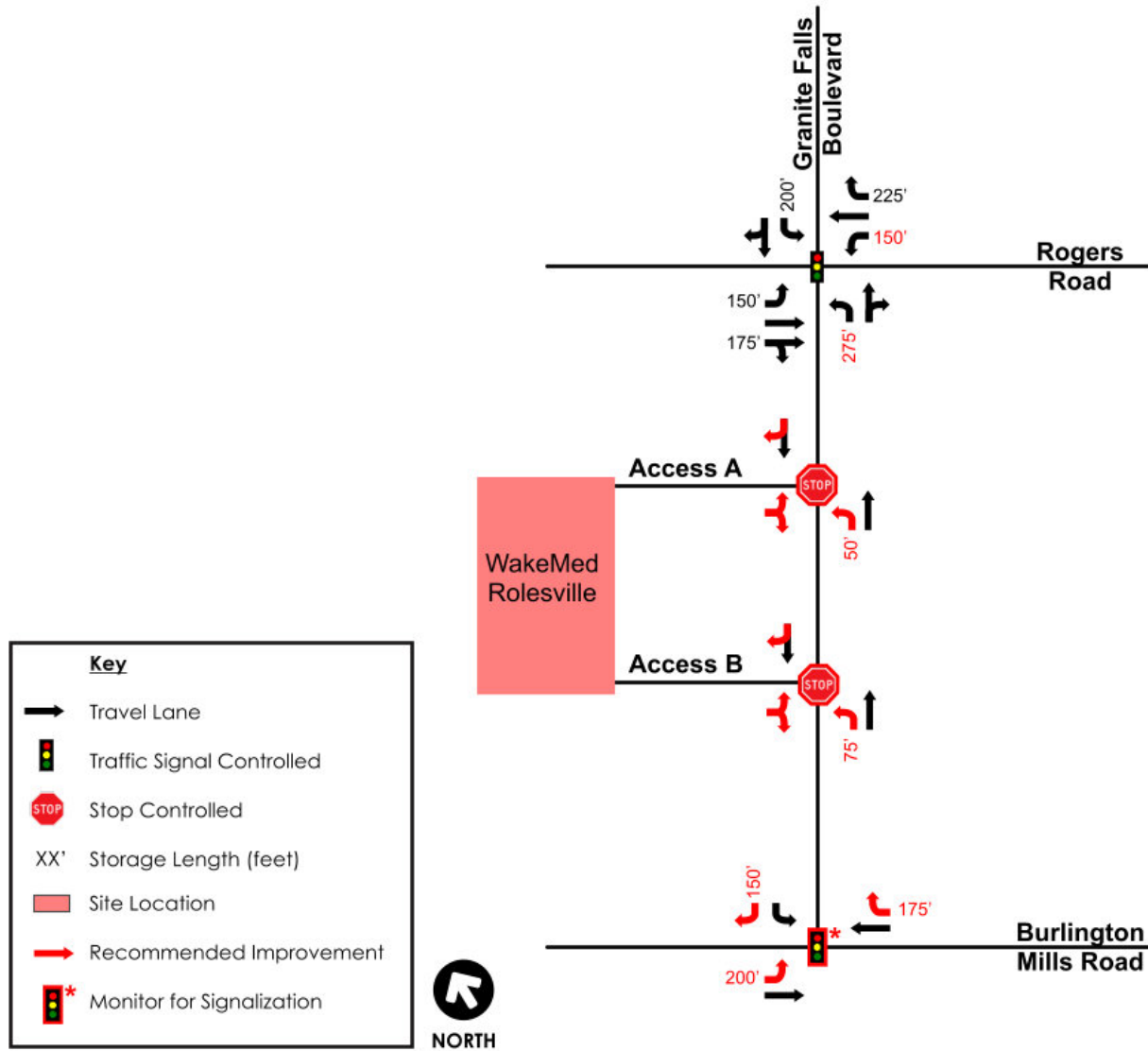


Figure is Not To Scale



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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:

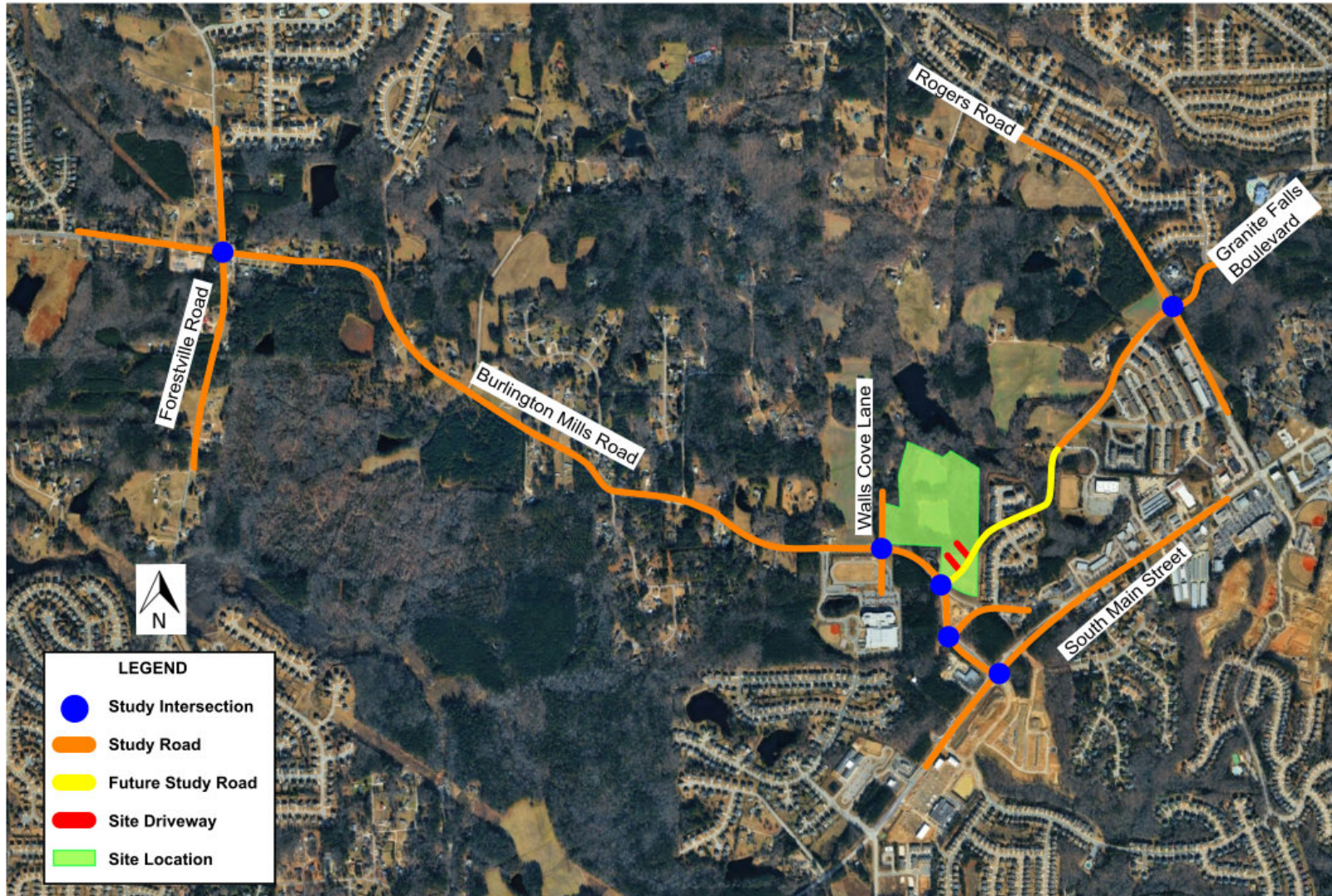
- 2037 No-Build
- 2037 Build
- 2037 Build Improved



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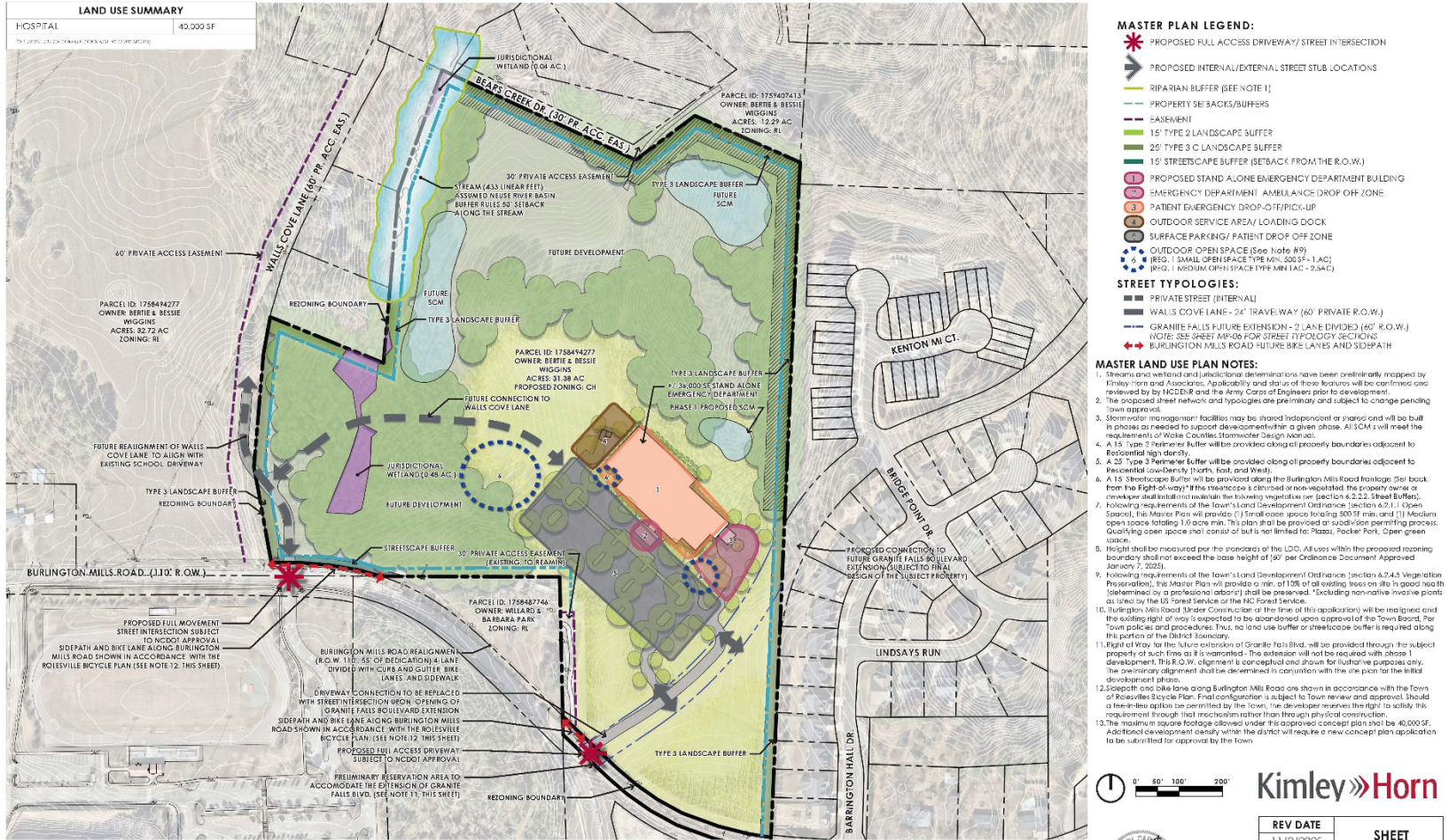
Figure 1: Site Location



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Figure 2: Near-Term (2027) Site Plan



WAKE MED - REZONING CONCEPT PLAN PACKAGE
NOVEMBER 3, 2025 | ROLESVILLE, NORTH CAROLINA | REZ-25-06

MASTER PLAN CONCEPT



REV DATE	SHEET
11/3/2025	
	MP-04



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

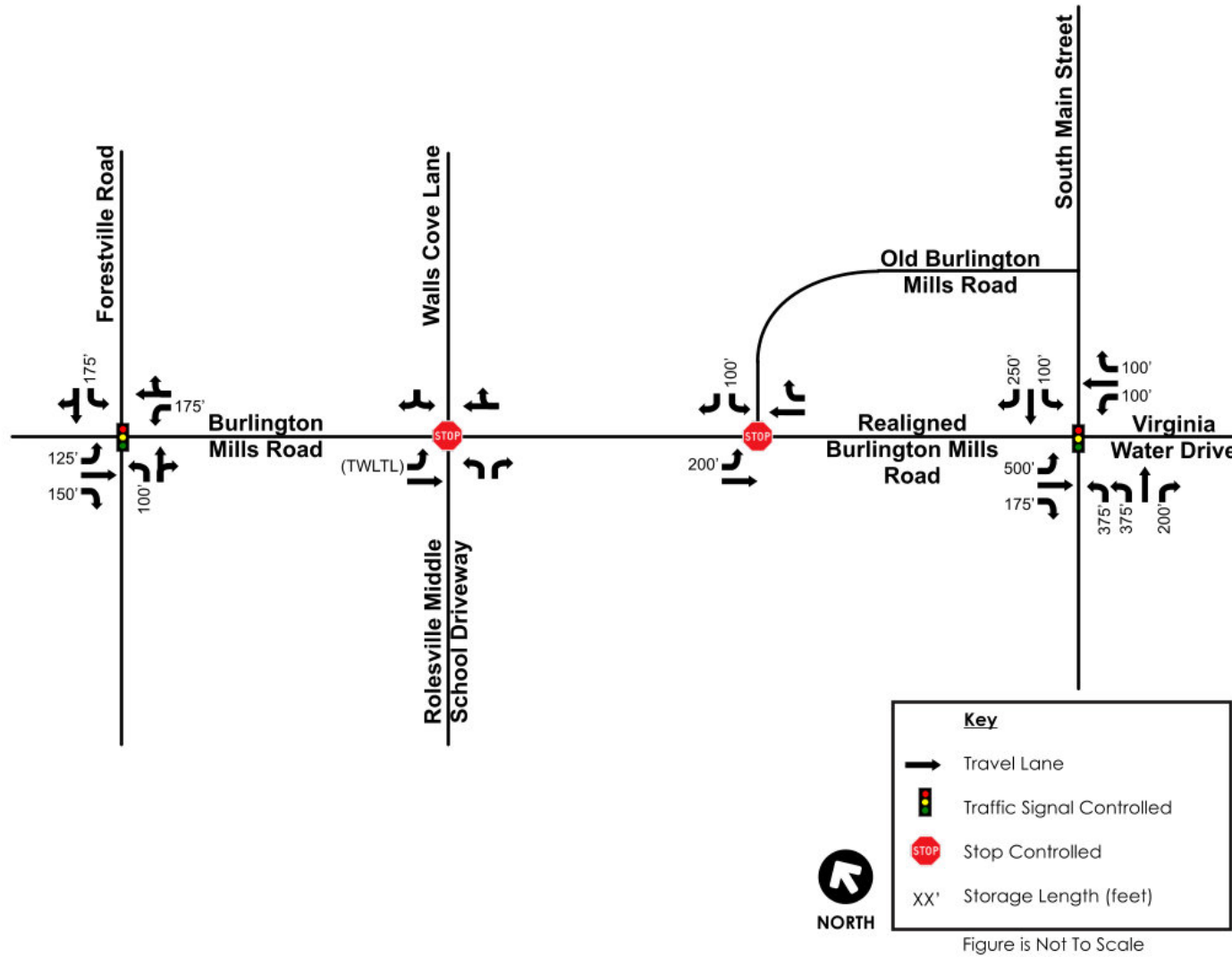
- Construct the Wallbrook Flats driveway with one ingress lane and two egress lanes consisting of an exclusive left-turn lane and a shared thru/right-turn lane.
- Construct a westbound left-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper.
- Construct an eastbound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



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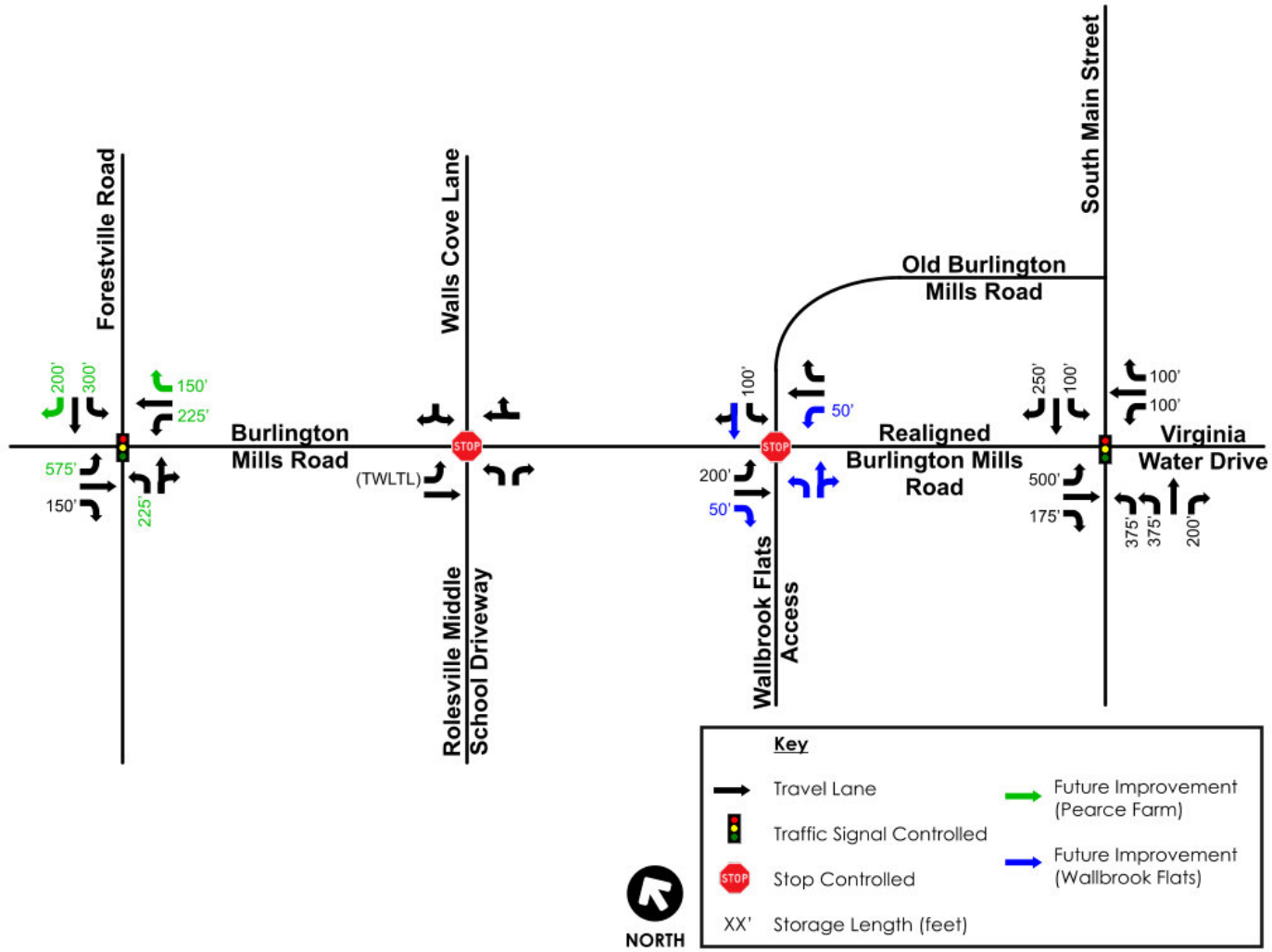
Figure 3: 2026 Existing Lanes and Traffic Control



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



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.



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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

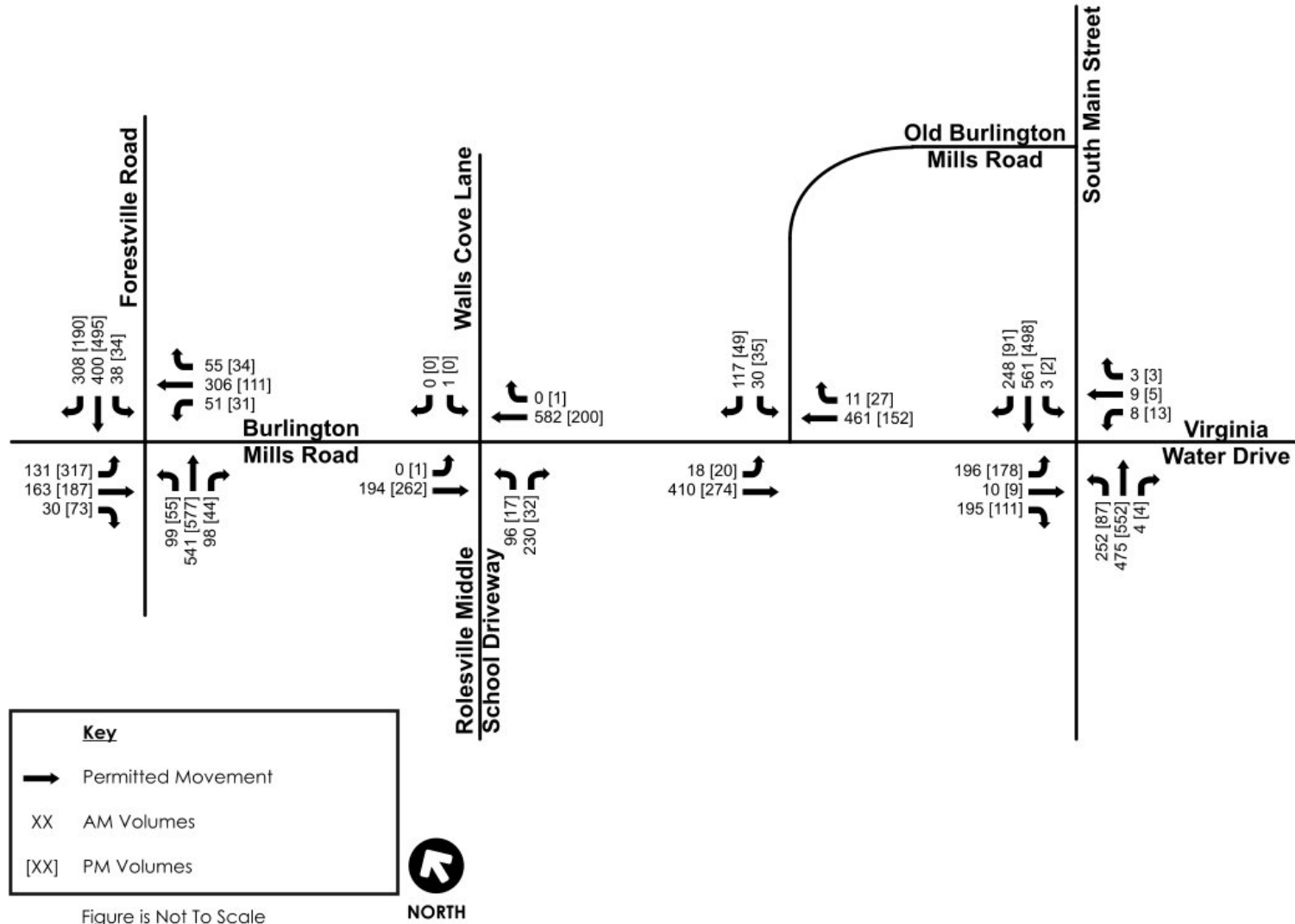
The 2027 Build traffic volumes include the 2027 No-Build traffic and the proposed development traffic discussed in Sections 3.1.5 and 3.1.6. The 2027 Build traffic volumes are shown in Figure 11.



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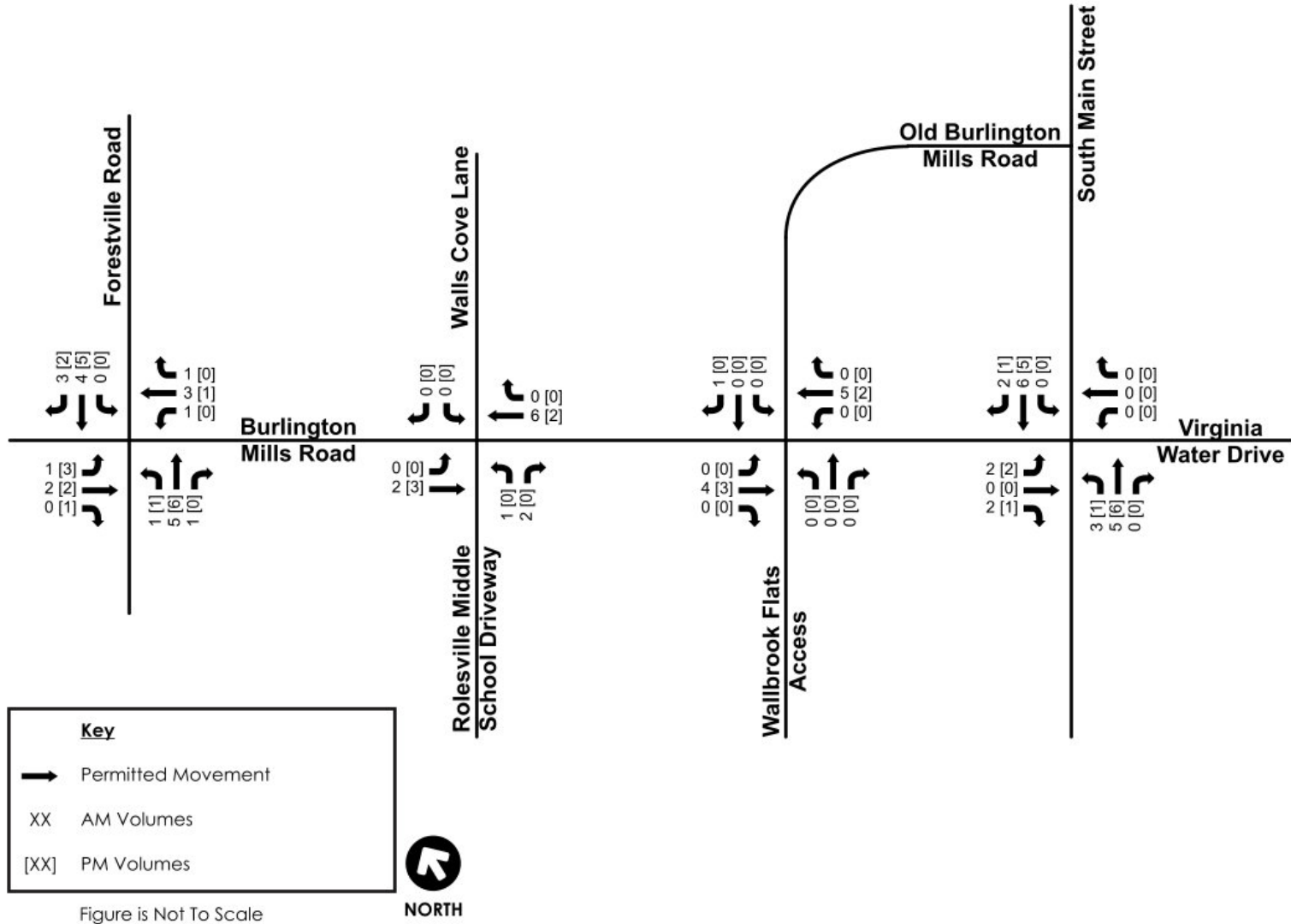
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Figure 5: 2026 Existing Traffic Volumes



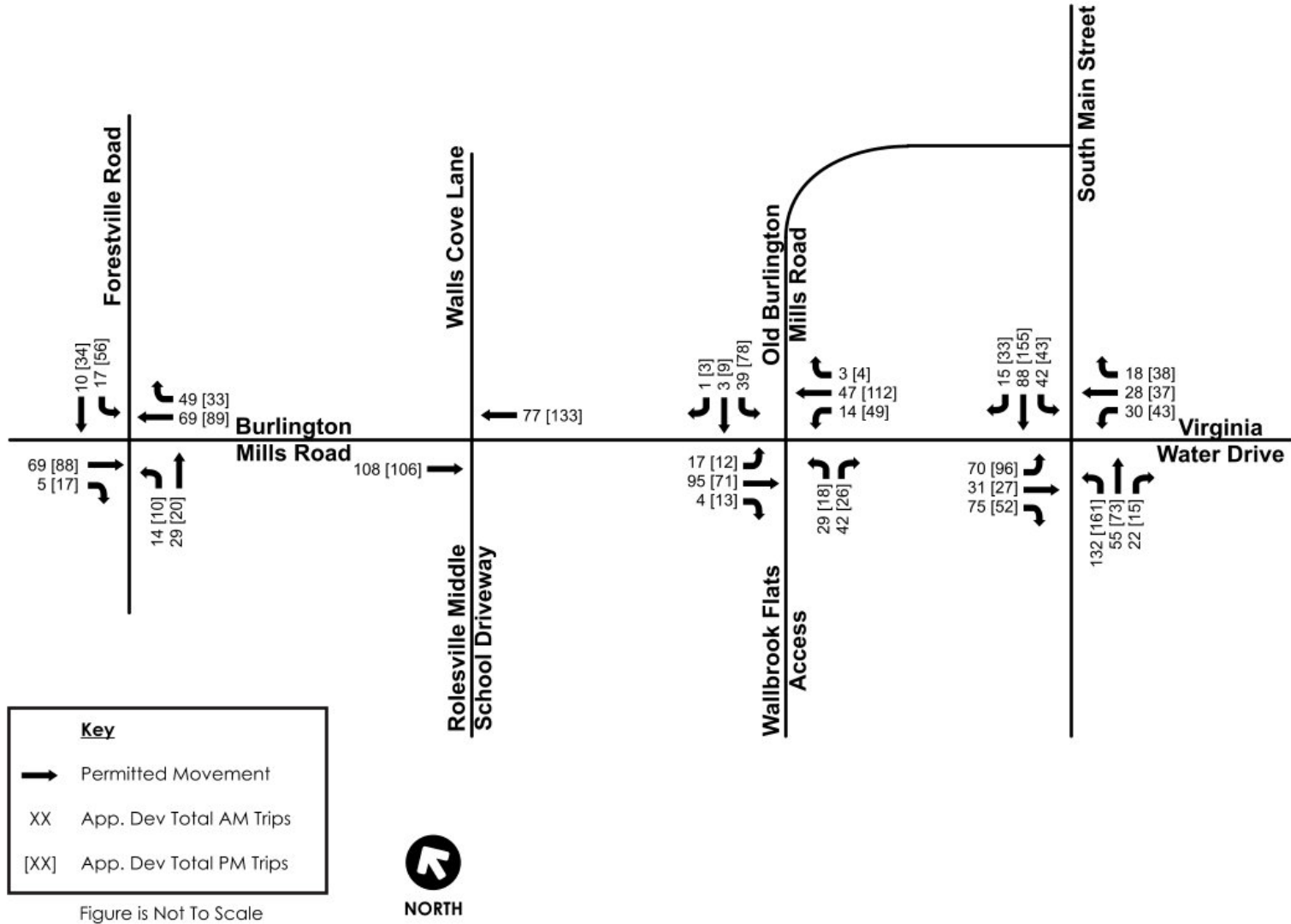
Near-Term (2027) Analysis
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Figure 6: Near-Term (2027) Background Traffic Growth



Near-Term (2027) Analysis
 June 17, 2026

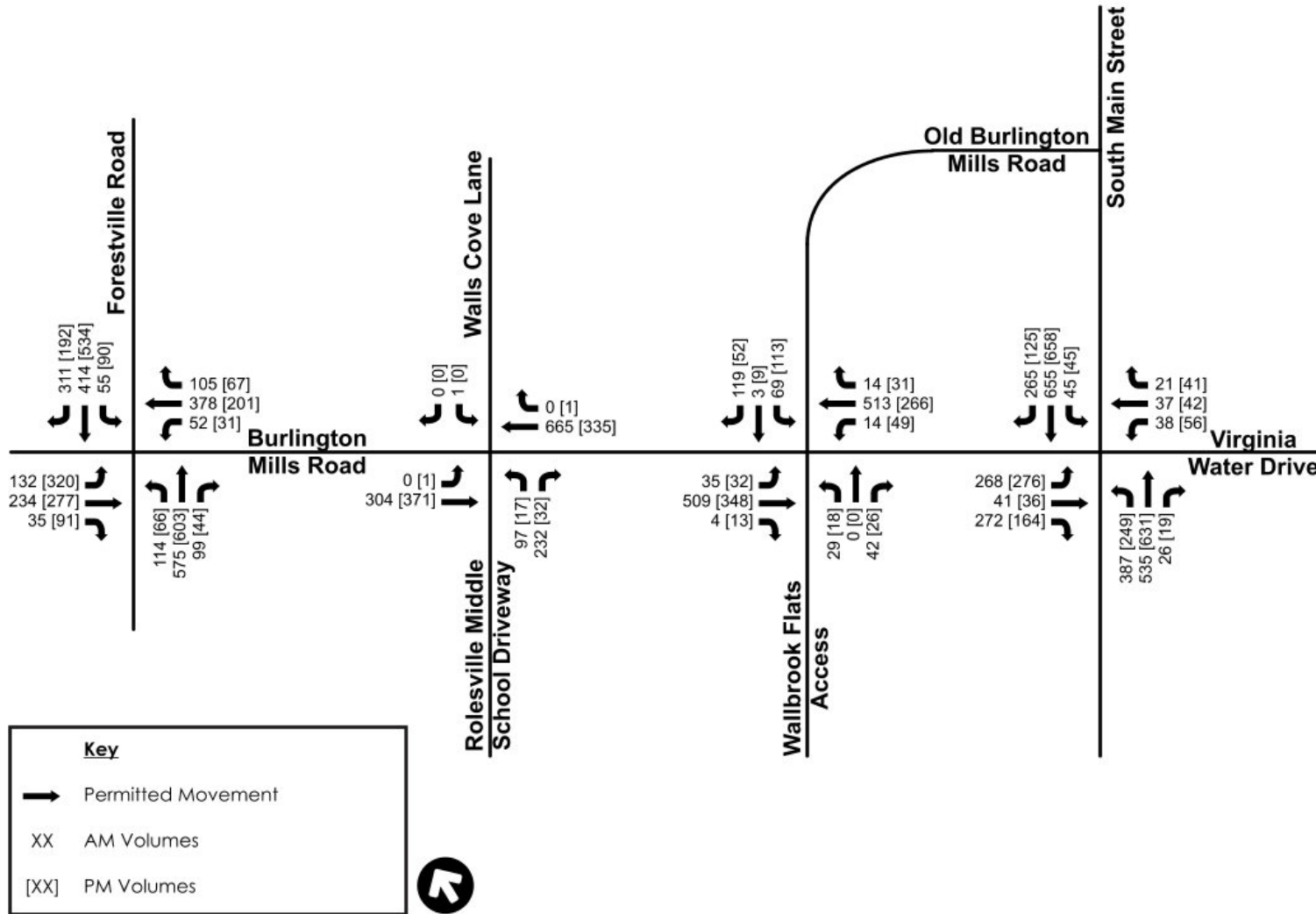
Figure 7: Near-Term (2027) Adjacent Development Traffic Volumes



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



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Figure 9: Near-Term (2027) Trip Distribution

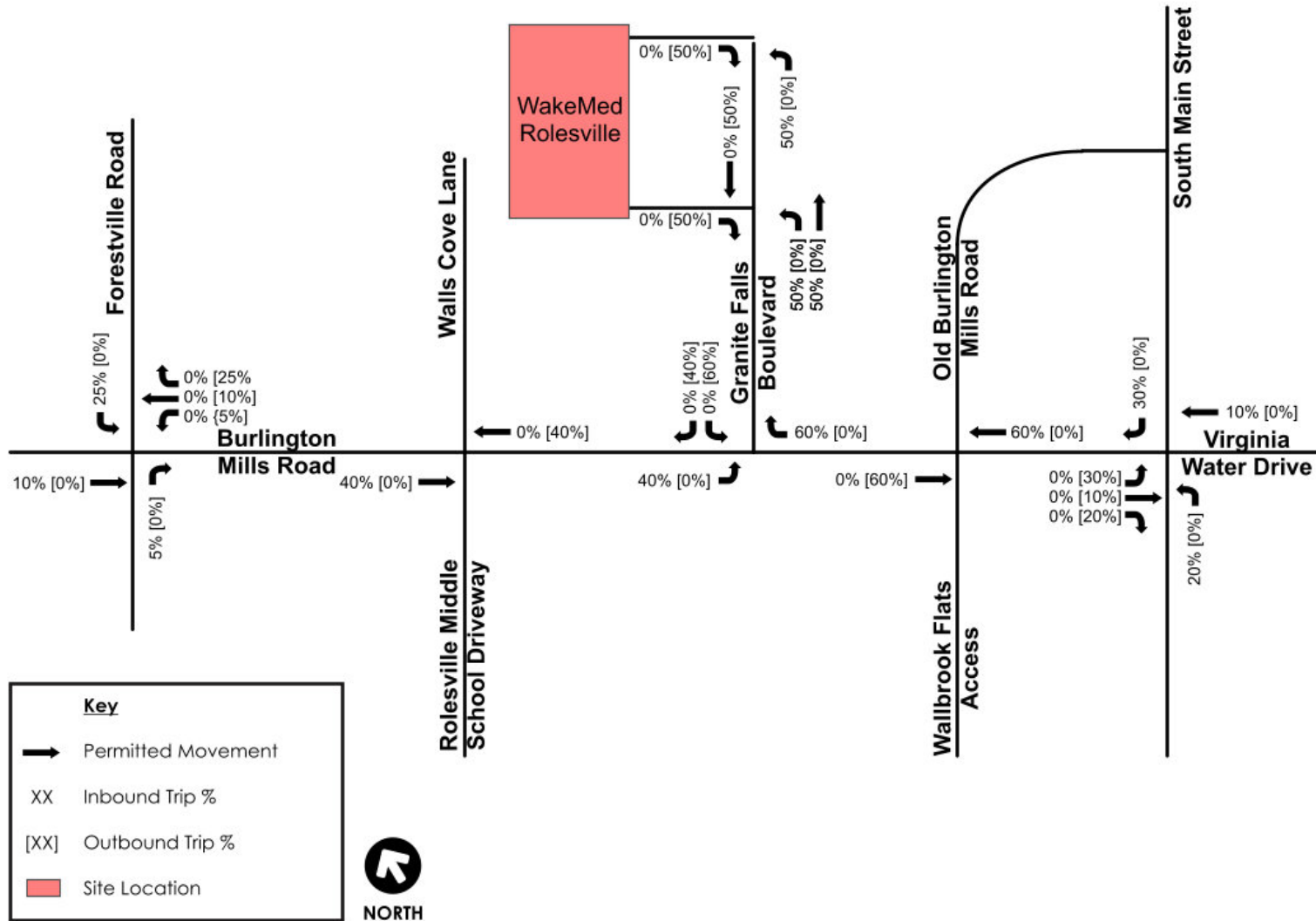


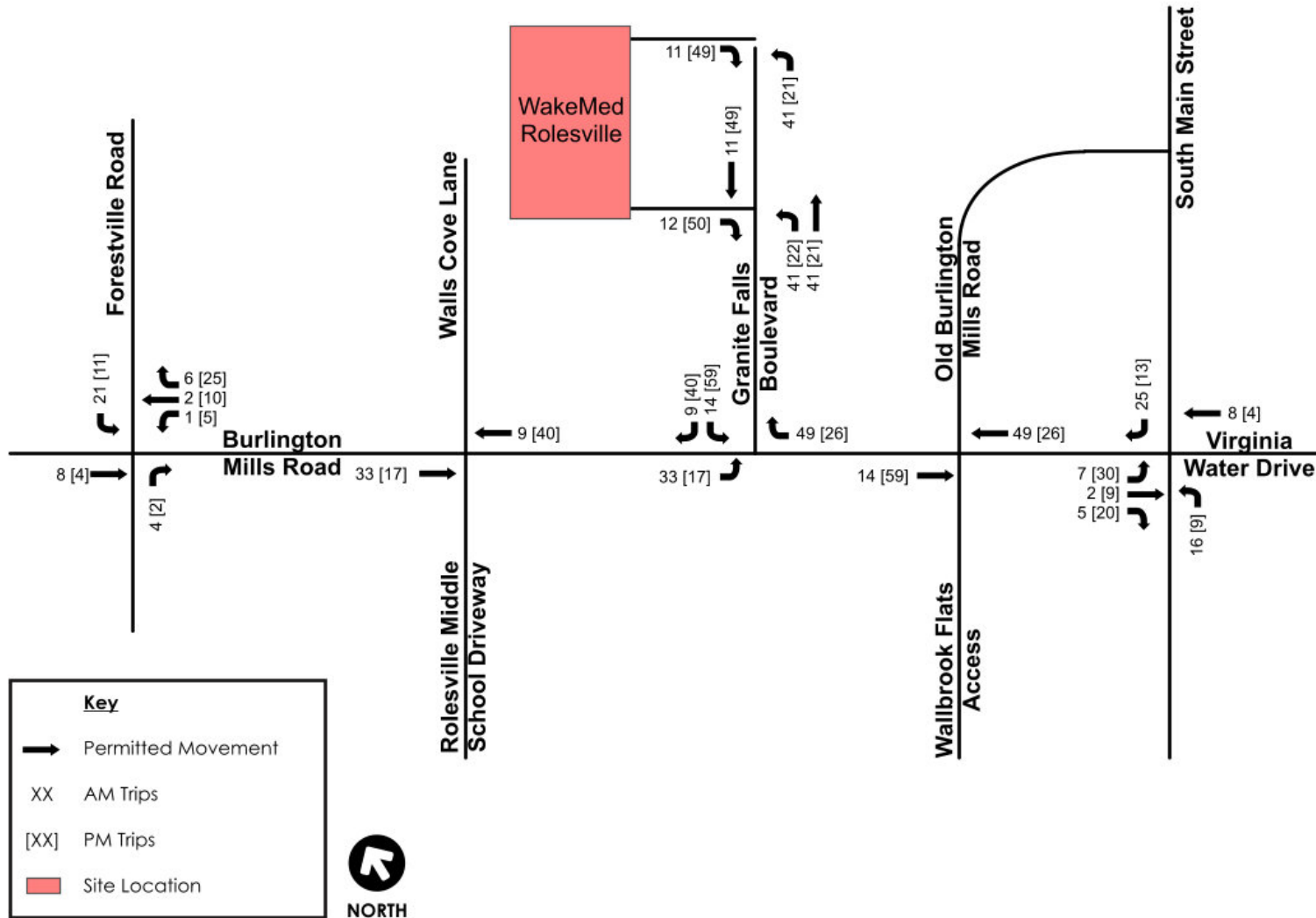
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REZ-25-06: WAKEMED ROLESVILLE TRAFFIC IMPACT ANALYSIS

Near-Term (2027) Analysis
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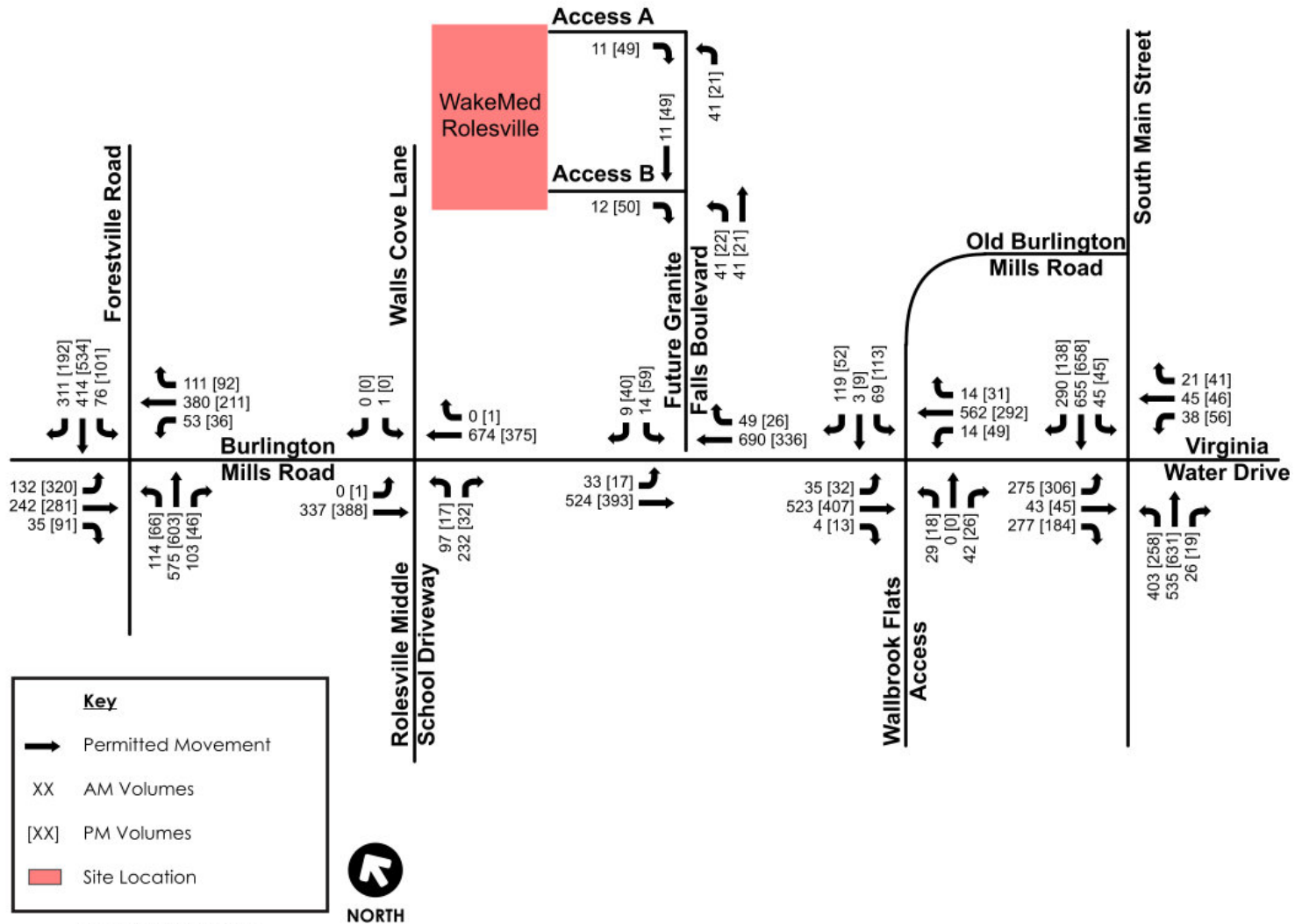
Figure 10: Near-Term (2027) Trip Assignment



REZ-25-06: WAKEMED ROLESVILLE TRAFFIC IMPACT ANALYSIS

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



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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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- 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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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 Mill 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

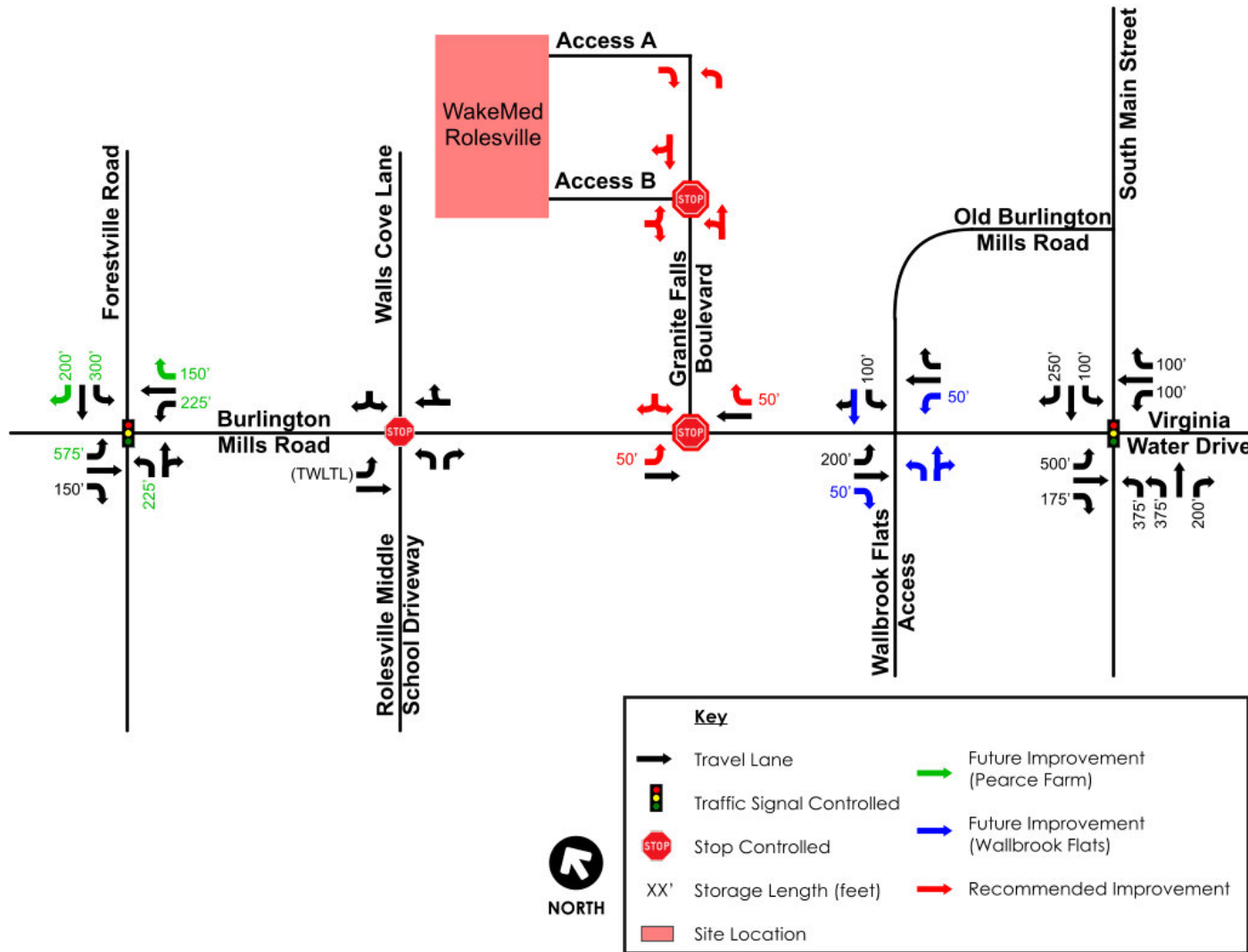
- Construct Access B with one ingress and one egress lane consisting of a shared left/right turn lane
- Construct the northbound approach of Granite Falls Boulevard to provide a shared left turn/thru lane



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Figure 12: Near-Term (2027) Recommended Improvements



Long-Term (2037) Analysis
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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

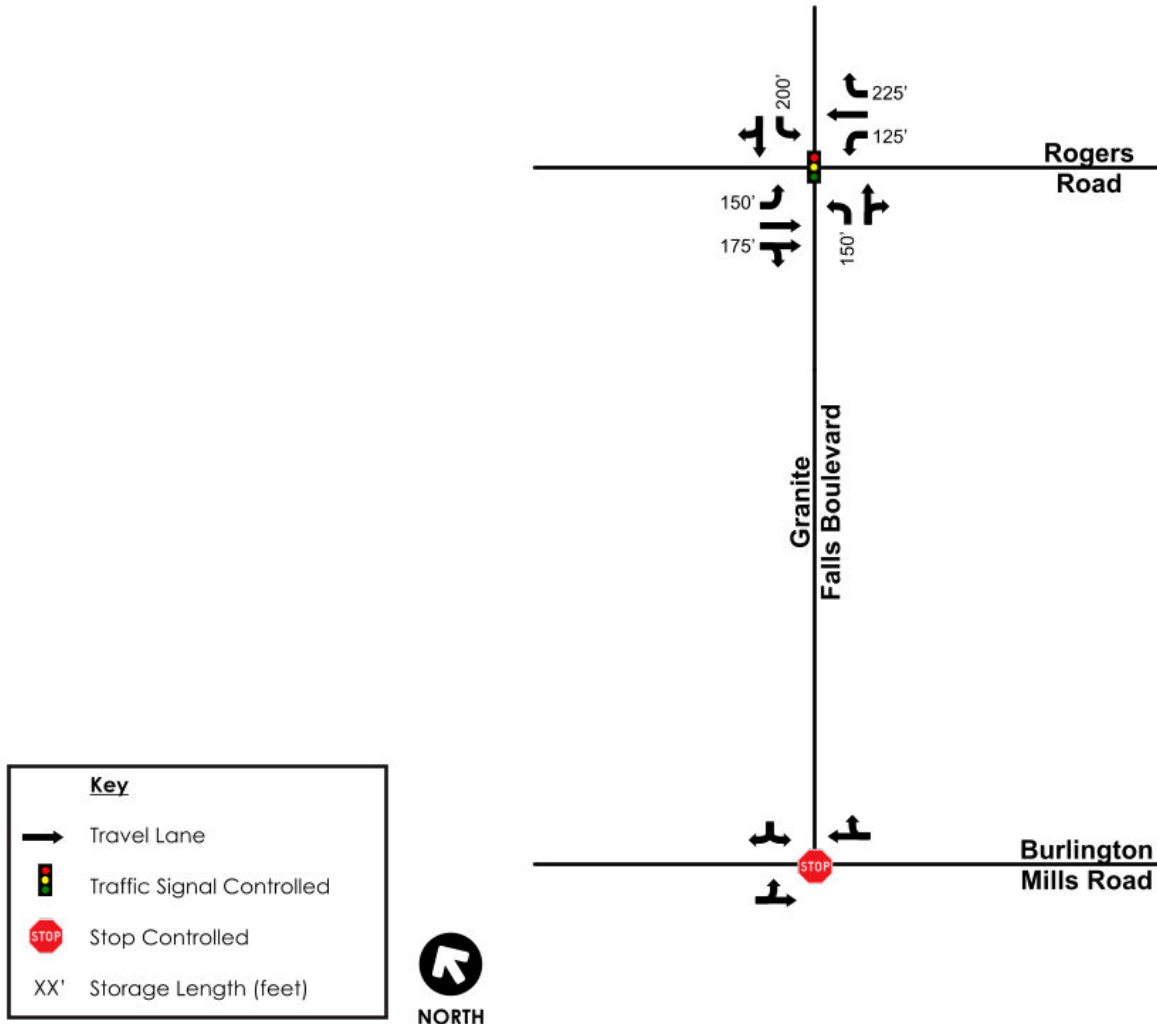
The future year (2037) lane configuration and traffic control for the study area intersections are illustrated in Figure 13.



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



Key

- Travel Lane
- 🚦 Traffic Signal Controlled
- 🛑 Stop Controlled
- XX' Storage Length (feet)

Figure is Not To Scale



Long-Term (2037) Analysis
June 17, 2026

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.



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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

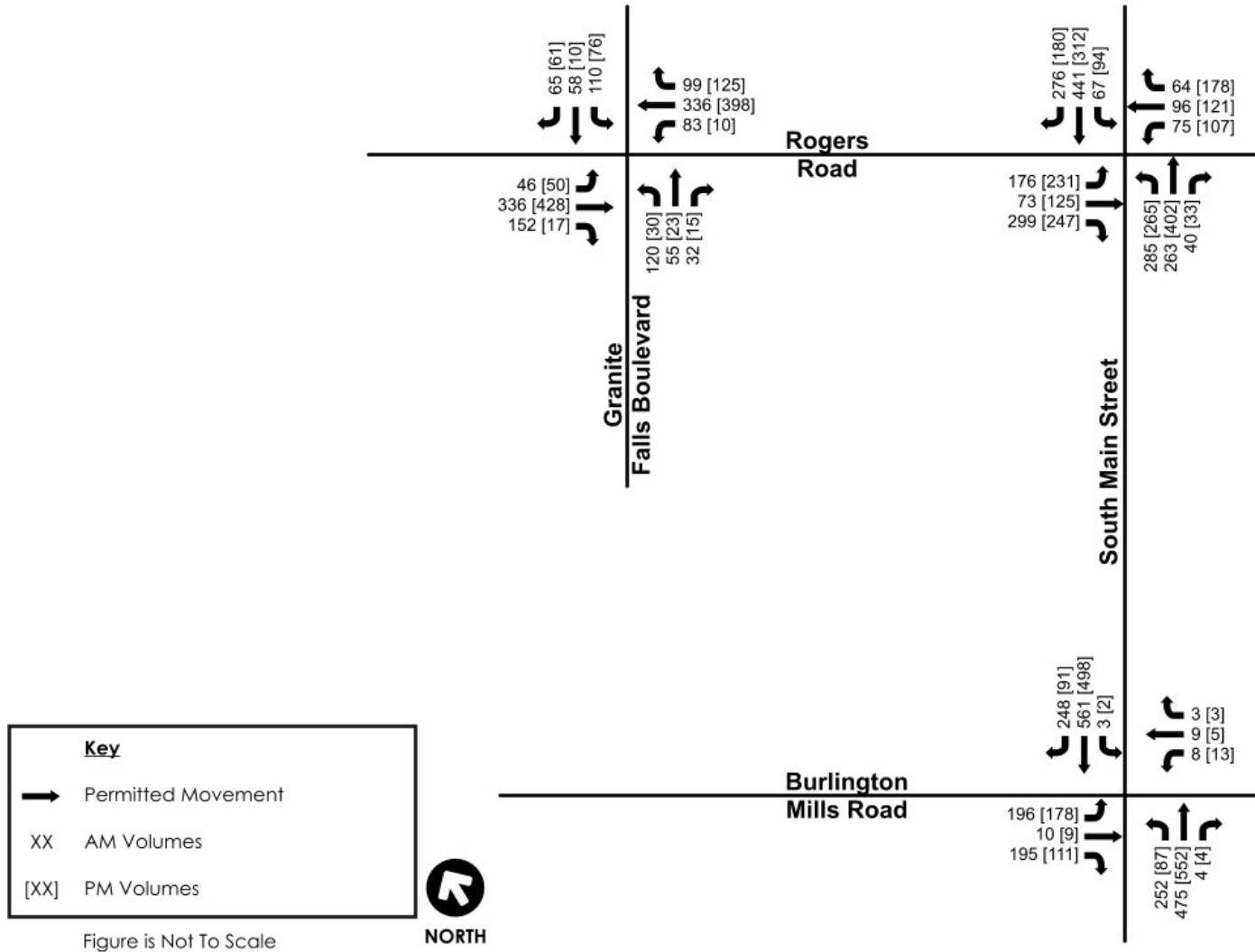
The 2037 Build traffic volumes include the 2037 No-Build traffic and the proposed development traffic discussed in Sections 4.1.6 and 4.1.7. The 2037 Build traffic volumes are shown in Figure 21.



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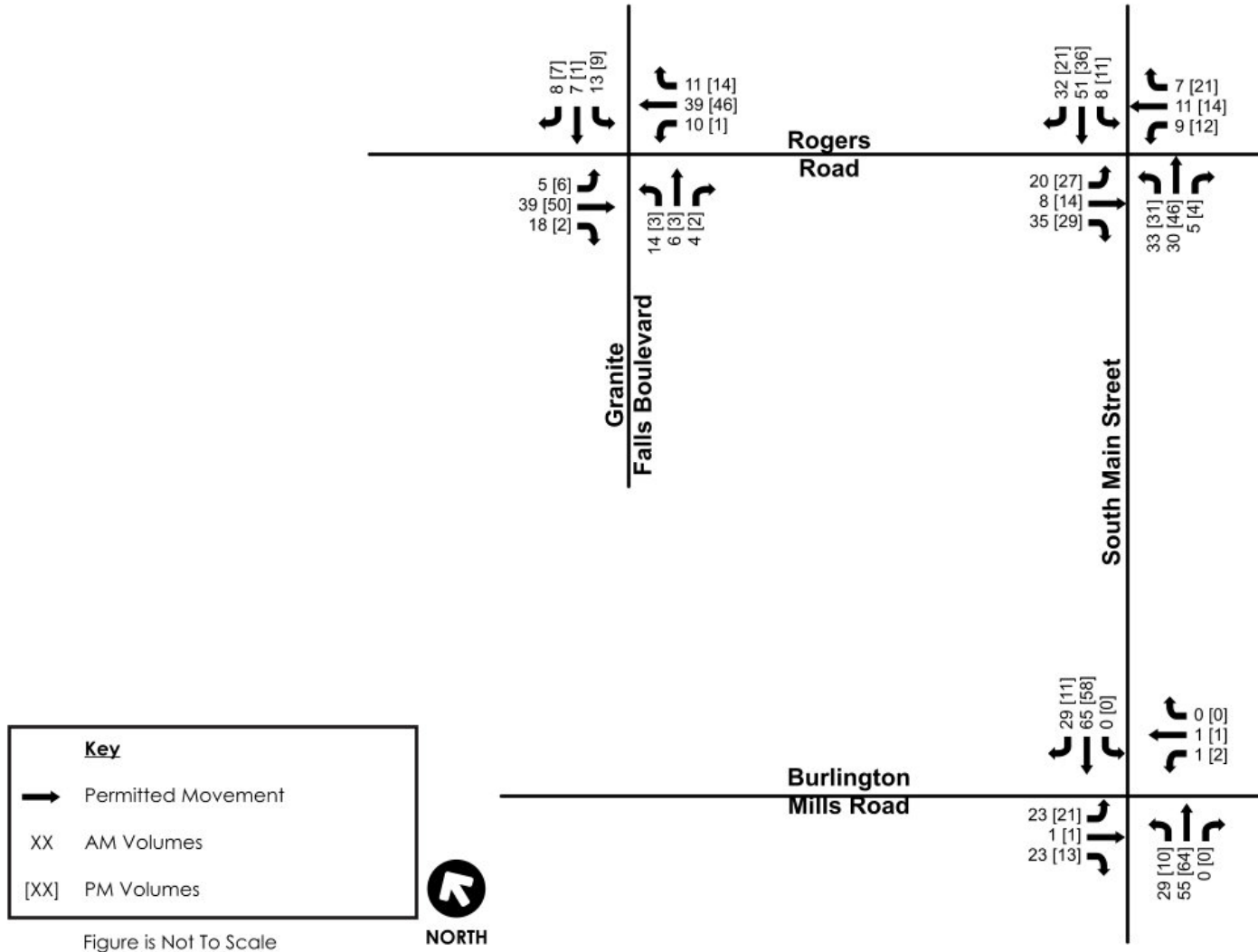
Long-Term (2037) Analysis
 June 17, 2026

Figure 14: 2026 Intersection Traffic Volumes



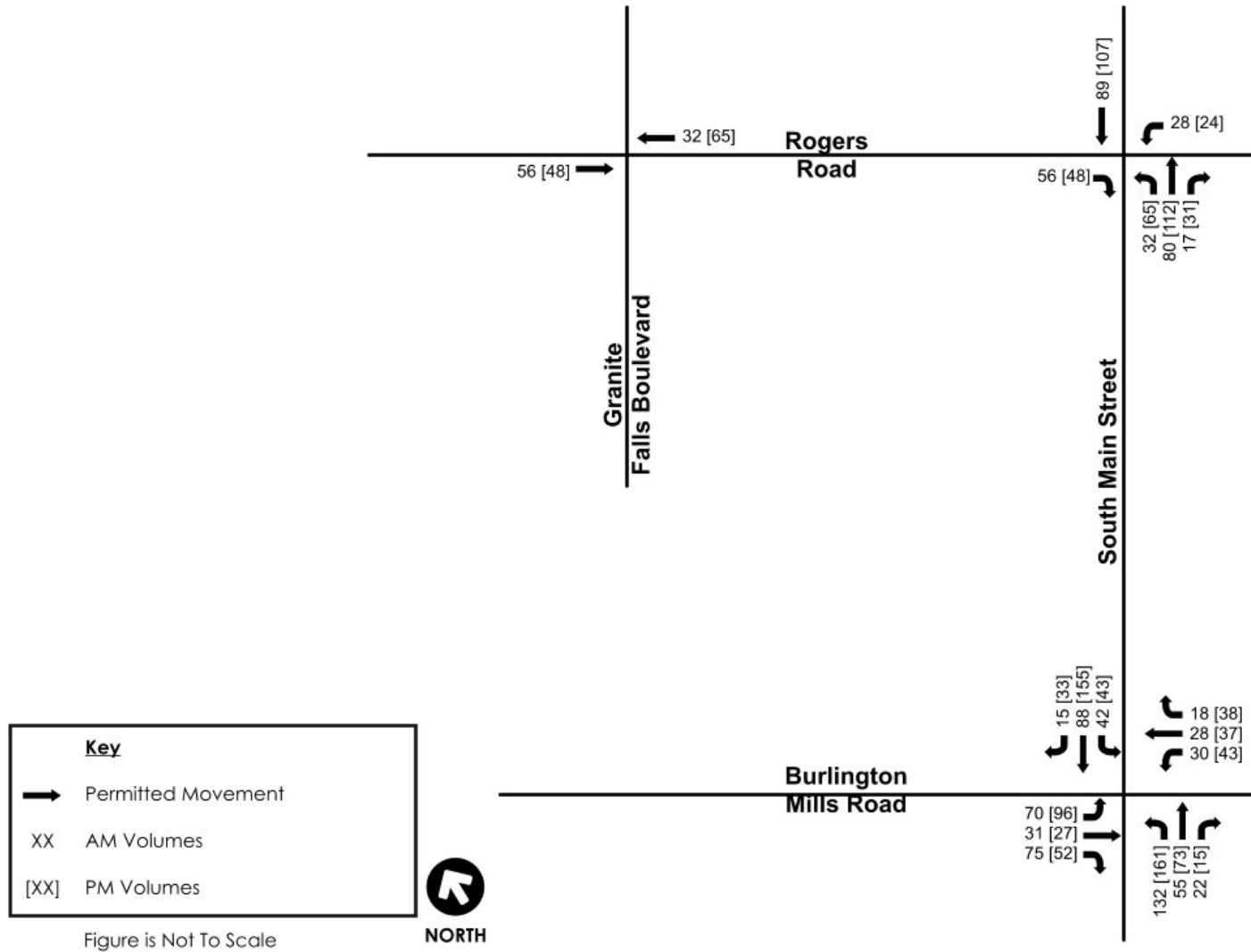
Long-Term (2037) Analysis
 June 17, 2026

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



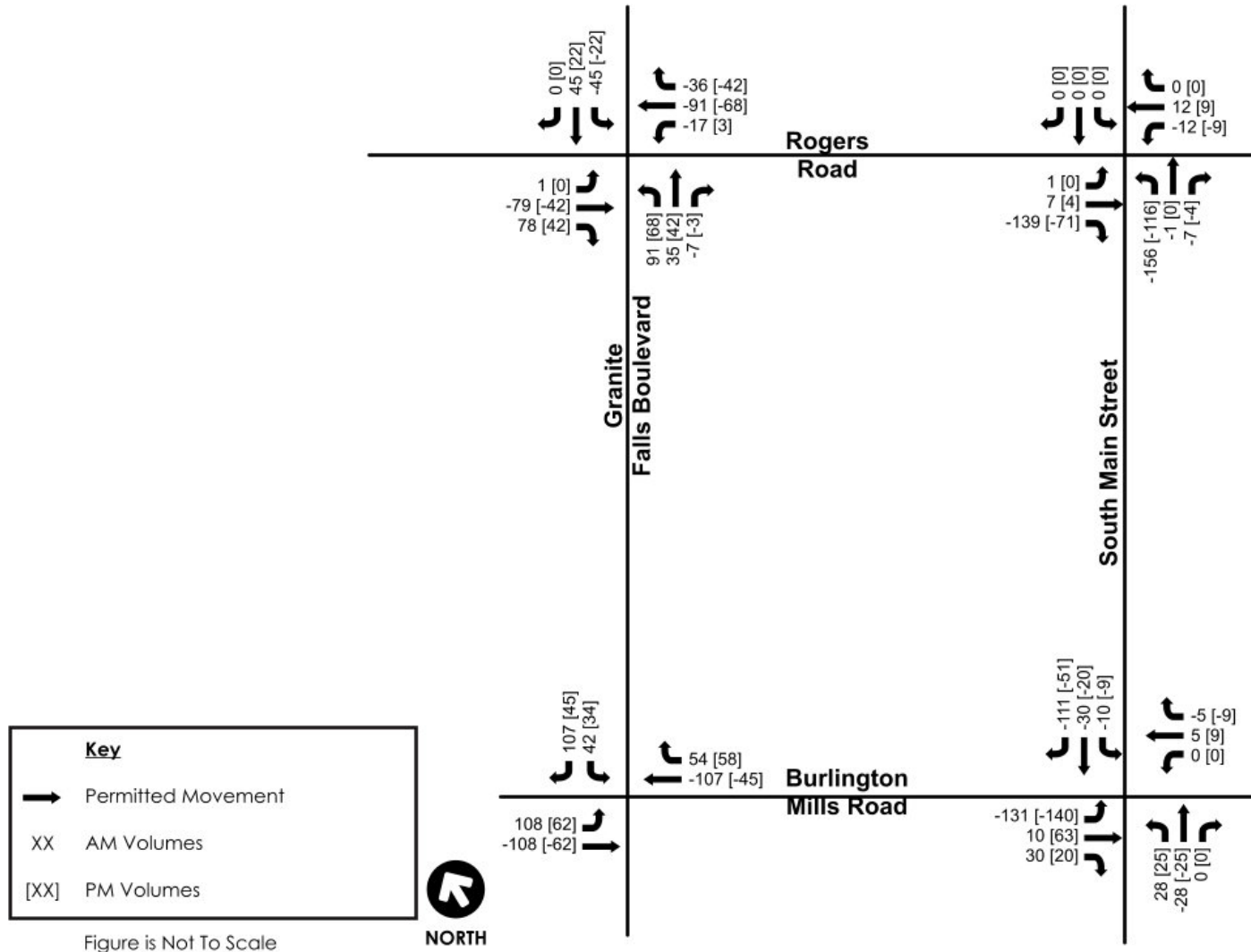
Long-Term (2037) Analysis
 June 17, 2026

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



Long-Term (2037) Analysis
 June 17, 2026

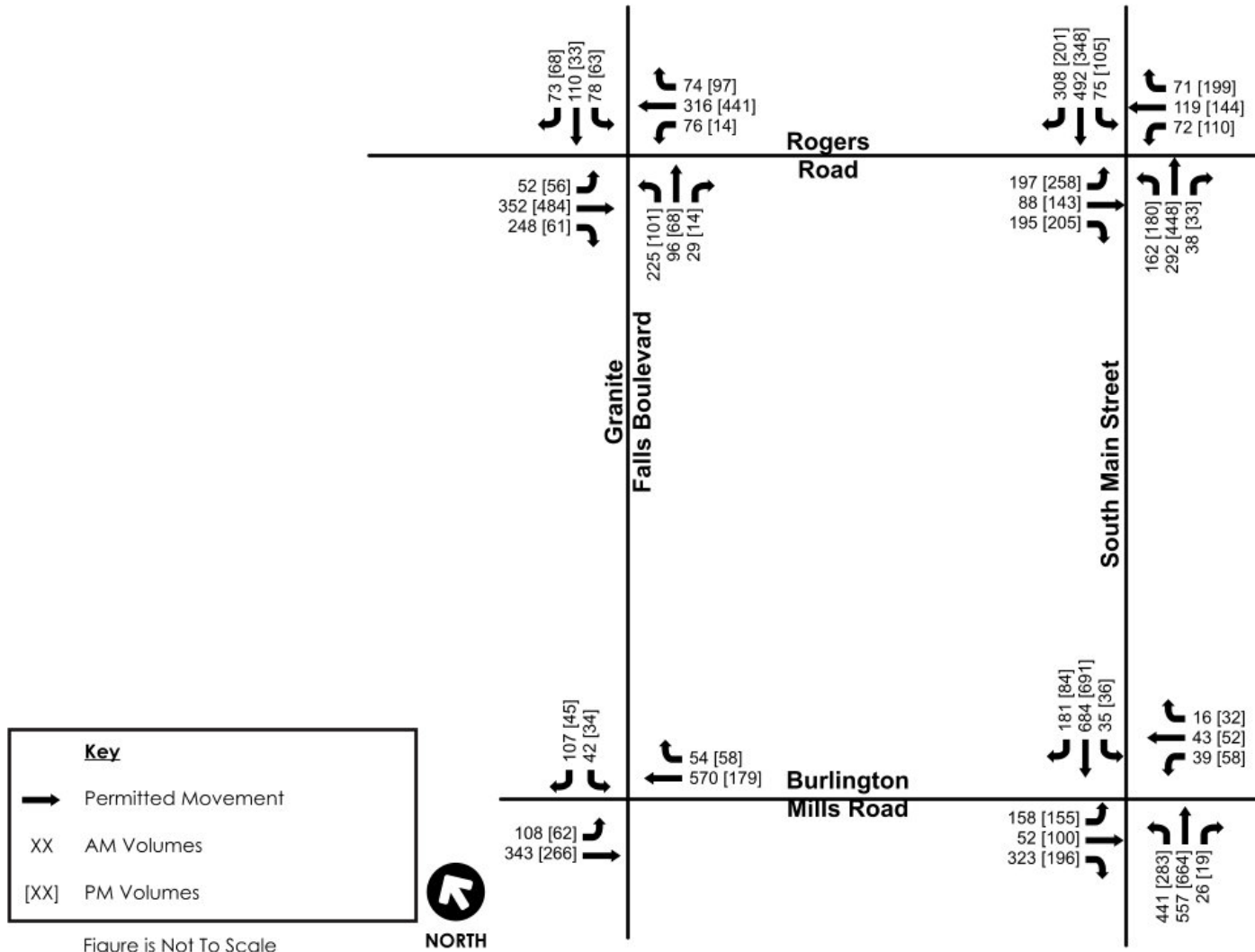
Figure 17: Long-Term (2037) Granite Falls Boulevard Extension Redistributed Traffic



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



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Long-Term (2037) Analysis
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Figure 19: Long-Term (2037) Trip Distribution

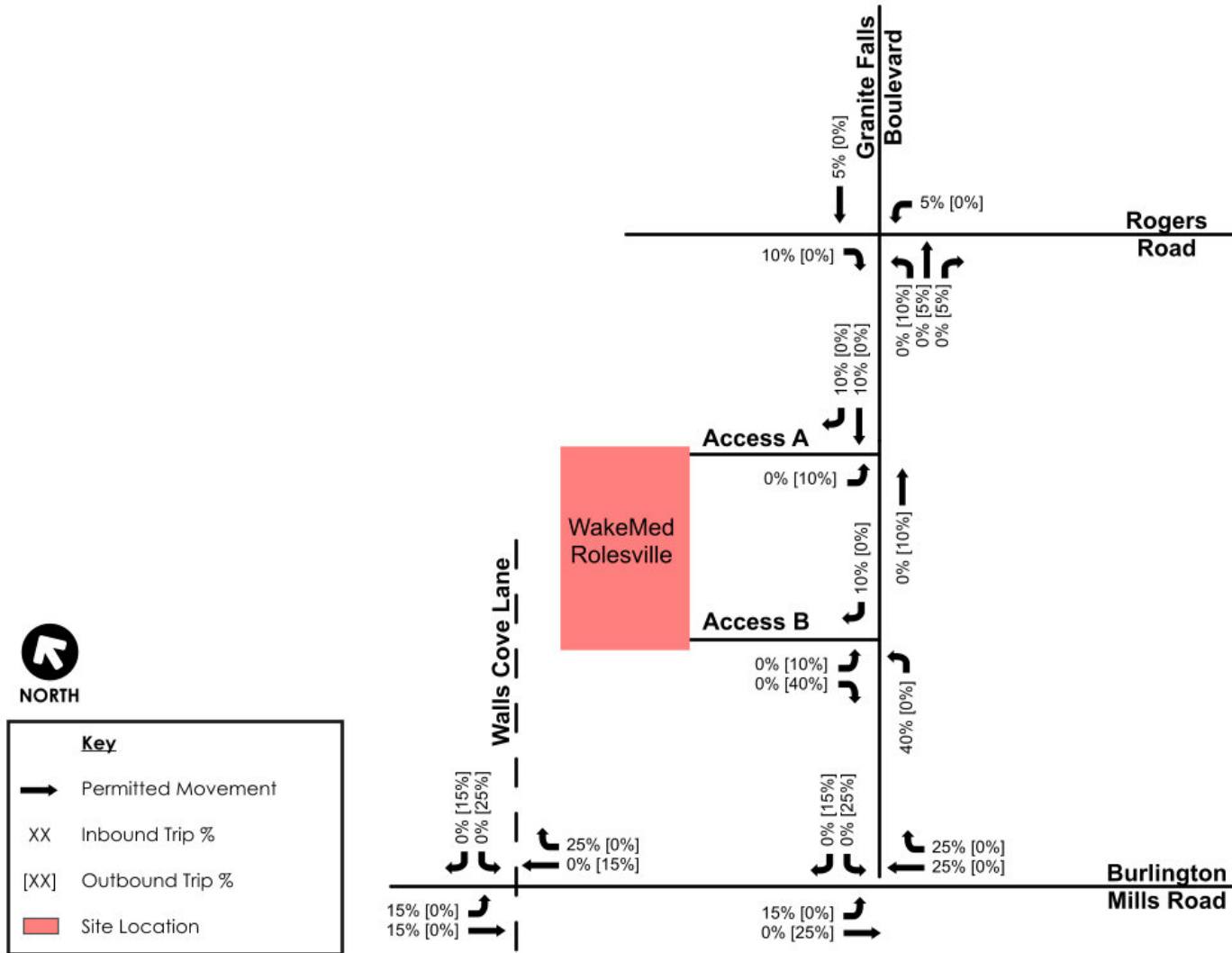


Figure is Not To Scale



REZ-25-06: WAKEMED ROLESVILLE TRAFFIC IMPACT ANALYSIS

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Figure 20: Long-Term (2037) Trip Assignment

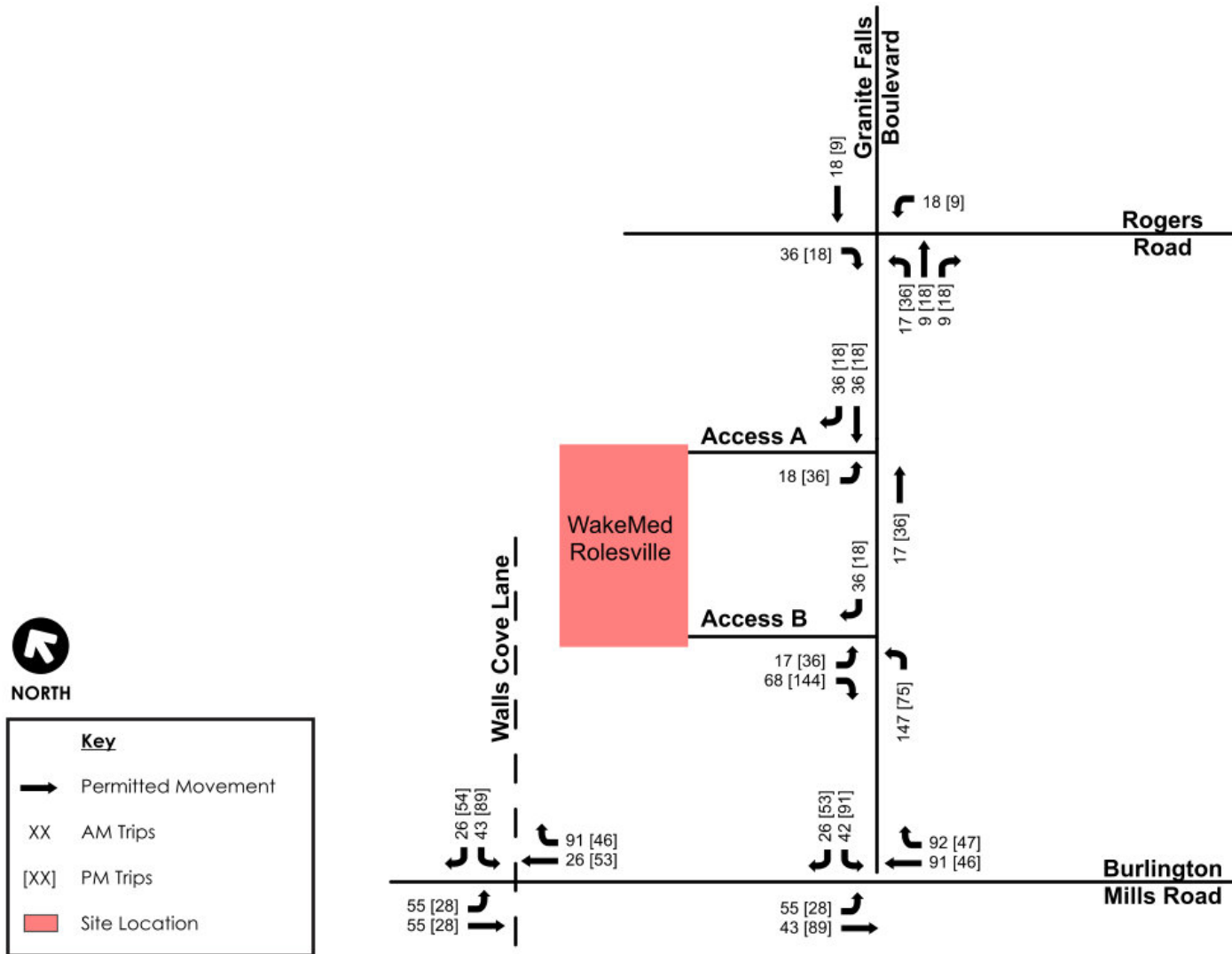
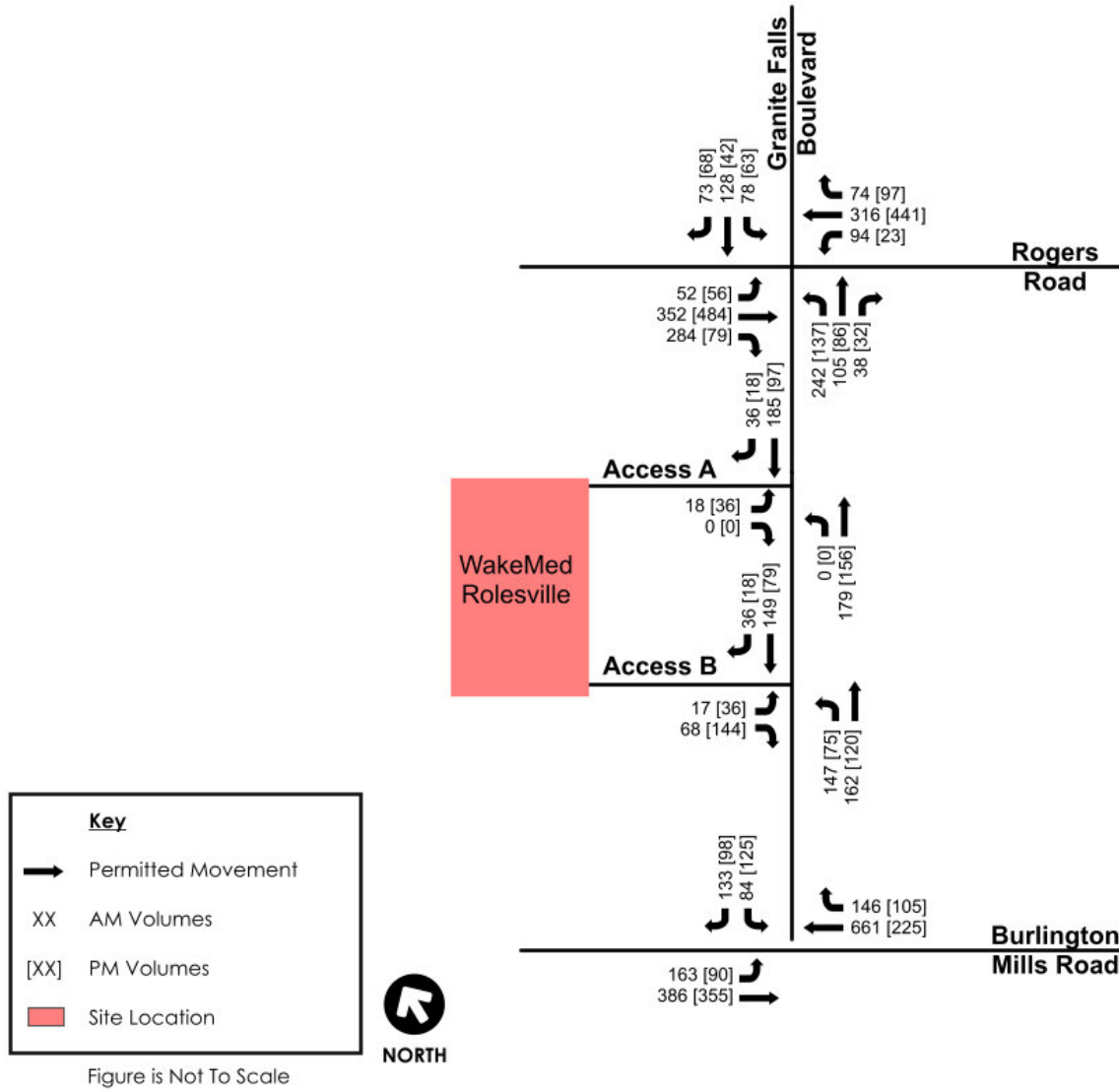


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REZ-25-06: WAKEMED ROLESVILLE TRAFFIC IMPACT ANALYSIS

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



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 June 17, 2026



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



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June 17, 2026

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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 June 17, 2026

Figure 22: Long-Term (2037) Recommended Improvements

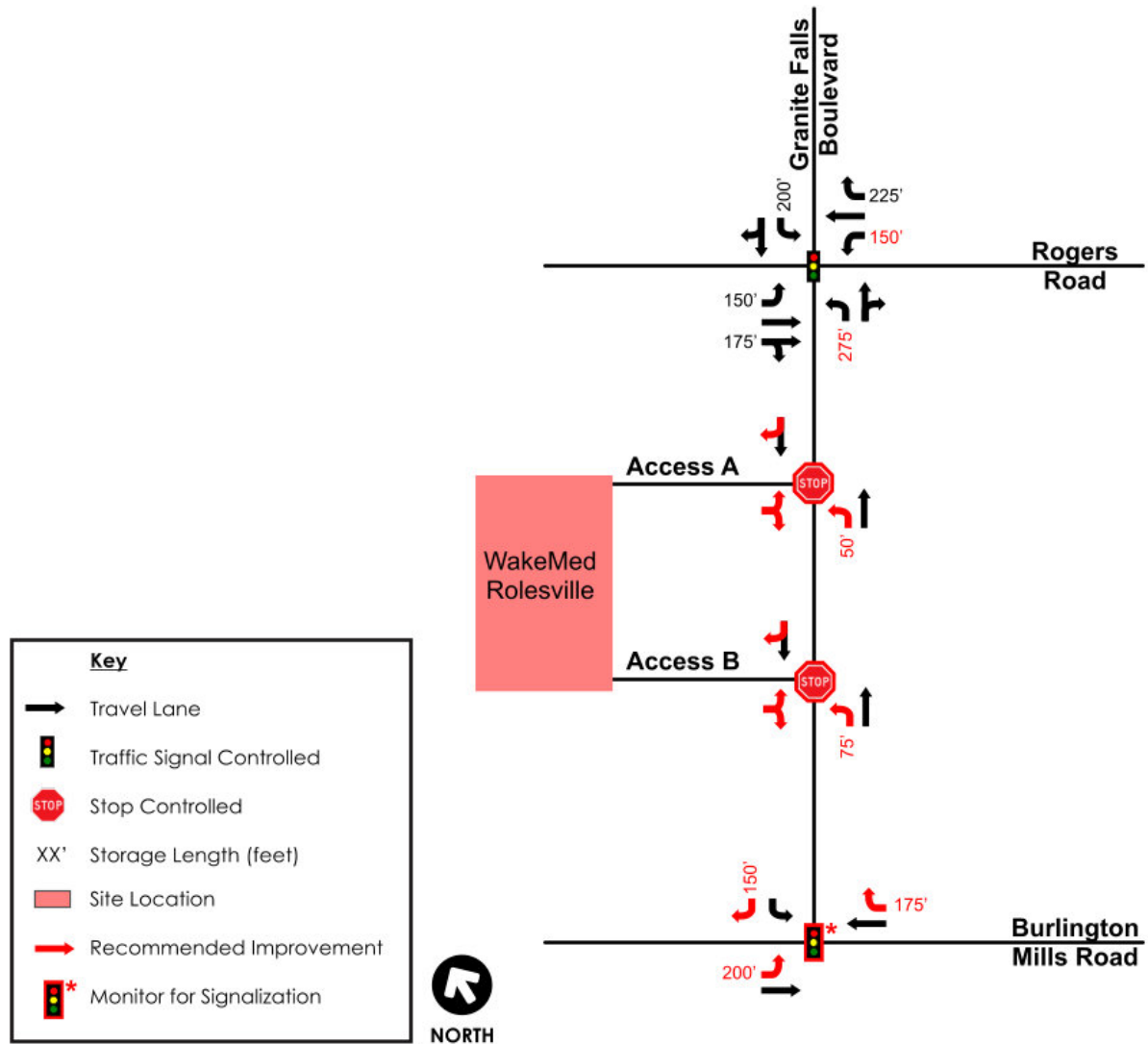


Figure is Not To Scale



References

June 17, 2026

5.0 REFERENCES

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



**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, 2026, 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.

880-881

A map showing the Property is recorded in Book of Maps 2026, Page _____, 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 Dixon by Kenneth D Dixon PDR
Beverly Clifton Dixon by Kenneth Dale Dixon, Attorney in Fact

STATE OF NORTH CAROLINA

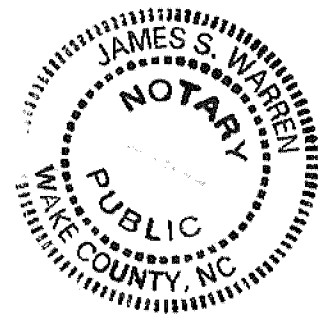
COUNTY OF Wake

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

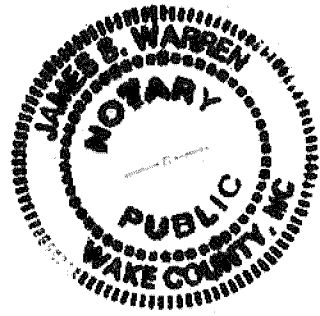
COUNTY OF Wake

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

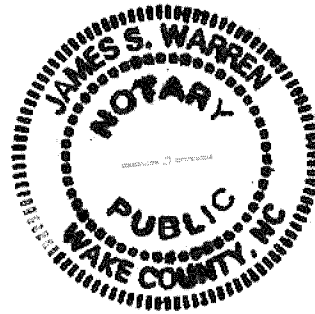
COUNTY OF Wake

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

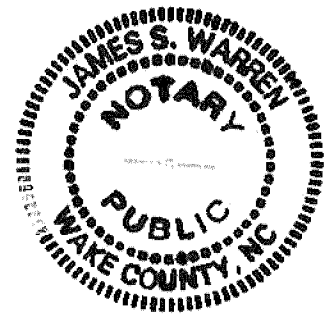
COUNTY OF Wake

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: 12-3-2030



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

STATE OF NORTH CAROLINA

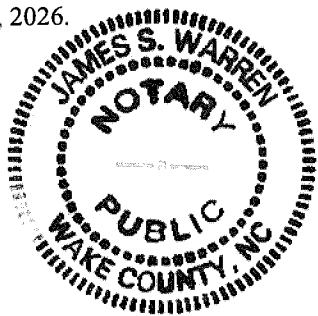
COUNTY OF Wake

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

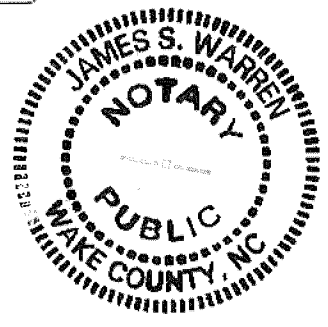
COUNTY OF Wake

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 Wall 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

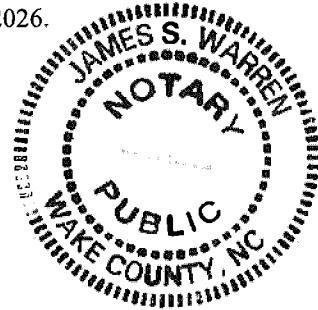


EXHIBIT A
Legal Description

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~~ 880, 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 AT 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.