



Town Board Meeting
October 9, 2025 – 6:30 PM
502 Southtown Circle, Rolesville, NC 27571

AGENDA

1. Call to Order
2. Invocation led by Pastor Marisol Hernandez of Village Church of Rolesville
3. Pledge of Allegiance led by Mayor Ronnie Currin
4. Proclamation: National Fire Safety Week, National First Responders Day, and Breast Cancer Awareness
5. Consider Approval of the Agenda
6. Public Invited to be Heard
Individuals wishing to speak during the Public Invited to be Heard proceedings are encouraged to be prepared, and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.
7. Consider Approval of the Consent Agenda
 - 7.a. Minutes for August 5, 2025, August 19, 2025, and September 2, 2025
 - 7.b. ANX-25-03 – 200 School Street – Call for Town Clerk to Investigate Sufficiency and Call for Legislative Hearing to be held November 6, 2025
 - 7.c. Request to Waive Town Code 113.5 Alcoholic Beverages provision for the 2025 Mingle on Main Event, held on October 24, at the Rolesville Chamber of Commerce
8. Town Board Liaison Reports
9. Communication from Town Staff
 - 9.a. Police Department – David Simmons, Police Chief
 - 9.b. Fire Department – Jacob Butler, Interim Fire Chief
10. Old Business
 - 10.a. Bid Proposal selection of ADW Architect Firm for The Farm Project phase 1B – Medhat Baselious, Capital Project Manager
 - 10.b. Bid Proposal selection of Blythe Construction Inc., for the resurfacing of Granite Falls Blvd. - Medhat Baselious, Capital Project Manager
 - 10.c. Continuation of Legislative Hearing TA-25-06, Land Development Ordinance (LDO) Text Amendments to 5.1 and 5.1.4: Adding Self-Storage, Enclosed' Use; and to Table 3.4.2. and Table 3.4.3, to Modify Options for Development Agreements - Michael Elabarger, Interim Planning Director

11. New Business

11.a. Legislative Hearing for Comprehensive Plan 2050 Update – Greg Feldman with WithersRavenel Consultant & Michael Elabarger, Interim Planning Director

11.b. Legislative Hearing for 10-Year Affordable Housing Plan – Ben Helkowsli of TPMA, Inc., Mark Perlman of Wake County & Michael Elabarger, Interim Planning Director

11.c. Legislative Hearing for REZ-25-01 / Wallbrook Flats – Michael Elabarger, Interim Planning Director

11.d. Evidentiary Quasi-Judicial Hearing for an Alternative Parking Plan (APP) for 4724 Burlington Mills Road - Michael Elabarger, Interim Planning Director

12. Communications

12.a. Town Attorney – Dave Neill

12.b. Town Manager – Eric Marsh

13. Adjourn

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on Thursday prior to the meeting to make arrangements.



Proclamation of the Town of Rolesville

FIRE PREVENTION WEEK

October 5-11, 2025

WHEREAS, the safety and well-being of our residents is a top priority, and fire poses a significant risk to life, property, and the environment; and

WHEREAS, the majority of fire-related injuries and fatalities can be prevented through public awareness, education, and responsible fire safety practices; and

WHEREAS, the theme of Fire Prevention Week 2025, observed October 5–11, is "**Fire Safety Starts With You**," emphasizing the importance of individual responsibility and preparedness in preventing fires; and

WHEREAS, the U.S. Fire Administration reports that residential fires continue to account for the majority of fire deaths and injuries, making community outreach and safety education more critical than ever; and

WHEREAS, the dedicated work of our local fire departments, emergency services personnel, and fire prevention educators significantly reduces fire risks and protects our communities every day; and

WHEREAS, Fire Prevention Month provides an opportunity for all citizens to learn about the causes of fire, how to prevent it, and how to respond in case of an emergency;

NOW, THEREFORE, BE IT RESOLVED THAT, the Town of Rolesville, do hereby proclaim the week of October 5-11, 2025 as:

FIRE PREVENTION WEEK

In the Town of Rolesville, we urge all residents to participate in fire prevention activities at home, at work, and in schools, and to take action to improve fire safety awareness throughout our community.

Adopted this 9th day of October, 2025.

Ronnie I. Currin, Mayor

Christina Ynclan - Frazier
Town Clerk



Proclamation of the Town of Rolesville

NATIONAL FIRST RESPONDERS DAY

Whereas, First Responders, including law enforcement officers, firefighters, emergency medical technicians (EMTs), paramedics, 9-1-1 dispatchers, and all others who act in emergencies, serve the people of North Carolina with courage, dedication, and selflessness; and

Whereas, these men and women often risk their own safety to protect life and property, to respond in times of disaster, accident, or crisis, and to provide critical medical and safety services day and night; and

Whereas, First Responders play a vital and indispensable role in preserving public safety, alleviating suffering during emergencies, and supporting community resilience; and

Whereas, we recognize the sacrifices made by First Responders and their families, including injuries sustained, time away from loved ones, and the emotional burden of responding to traumatic events; and

Whereas, a day set aside in their honor allows all citizens to reflect on and express gratitude for their service and reaffirm our commitment to support and equip them fully;

NOW, THEREFORE, BE IT RESOLVED THAT the Town of Rolesville do hereby proclaim October 28, 2025, as **National First Responders Day** in North Carolina. I urge all citizens to observe this day with appropriate ceremonies, tributes, and acts of appreciation for those who serve in this vital public capacity.

Adopted this 9th day of October 2025.

Ronnie I. Currin, Mayor

Christina Ynclan-Frazier
Town Clerk



Proclamation of the Town of Rolesville

BREAST CANCER AWARENESS MONTH

WHEREAS, in 2025, more than 12,700 women in North Carolina can expect to be diagnosed with breast cancer, and over 1,500 likely will die from this disease; and

WHEREAS, North Carolina women have a one-in-eight lifetime risk of developing breast cancer, which is the second leading cause of cancer death for women overall in North Carolina, and which impacts black women at a higher rate than white women; and

WHEREAS, disparities such as income, education, access to health care, along with stress and racism, are among causes of poor health among minorities on many health measures, leading to a greater need for screening and early detection of breast cancer; and

WHEREAS, the North Carolina Breast and Cervical Cancer Control Program in the North Carolina Department of Health and Human Services provides free or low-cost breast and cervical cancer screenings and follow-up to eligible uninsured or underinsured women; and

WHEREAS, with routine mammogram screening and follow-up testing, the disease can be detected early when it can be most effectively treated and save lives; and

WHEREAS, being aware of the health information, education, treatment, and support methods available can help individuals find and receive the appropriate care and resources they need to improve their quality of life;

NOW, THEREFORE, BE IT RESOLVED THAT, the Town of Rolesville, do hereby proclaim October, 2025, as “**BREAST CANCER AWARENESS MONTH**” in North Carolina, and commend its observance to all citizens.

Adopted this 9th day of October 2025

Ronnie I. Currin
Town of Rolesville Mayor

Christina Yncian-Frazier
Town Clerk



Town Board Meeting
August 5, 2025 – 6:30 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mayor Ronnie Currin
Commissioner Dan Alston
Commissioner Michael Paul
Town Manager Eric Marsh
Police Chief David Simmons
Town Clerk Christina Ynclan
Interim Planning Director Michael Elabarger
Economic Development Director Mical McFarland

Mayor Pro Tem April Sneed
Commissioner Lenwood Long
Commissioner Paul Vilga
Finance Director Amy Stevens
Town Attorney Dave Neill

1. Call to Order

Mayor Ronnie Currin called the Rolesville Board of Commissioners meeting to order. He welcomed everyone in attendance and noted the cooler weather.

2. Invocation

Pastor Josh Stewart of Neuse Baptist Church led the invocation.

3. Pledge of Allegiance

Mayor Pro Tem April Sneed led the Pledge of Allegiance.

4. Proclamation: National Senior Citizens Day

Commissioner Michael Paul read the Proclamation for National Senior Citizens Day. The proclamation acknowledged the contributions of older Americans to the nation through their wisdom, experience, and sacrifices. National Senior Citizens Day was established in 1988 by President Ronald Reagan. The proclamation recognized that today's seniors are active, engaged, and making significant contributions to their families, communities, and the economy. August 21, 2025, was proclaimed as National Senior Citizens Day in Rolesville.

5. Consider Approval of the Agenda

Mayor Ronnie Currin asked for a motion to approve the agenda.

A motion to approve the agenda was made by Commissioner Paul Vilga, seconded by Mayor Pro Tem April Sneed, and was approved unanimously.

6. Public Invited to be Heard

Rick Eddins, a Rolesville business owner, thanked the town for fixing the erosion fence near CrossFit and Wake Forest HVAC. He commended the fire department, particularly Gary Barnes, Mike Young, and Rodney Privet, for their dedicated service over the years. Mr. Eddins shared personal observations of their quick response times when the fire alarm sounded. He also praised the police department's professionalism during a recent active shooter incident, noting the restraint and training displayed by officers in a potentially dangerous situation with many civilians present.

Malcolm Allen introduced himself as the Interim President of the Rolesville Chamber of Commerce. He informed the board that he had met with the Town Manager about obtaining a waiver for an ordinance, which would be scheduled for a future meeting. Mr. Allen stated that the Chamber is currently open Monday through Thursday from 9:00 AM to 5:00 PM, with Fridays reserved for internal development and maintenance. He mentioned that he is personally present on Tuesdays and Thursdays, using the other days to interface with business members.

7. Consider Approval of the Consent Agenda

- 7. a. Capital Project Ordinance – LAPP Grant Fund – Additional Work
- 7.b. Capital Project Ordinance – Technical Correction & Farm Activation
- 7.c. FY25-26 Budget Ordinance Amendment – FY25 Rollovers & Technical Correction
- ~~7.d. Contracts with ADW Architects for the Police Station and Main Fire Station projects~~
- ~~7.e. Select Samet as the best qualified Construction Manager at Risk for the Town Campus Site Infrastructure project~~
- ~~7.f. Contract with Samet for Preconstruction Services for the Town Campus Site Infrastructure project~~
- 7.g. ANX-25-02 – Town Campus / Voluntary Annexation Petition – Direct Clerk to Investigate Sufficiency - Call for Legislative Hearing for Board of Commissioners Meeting on September 2, 2025

Mayor Ronnie Currin noted that items 7.d, 7.e, and 7.f regarding the Construction Manager at Risk for the Town Campus would need to be removed from the consent agenda, as some commissioners require additional time to review these items. Town Manager Eric Marsh explained that there had been miscommunications regarding transparency, and these items would be addressed at the next meeting, with materials provided to commissioners in advance.

A motion to approve the consent agenda, removing items 7.d, 7.e, and 7.f, was made by Commissioner Dan Alston, seconded by Commissioner Michael Paul, and approved unanimously.

8. Town Board Liaison Reports

Commissioner Lenwood Long reported on behalf of the Police Department. He announced two upcoming events: National Night Out on October 7 from 5:00 PM to 7:00 PM at a location to be determined, and "Conversations with Civil Servants" on

August 9 from 11:00 AM to 1:00 PM at Chili King on Main Street. He noted that the town and police department would be sponsoring 50 hot dogs for the event.

Mayor Ronnie Currin mentioned that a 9/11 event was being planned for September 11 at 6:00 PM to honor the police and fire departments. The location was still being finalized, with possibilities including either Rolesville Elementary School on Main Street or Rolesville Baptist Church.

Commissioner Paul Vilga provided an update from Parks and Recreation. He reported that Rolesville All-Star teams (8U, 10U, and 12U) represented the town well during games on July 11 in Wendell and Garner. He announced that the Tree Board would have its first meeting on August 29 at 11:00 AM. He also shared information about two upcoming events: the Golden Year Expo, scheduled for August 20 at Rolesville Baptist Church from 10:00 AM to 1:00 PM, featuring 30 confirmed vendors, and the inaugural Music at Mill Bridge event on August 16.

Mayor Pro Tem April Sneed noted that the Planning Board would be presenting later in the meeting. She announced that Meredith had transitioned to Senior Planner and welcomed Michael Elabarger as the interim Planning Director.

Commissioner Dan Alston reported on Veterans' Affairs. He noted that August 7th is Purple Heart Day, honoring service members who were wounded or killed in action. The Wake Forest Purple Heart Foundation held its 16th annual Purple Heart banquet on August 2, featuring Gulf War veteran and Purple Heart recipient Tony Drees as guest speaker. Commissioner Alston also shared information about the North Carolina Veterans Art Show, organized by the Joel Fund and scheduled to take place from November 11 to 23 at the Durham Art Guild Gallery. Additionally, he mentioned upcoming events, including a "Recon Resource Connections" session on August 16 at 8:30 AM focusing on health and healthcare, and a coffee gathering on August 27 at 8:30 AM at the Joel Fund's Wake Forest location.

Commissioner Michael Paul, as the Senior Citizen Liaison, reminded everyone about the upcoming Senior Citizens Day and announced that the Senior Network would be hosting its second annual charity golf tournament on September 11 at 9:30 AM at Heritage Golf Course, noting that spaces were filling quickly.

[9. Communication from Town Staff](#)

Planning Department - Michael Elabarger, Interim Planning Director

Michael Elabarger, Interim Planning Director, presented an update on the Planning Department's activities. He reported that between January and May, the department processed 124 single-family detached dwelling permits and 90 attached or townhome permits. The Point subdivision was identified as leading in permitting activity, with 64 permits in May alone. The Preserve Jones Dairy area was also noted for high permitting activity.

Mr. Elabarger discussed three text amendments currently under review, including one for vehicle minor service use, one for multi-family building transparency (on the agenda for this meeting), and another for self-storage use and development agreements in mixed-use districts, which will be presented in September.

He presented information on five rezoning applications currently under review:

- Wait Avenue - 102 acres proposed for neighborhood center district with single-family and attached homes with a commercial center
- Walbrook Flats - Former Arden site project under new rezoning by Walbrook developers
- 625 Averett Road - Property seeking residential high zoning for townhome development
- Opalette Main - Similar to a previous townhome project with approximately 60 units
- Scarborough Village - Property behind the planning department office proposed for townhomes, with a portion requested for general commercial zoning

Mr. Elabarger noted that the Affordable Housing Plan would be coming before the board for a legislative hearing on September 2. The Comprehensive Plan had recently held public outreach meetings and was scheduled to go to the Planning Board on August 25, with a tentative schedule to reach the Town Board on October 7.

During the discussion of the future land use map, Commissioner Lenwood Long asked about watershed areas and their restrictions. Mr. Elabarger explained that these areas have limited development potential due to watershed regulations.

Economic Development - Mical McFarland, Economic Development Director

Mical McFarland, Economic Development Director, highlighted ongoing commercial development in Rolesville. He noted that between Cobblestone, Walbrook, the former Pine Globe building, and Jones Dairy storage, approximately 459,000 square feet of new commercial space is coming to the town. He acknowledged that while this commercial growth is positive, it remains challenging to shift the town's tax base from its current 90-92% residential to a more balanced ratio, with an ideal target of 75-25 or 80-20.

Mr. McFarland provided updates on smaller projects in various stages of development, including coffee shops and car washes. In response to questions about delayed projects, he and Mr. Elabarger explained that while pre-construction meetings had been held for several developments, including the Bullet Group project and Tidal Wave Car Wash, the town has limited control over when developers break ground.

Regarding downtown development efforts, Mr. McFarland mentioned plans to host a joint meeting between the Town Board, Planning Board, and Downtown Development Association to discuss a shared vision for the downtown area. He also noted plans for a public parking initiative near the Young Street and Main Street intersection, as well as a downtown overlay district to promote walkable development.

Mr. McFarland shared that he would be working with the group Retail Strategies to update the town's market guide, which was last created in 2017. He also presented information from a recent partner's lunch with a partner from Wake County Economic Development, regarding trends in real estate requests from companies seeking to locate in Wake County. He noted that 50% of projects are interested in existing buildings rather than vacant land, and that companies are typically looking

for spaces ranging from 67,000 to 111,000 square feet, with the trend shifting toward smaller spaces compared to previous years.

When discussing land requests, Mr. McFarland stated that companies usually seek 33-50 acres, consistent with previous years, and highlighted the importance of having utilities and other infrastructure already in place for sites to be considered "shovel ready." In response to questions about industrial development, he clarified that Rolesville has minimal land already zoned for industrial use, and that modern industrial development often involves light industrial uses in attractive buildings with significant landscaping.

Mr. McFarland also reported on the town's communication and community engagement efforts, noting that Facebook views had increased by 77% and Instagram by 86% in the past 90 days. The town had also launched a dedicated Parks and Recreation news blast in addition to the regular town news blast.

10. New Business

Community Group Funding Applicant Selection

Commissioner Paul Vilga presented the recommendations for community group funding, noting that \$12,800 had been set aside for this purpose. The recommended allocations were:

- Tri-Area Ministry - \$2,500 for food distribution to food-insecure families (currently serving 220 families from Rolesville)
- Northeast Wake Backpack Buddies - \$4,975 for weekend power pack meal bags (distributed 4,464 meal bags to Rolesville area school children)
- Thorne To Rose - \$1,000 for mental health services for Rolesville youth
- Neuse River Hawks Conservationists - \$2,325 for native plant installation by volunteers (works closely with Parks and Recreation)
- Disabled American Veterans (DAV) - \$2,000 for hosting two veteran information sessions in Rolesville

Due to Commissioner Dan Alston's membership in the DAV, Town Attorney Dave Neill advised breaking the vote into two separate motions and having Commissioner Alston recuse himself from the vote on DAV funding. Commissioner Michael Paul disclosed that his wife is on the board of Backpack Buddies, but Attorney Neill confirmed that this did not present a conflict requiring recusal.

Motion to approve funding for Tri-Area Ministry (\$2,500), Northeast Wake Backpack Buddies (\$4,975), Thorne To Rose (\$1,000), and Neuse River Hawks Conservationists (\$2,325) was made by Commissioner Paul Vilga, seconded by Mayor Pro Tem April Sneed, and approved unanimously.

A motion to approve funding for the Disabled American Veterans (\$2,000) was made by Commissioner Vilga, seconded by Commissioner Michael Paul, and approved unanimously, with Commissioner Dan Alston recusing himself.

Legislative Hearing for REZ-24-04 and ANX-25-01 / 6520 Fowler Road and 6521 Mitchell Mill Road

Michael Elabarger, Interim Planning Director, presented the rezoning request for 45.48 acres located at 6520 Fowler Road and 6521 Mitchell Mill Road. The request was to change the zoning from Wake County's R-30 zoning district to Rolesville's Residential High (RH) conditional zoning district, along with annexation into the town.

The proposed development would include a maximum of 100 single-family detached homes with a density of 2.2 dwelling units per acre. The conditions included architectural standards, a pollinator garden, community amenities, and an option for the town to accept a 0.8-acre parcel for public parkland.

Matthew Peach of Stantec Consulting Services presented the findings of the traffic impact analysis. He noted that the development would generate approximately 1,000 trips daily, which is typical for this size development. NCDOT's review recommended adding a left-turn lane on Mitchell Mill Road at Rolesville Road, restriping the westbound approach, and adding a left-turn lane into the development's driveway on Mitchell Mill Road.

Collier Marsh of Parker Poe, representing the applicant, provided additional details about the project. He explained that while they were seeking RH zoning, the proposed density of 2.2 units per acre was below the medium-density residential designation of 3-5 units per acre in the future land-use plan. He noted that the project would provide a good transition from the denser Broadmoor project to the west, offering larger lots and higher-priced homes. The development would include 33% open space and a public greenway connection to the Broadmoor subdivision.

During the public hearing, Edith Harrison, who lives adjacent to the proposed development at 6816 Bobcat Lane, expressed concerns about the impact on her quality of life. She explained that she has lived on the property since 2006 and built her home there in 2008, valuing the natural setting and open space. She worried about losing privacy, breezes, and wildlife with the new development.

Gail Stallings, a lifetime resident of the community, spoke in opposition to the rezoning and annexation. She expressed concern about the rapid pace of development on this side of Rolesville, estimating that approved developments would bring approximately 10,000 people to a three-mile stretch of highway. She urged the board to slow down growth and consider the impact on longtime residents who chose to live in the area for its quiet, natural setting.

After the public hearing closed, Mayor Pro Tem April Sneed acknowledged the difficult balance in considering the project. She noted that while more development would increase traffic, this project offered the lowest density likely to be proposed for the land, as the future land use plan designated the area for 3-5 units per acre.

Commissioner Michael Paul added that while he understood Ms. Harrison's concerns about losing natural space, the reality was that development would occur on the property. He felt this project, with its lower density and larger lots, was preferable to what might otherwise be proposed.

Motion to approve rezoning REZ-24-04 for 6520 Fowler Road and 6521 Mitchell Mill Road was made by Commissioner Paul Vilga,

seconded by Commissioner Long, and approved with a 4-1 vote, with Commissioner Dan Alston voting against.

Motion to approve voluntary annexation petition ANX-25-01 for 6520 Fowler Road and 6521 Mitchell Mill Road was made by Commissioner Paul Vilga, seconded by Commissioner Paul, and approved with a 4-1 vote, with Commissioner Dan Alston voting against.

Motion to adopt a plan consistency statement and statement of reasonableness for REZ-24-04 was made by Commissioner Paul Vilga, seconded by Mayor Pro Tem Sneed, and approved with a 4-1 vote, with Commissioner Dan Alston voting against.

Legislative Hearing for TA-25-05 / Multifamily Building Transparency Requirements

Michael Elabarger, Interim Planning Director, presented a text amendment to modify the transparency requirements for multifamily buildings. The amendment would affect LDO sections 3.4.1, 3.4.2, 3.4.3, and 6.8.6.G, which govern the amount of transparent materials (such as windows and doors) required on building facades facing public streets.

The current LDO requires 30% transparency for multifamily buildings in the RH district and 40% transparency for first floors and 35% for upper floors in mixed-use districts (TC, AC, and NC). The proposed amendment would reduce these requirements to 25% transparency for all multifamily buildings in all districts.

Austin Williams of Carlson Southeast, the applicant for the text amendment, explained that the current transparency requirements were unusually high for multifamily buildings and difficult to achieve in practice. He provided handouts showing examples of buildings with 25% transparency. He noted that neighboring municipalities, like Raleigh and Cary, have maximum transparency requirements of 20%, which is lower than the 25% being proposed for Rolesville.

Mr. Williams explained that excessive transparency can create privacy issues for residents and structural challenges for buildings. He emphasized that 25% would still be considered a high standard for multifamily development and would not compromise the aesthetic quality of buildings.

During the discussion, Mayor Pro Tem April Sneed asked if the change might encourage more multifamily development in Rolesville. Mr. Williams responded that the current requirements were effectively prohibitive for developers, and that the proposed 25% standard would still be higher than other municipalities require.

Motion to approve TA-25-05 Multifamily Building Transparency Requirements was made by Commissioner Paul Vilga, seconded by Commissioner Dan Alford, and approved unanimously.

Motion to adopt a statement of consistency and reasonableness for TA-25-05 was made by Commissioner Paul Vilga, seconded by Commissioner Dan Alston, and approved unanimously.

11. Communications

Town Attorney - Dave Neill

Town Attorney Dave Neill informed the board that the General Assembly adopted House Bill 173 on June 30. He elaborated that this bill imposes a 3.5-year moratorium specifically applicable to Wake County on the expansion of extraterritorial jurisdiction (ETJ). Unfortunately, while Rolesville was not the target of this legislation, it was swept up in its provisions, as the bill primarily aimed at Asheville and Taylortown counties, which are not part of this jurisdiction. As a result, Rolesville, along with other municipalities in Wake County, is restricted from expanding its ETJ during this period. Dave Neill mentioned that Rolesville, like some of the different communities in the county, was inadvertently included in the moratorium measure because it was grouped with Wake County cities during the legislative process.

Additionally, Town Attorney Neill reminded the board about a closed session forecasted at the town's work meeting earlier. This closed session was meant to discuss a confidential personnel matter. The board had anticipated returning to a closed session during the evening's meeting to address this issue, pursuant to North Carolina General Statutes. This would enable the board to handle personnel discussions, ensuring confidentiality and adhering to legal requirements.

Town Attorney Dave Neill reported that House Bill 173 was adopted by the General Assembly on June 30, imposing a 3.5-year moratorium in Wake County on the expansion of extraterritorial jurisdiction. He noted that while Rolesville was not the specific target of the bill, it was included as part of Wake County.

Town Manager - Eric Marsh

Town Manager Eric Marsh provided updates on several initiatives and developments. He began by discussing ongoing coordination with the Rolesville Chamber of Commerce. Over the past two weeks, he has had meetings with Malcolm Allen and his team to ensure alignment and address any outstanding questions related to the Memorandum of Understanding (MOU) between the town and the Chamber. With the Chamber's agreement finalized, Mr. Marsh planned to send an FAQ document to the Board, addressing their previous inquiries regarding the Chamber's current state and its plans moving forward. He expressed optimism regarding the Chamber's future, citing Malcolm Allen's appointment and the additional resources that his team would bring to ensure the Chamber can effectively execute its initiatives in the coming year. Mr. Marsh emphasized the importance of leveraging these resources to position the Chamber for success and sustained operations.

Shifting focus to updates on local projects, Mr. Marsh shared positive news about the Main Street project. He announced that Duke Energy would begin removing utility poles the next day, a task anticipated to be completed within a single day, weather permitting. This removal was initially scheduled for mid-August but was expedited. Following the pole removal, Fred Smith would proceed with backfilling and paving, setting the stage for a realignment of the temporary one-way road to the newly paved section.

Mr. Marsh explained that by Tuesday or Wednesday of the following week, traffic lanes would shift to accommodate ongoing work on the East Young side of the intersection, thus keeping the project on track. Despite earlier challenges, particularly due to delays with Bright Speed, Mr. Marsh assured the Board that the project timeline remains intact with an expected opening by the end of September.

Mr. Marsh also encouraged community members to continue driving cautiously through the construction zone and to obey traffic signals, noting that some drivers had run red lights, which had caused disruptions. He urged residents to remain patient as the town advances these crucial infrastructure improvements.

Concluding his update, Mr. Marsh reiterated his commitment to keeping the Board informed and shared his intention to distribute additional updates via email. He expressed his enthusiasm for the ongoing projects and his gratitude to the Board for their continued support, emphasizing his dedication to serving the Rolesville community.

Town Manager Eric Marsh provided an update on the Rolesville Chamber of Commerce, noting that he had been meeting with Malcolm Allen and his team. He said he would be sending commissioners an FAQ document addressing their questions about the Chamber and the MOU.

Mr. Marsh also provided an update on the Main Street project, announcing that Duke Energy would be removing poles the following day, allowing Fred Smith to backfill and pave that side of the road. By the following Tuesday or Wednesday, the temporary one-way road will be relocated to the new asphalt, allowing work to commence on the East side of the intersection. He reported that despite earlier delays with Bright Speed, the project remained on track to open by the end of September.

Following these updates, the Board went into closed session to discuss a personnel matter. Upon returning to open session, Mayor Currin announced that it had been approximately one year since he hired Town Manager Eric Marsh. The Mayor praised Mr. Marsh's performance and presented a motion to adopt the first amended and restated employee agreement for Town Manager Eric Marsh.

A motion to adopt the first amended and restated employee agreement of Town Manager Eric Marsh was made by Commissioner Lenwood Long, seconded by Commissioner Paul Vilga, and approved unanimously.

12. Adjourn

The meeting was adjourned without opposition.



Board of Commissioners

Work Session

August 19, 2025

6:30 PM

MINUTES

Present: Mayor Ronnie Currin
Commissioner Lenwood Long
Commissioner Dan Alston
Town Manager Eric Marsh
Town Clerk Christina Ynclan
Interim Planning Director Michael Elebarger
Economic Development Director Mical McFarland
Mayor Pro Tem April Sneed
Commissioner Paul Vilga
Commissioner Michael Paul
Town Attorney Dave Neill
Police Captain Richard Haynes

1. Call to Order

Mayor Ronnie Currin called the Rolesville Commissioners' Work Session to order at 6:30 PM on August 19, 2025, welcoming everyone in attendance and expressing his appreciation for their presence.

2. Consideration of Agenda

The Mayor asked for any comments or concerns regarding the agenda.

Commissioner Paul Vilga made a motion to approve the agenda, which was seconded by Commissioner Michael Paul. Following the call for discussion and hearing none, the motion passed unanimously.

3. Consideration of Consent

Resolution for Sergeant Marty Barnes Service Weapon

The consent agenda contained a single item: a resolution for Sergeant Marty Barnes to receive his service weapon. Commissioner Lenwood Long made a motion to approve the consent agenda, which Commissioner Dan Alston seconded. Without further discussion, the vote was called and the motion passed unanimously.

Mayor Currin then announced the upcoming 9/11 Honor and Remembrance ceremony scheduled for September 11 at 6:00 PM at Rolesville Elementary School. He described it as the first time the town hosted this event, expressing excitement about the opportunity. The ceremony will feature remarks from local leaders and first responders, a flag presentation, a procession by bagpipers, live music from the band Loose Change, community youth participation, a display of a steel beam from the North Tower of the World Trade Center, giveaways, raffles, and an auction. The Mayor emphasized that this event serves as an opportunity for reflection, unity, and education, particularly for younger generations about the significance of September 11. He thanked Christina and the staff, including Eric and Steven, for organizing the event. The Mayor noted that 2025 marks the 24th anniversary.

[4. Affordable Housing Project RFP - True Homes, The Hurt Foundation, Habitat for Humanity](#)

Town Manager Eric Marsh introduced the Affordable Housing Project discussion, explaining that three organizations had responded to the town's RFP for building affordable housing on town-owned property behind town hall: True Homes, The Hurt Foundation, and Habitat for Humanity. He noted that Habitat for Humanity was presented at the July 1st town board meeting, and tonight's presentations would be from the other two organizations.

- [True Homes Presentation](#)

Ron Stanley from the True Homes Foundation presented first, explaining that True Homes is the largest private homebuilder in the Carolinas, serving five markets and building approximately 2,500 homes annually. As part of the owners' commitment to giving back, they pledge 10% of their volume toward affordable housing at cost, requiring no subsidies. For the Triangle market, this means 50 homes annually at cost.

Stanley presented two development options for the property. The first option consisted of 38 single-family homes with three bedrooms, 2.5 bathrooms, and garages, intended solely for homeownership. The second option, responding to community needs for senior housing, included 20 townhomes (three bedrooms/2.5 bathrooms) and 22 cottages (two bedrooms, two bathrooms) for the 55+ community, totaling 42 units.

He explained their workforce housing focus, noting that middle school teachers in the area earn about \$57,000 annually, healthcare workers approximately \$60,000, and nonprofit managers around \$60,000 - all below Wake County's 80% AMI threshold of \$106,000 for a family of four. Through their Direct Prosperity Program, with the town contributing land for \$1, True Homes could deliver the 2-bedroom cottages at \$260,000 (down from \$310,000 retail) and 3-bedroom townhomes at \$300,000 (down from \$354,000 retail). With additional down payment assistance layers from Wake County, North Carolina Housing Finance Agency, and partner lenders, prices could be reduced further to as low as \$195,000 for cottages and \$220,000 for townhomes.

Stanley emphasized its deed restriction program, which requires first-time homebuyer status and 80% AMI eligibility or below, with 7- or 15-year deed restrictions that allow only 3% annual appreciation if the property is sold early. This approach promotes the creation of generational wealth while preventing investors

from flipping. The total community contribution would be approximately \$52,000 from Rolesville and the True Foundation, representing \$1 million in total givebacks for the 40 units.

When Mayor Currin asked about interest rates and affordability, Stanley acknowledged that while \$1,500 monthly payments might still be challenging for some, the math is based on Wake County's AMI calculations. He noted that before the COVID-19 pandemic, similar homes would have cost \$225,000, versus today's \$300,000.

Commissioner Michael Paul questioned the deed restrictions, clarifying that after the restriction period (7-15 years), properties could be sold at market value, effectively ending the affordable housing contribution. Stanley defended this approach as promoting upward mobility and generational wealth, noting that few people now stay in homes for 30 years.

Mayor Pro Tem April Sneed inquired about the availability of down payment assistance, to which Stanley explained that it operates on a first-come, first-served basis, with various funding sources having different availability windows throughout the year. Commissioner Dan Alston asked about bankruptcy restrictions (handled by lenders, not True Homes) and how they prioritize applicants like teachers and first responders. Stanley indicated that they could set aside 3-4 homes specifically for teachers and a similar number for police officers.

- [The Hurt Foundation Presentation](#)

Michael Hurt of The Hurt Foundation presented next, emphasizing his local roots in Franklin County and over 20 years of experience in multifamily development and historical revitalization. He clarified a key misconception, stating their proposal was for homeownership, not rental units.

Hurt proposed building duplexes that could be sold as individual units to the 55+ community. He showed examples from Hampton Downs in Youngsville, a 60-unit duplex community he had built, explaining how lessons learned there would inform the Rolesville project. The proposed units would be 2-bedroom, 2-bathroom duplexes with ADA-compliant features, including 3-foot-wide doors, appropriate countertop heights, LVP flooring, and ADA-compliant thresholds—all designed for aging in place.

His financial analysis indicated construction costs of \$272,000 per duplex, but with significant unknowns regarding grading and infrastructure costs due to the potential presence of rock on the property. He estimated \$100,000 per lot for grading, acknowledging this was a budgeted guess given Rolesville's granite substrate. Mayor Currin confirmed the property's challenging geology, noting that the town acquired it because developers found road construction costs to be prohibitive.

The Hurt Foundation's unique approach involves below-market sales where, upon the owner's death or need to move to a nursing home, the property reverts to the foundation to be resold at a similar affordable price. This model maintains affordability for the life of the buildings, not just for the first homeowner. Commissioner Paul confirmed this would provide affordable housing "generation after generation."

When Mayor Pro Tem Sneed questioned the lack of equity building for homeowners who might have lived there 10 years, Hurt acknowledged this but emphasized it

would keep prices low indefinitely, preventing the typical market appreciation that makes housing unaffordable. He projected that in 10 years, a 1,000-square-foot unit in Rolesville would likely exceed \$200,000 without this model in place.

Commissioner Alston raised concerns about the foundation's responsiveness to the town's RFP, noting they failed to meet the deadline and required repeated prompting. Hurt took ownership of the delay without offering specific excuses. Regarding age restrictions and flexibility for working seniors, such as teachers or military members, Hurt indicated that they could work with the town's preferences on eligibility requirements.

- [Habitat for Humanity Comments](#)

Patricia Burch, CEO of Habitat for Humanity, briefly addressed the board, highlighting that, unlike the Hurt Foundation's model, Habitat's ground lease approach enables homeowners to generate equity. She emphasized they also serve families 55 and up. When Commissioner Alston inquired about partnerships with Homes for Heroes for veterans, Burch confirmed that they house veterans but don't have a formal partnership with that specific group. However, they would be willing to explore it.

Town Manager Marsh concluded the presentation by explaining that staff would bring this back for board consideration at the first meeting in September. Mayor Currin emphasized the expensive nature of developing this property due to rock and blasting requirements, estimating that the \$1.7 million figure mentioned might be accurate for civil work. He requested that the item be scheduled for board action as soon as possible, potentially at next month's meeting on September 2, 2025.

[5. LDO Zoning Use of Vehicle Service, Minor](#)

Michael Elabarger, Interim Planning Director, presented on the vehicle minor service use currently permitted in four zoning districts (GC, CH, GI, and BT). The use standards limit establishments to three service bays and require all work to be contained within enclosed buildings, though bay doors may be open.

He explained that Text Amendment TA-25-04, initially scheduled for July but postponed to September 2nd, proposes changing the three-bay limit to specify that only three bays may face a public right-of-way, with no maximum for bays facing sides or rear. The Planning Board recommended approval but suggested either prohibiting all service bays that face public rights-of-way or setting a maximum of 10 service bays in total.

Commissioner Paul raised the question of whether to consider this amendment before establishing a Main Street overlay that might prohibit such uses entirely. Town Attorney Dave Neill then provided crucial context about recent state legislation that prohibits municipalities from down-zoning commercial properties. He explained that towns can no longer remove permitted uses, reduce density, or reduce intensity of use for non-residential properties. This means the city cannot eliminate minor vehicle repair from the general commercial district or create nonconformities.

Neill clarified that while the town cannot reduce what's currently allowed, they could potentially add requirements that don't minimize density or intensity, such as architectural standards or orientation requirements. He noted that nothing has been tested in court yet, making the legal boundaries somewhat uncertain.

The discussion revealed that if the town maintains the three service bays currently allowed, requiring them to face away from public streets might be permissible. Mayor Currin questioned how corner lots would be handled, and various interpretations were discussed. Elabarger indicated he would communicate with the applicant about potentially revising their proposal to prohibit street-facing bays while setting a maximum total number.

6. LDO Zoning Uses / Main Street Corridor

Elabarger continued with a broader discussion of Main Street corridor zoning, explaining that most properties along Main Street, from Jonesville Road to Williams Road, are zoned General Commercial (GC) unless they are designated for residential use. However, many properties have conditional zoning, or special use permits with specific conditions that customize their allowed uses.

He presented a map showing the staff's ongoing work to identify which properties have standard GC zoning versus those with conditions or special use permits. This analysis will help the board understand where specific uses, such as vehicle minor service, are permitted versus where existing conditions restrict them.

Mayor Currin asked why such a detailed analysis was necessary, given the new state restrictions on down-zoning. Attorney Neill reiterated that, under 2023 legislation, everyone effectively has vested rights; whatever uses are permitted today will remain permitted forever unless the property owner consents to restrictions. The town cannot create nonconformities or reduce opportunities through overlays or any other mechanism.

Neill noted this legislative change was prompted by a land speculator who had acquired properties expecting to develop gas stations based on existing zoning, only to have an overlay district eliminate that possibility. The General Assembly's response was to protect such expectations by essentially granting permanent vested rights to all commercial properties.

The attorney observed that one potential workaround not addressed in the down-zoning statute is changing the approval process. Currently, permitted uses proceed administratively without board review. The town could potentially require quasi-judicial review with subjective standards for uses of concern. However, he acknowledged that this would be "painful" and that the board had previously moved away from reviewing site plans due to the burden.

7. LDO Section 6.1 Signage Regulations

Mical McFarland, Economic Development Director, began by explaining enforcement efforts for non-permitted signs, particularly disposable signs along Main Street and Rogers Road. He has been meeting with local businesses to educate them about sign regulations, finding that most are cooperative once informed. The challenge arises from outside entities posting signs for mattress sales, mosquito control, and pressure washing services, which Public Works will periodically remove.

McFarland noted concerns from businesses set back from the road who feel they lack visibility and want some temporary signage presence. Currently, feather flags and wind signs are prohibited, as is any signage in the public right-of-way.

Michael Elabarger provided an overview of the 24-page sign ordinance (Section 6.1 of the LDO), explaining that it includes permitted signs that require permits, temporary signs, prohibited signs, and exempt signs (those permitted without permits). Most enforcement issues involve the prohibited and exempt categories.

The prohibited signs section explicitly states that signs are not permitted within public rights-of-way except with written permission from NCDOT or the Board of Commissioners. This makes most problematic signs illegal simply by location. Additional prohibitions include wind signs and inflatable signs.

Discussion arose about "attention flags" listed as exempt signs, which seemed to conflict with the prohibition on wind signs. Attorney Neill suggested this redundancy should be eliminated. Commissioner Paul suggested reducing special event sign permits from 30 to 14 days, although Mayor Pro Tem Sneed noted that some events, such as BBQ and Bands, require more extended marketing periods. Commissioner Vilga suggested keeping the shorter timeframe but allowing exemptions approved by the board for community events.

Regarding digital signs, Commissioner Vilga raised concerns about brightness levels. Elabarger found existing regulations limiting changeable copy to 10-second intervals and internal illumination to 0.2 foot-candles at property lines. Attorney Neill questioned whether the town's digital sign complies with these standards, noting he must wait for his eyes to adjust after looking at it.

Other issues discussed included the code's limitation of three signs per business regardless of building size or number of buildings occupied, which could disadvantage larger operations. The code also fails to address multi-tenant buildings or subleases effectively. Staff indicated they would research these issues and return with proposed text amendments addressing the board's concerns.

8. Rolesville Chamber of Commerce Discussion

Town Manager Eric Marsh reported on a productive first formal meeting between town leadership and the Chamber board, including himself and Michael McFarland. He provided the board with an FAQ document addressing their previous questions, though this arrived late in the day due to the Chamber taking time to ensure all information was accurate.

The discussion focused on clarifying the language of the MOU, particularly regarding funding commitments and economic development programming. The town has simplified the approach, aligning with North Carolina general statutes for the use of funds. Instead of funding fundraising events directly, the city will serve as a title sponsor for events like the BBQ and Bands festival and potentially the Christmas parade.

Malcolm Allen, Interim Executive Director of the Chamber, attended to answer questions. He provided updates on the BBQ and Bands festival, noting growth from 13 vendors last year to over 100 vendors and 20 food trucks expected this year. The event will close streets and feature national recording artists. The Chamber requested a town partnership for police services, with 10 officers needed for street closure and alcohol service oversight. The town will provide this support through the economic development budget as a sponsorship, rather than through direct police overtime.

Allen confirmed that the Chamber is working on resubmitting tax returns and implementing new software called Glue Up for improved financial and member tracking. He also committed to promoting the 9/11 event through Chamber channels and will provide an economic impact report after the BBQ and Bands festival.

When asked about the special use permit for alcohol, Marsh confirmed it would be on the consent agenda for the next meeting. The board agreed to schedule the final MOU for consideration at the next meeting, with Marsh committing to send the final draft to all board members the following day. Mayor Currin requested the final version be sent several days before the meeting to ensure adequate review time.

Dave Neill, Town Attorney, requested that the Board go into Closed Session pursuant to Chapter 143, Section 318.11(a)(3) of the North Carolina General Statutes.

Commissioner Paul Vilga made a motion to go into closed session to consult with the Town Attorney to preserve attorney-client privilege pursuant to Chapter 143, Section 318.11(a)(3) of the North Carolina General Statutes. Commissioner Lenwood Long seconded the motion. The motion was approved unanimously. The Board expects to receive information regarding the *Town of Rolesville v. Eddins Family, LLC* eminent domain matters.

Upon returning to the open session meeting, Attorney Dave Neill noted that Commissioner Michael Paul was excused from the closed session due to a conflict of interest.

Town Manager Eric Marsh shared that the Coffee with Cops and Chili event at Chili King was successful, with 46-47 free meals provided and strong community support for the business owner. He reminded everyone to watch for advertisements for the 9/11 event and the BBQ and Bands festival.

Eric Marsh also announced his acceptance into the prestigious Leadership North Carolina fellowship program, which will involve collaboration with public and private sector leaders over a nine-month period. While it will require him to be away one week per month for 2-3 days, he emphasized that the program would help him develop resources and connections to address regional challenges. He will personally cover some costs and looks forward to leveraging these resources for alternative funding opportunities.

9. Adjourn

There being no further business before the Board, Mayor Ronnie Currin adjourned the meeting without opposition.

MINUTES

Present: Mayor Ronnie Currin, Town Attorney Dave Neill
Mayor Pro Tem April Sneed, Town Manager Eric Marsh
Commissioner Dan Alston, Interim Planning Director Michael Elabarger
Commissioner Lenwood Long, Parks and Rec Director June Greene
Commissioner Michael Paul, Public Works, Isaac Poelman
Commissioner Paul Vilga, Town Clerk Christy Ynclan
Economic Development Director Mical McFarland
Project Manager Medhat Baselious
Police Chief David Simmons

1. Call to Order

Mayor Ronnie Currin called the Town of Rolesville Board Meeting to order on Tuesday, September 2, 2025, at 6:29 PM. He thanked everyone for attending and noted there was a good turnout in the room.

2. Invocation led by Interim Pastor Mark White of Rolesville Baptist Church

Pastor Mark White of Rolesville Baptist Church delivered the invocation.

3. Pledge of Allegiance led by Mayor Ronnie Currin

Mayor Currin led the Pledge of Allegiance.

4. Proclamations

National Day of Service and Remembrance

Commissioner Lenwood Long read a proclamation declaring September 11th as a National Day of Service and Remembrance in North Carolina. The proclamation recognized the nearly 3,000 lives lost in the terrorist attacks of September 11, 2001, and honored the heroic acts of first responders. It encouraged citizens to observe the day by volunteering in service to neighbors, communities, and fellow Americans. Mayor Currin reminded everyone about the upcoming 9/11 event on September 11th at 6:00 p.m. at Rolesville Elementary School, located on Main Street.

5. Consider Approval of the Agenda

Town Manager Eric Marsh requested clarification on a change to the agenda. He explained that item 10a. – c. under Old Business would be moved to become item 12.a. Communications (Town Campus Update by Keith Carolyn), as it would encapsulate the action items listed as 10.a, 10.b, and 10.c. This change would streamline the discussion by providing context for those action items.

Commissioner Vilga moved to approve the agenda items listed as Old Business 10.a. - 10. c. to be moved to Communications 12.a., as amended. Mayor Pro Tem Sneed seconded the motion. The motion passed unanimously.

6. Public Invited to be Heard

Rick Eddins, a business owner in Rolesville, addressed the board regarding the Main Street intersection project. He stated, "We want our intersection back," and expressed frustration that the project had been ongoing for 15 months and was one year overdue from the original three-month timeline. He emphasized that businesses need the intersection open to help pay bills and provide for families. He also mentioned a recent break-in at Susanna's Antiques, where intruders were inside for about 50 minutes, suggesting that more traffic would deter such crimes.

Eddins outlined specific needs, including streetlamps, pavers, benches, trash cans, and planters. He questioned whether these items were in stock and ready for installation, expressing confusion about who was responsible for ordering and installing them. He noted the project's estimated cost of \$20-30 million. He warned about potential additional expenses for repairs on Glen Circle, Perry Circle, Williams Street, Pulley Street, and possibly Virginia Waters, due to pothole damage caused by detour traffic.

Tisha Baker Lowe from the Youth Leadership program introduced 13 students who had been accepted for the 2025 program year, with 11 present at the meeting. She thanked Town Manager Eric Marsh and staff for partnering on the initiative and announced that Youth Leadership would kick off on Thursday, September 18th. She reminded everyone to mark their calendars for Local Government Day on Thursday, February 19th. Each student then introduced themselves, stating their name and grade at Rolesville High School.

7. Consider Approval of the Consent Agenda

The consent agenda included a request to waive Town Code 113.5 for the sale of alcoholic beverages at the Chamber BBQ & Bands Event on September 27th at Redford Place Park, as well as approval of the minutes from July 1 and July 15, 2025.

Commissioner Paul Vilga moved to approve the consent agenda. Commissioner Lenwood Long seconded the motion. The motion passed unanimously.

8. Town Board Liaison Reports

Commissioner Michael Paul reported on the Senior Network, announcing their second annual charity golf tournament, scheduled for Thursday, September 11th, at 9:30 AM at Heritage Golf Course. He noted the event was almost full. He discussed an opportunity to establish a "Senior Center Without Walls" using unused building spaces in Rolesville. Paul expressed concern that over 21 residents had been displaced from The Grande due to increasing rents, emphasizing his hope that the board would approve construction of affordable housing for seniors.

Commissioner Dan Alston reported on military observances for September, including Patriots' Day, the National Day of Service and Remembrance on September 11, the Air Force Birthday on September 18, National POW-MIA Recognition Day on September 19, and Gold Star Mothers and Families Day on September 28. He announced that the construction of The Joel Fund was officially underway and that they would host "Voices of Resilience," a suicide prevention dialogue, on Friday, September 5th, from 12:00 PM to 3:00 PM. Alston visited Rolesville High School's Navy National Defense Cadet Corps, which had 80 students enrolled, and discussed mentoring opportunities for veterans on September 8th. He also announced a Veterans Benefit event on September 18-20 at the Herbert Young Community Center in Cary.

Mayor Pro Tem April Sneed reported on the Planning Board meeting of August 25th, where they heard from the developer of Wallbrook Flats, a proposed 260-unit extension of the existing Wallbrook development on the former Arden property. This mixed-use commercial development would come before the board on October 7th, along with the 2050 Comprehensive Plan. She noted one vacancy on the Planning Board and that the Housing Plan would be presented on September 22nd.

Commissioner Paul Vilga briefly reported on Parks and Recreation, noting the success of the second annual Senior Expo, which drew 31 vendors and 75 participants, a notable increase from the previous year.

Commissioner Lenwood Long provided public safety updates, stating they were actively pursuing a fire chief. He announced National Night Out would be in October, with date and location TBD. The Drive Sober initiative would be promoted in conjunction with National Night Out. He encouraged early applications for Shop with a Cop, which serves students in grades K-8, with applications ending on November 24th.

9. Communication from Town Staff

Parks and Recreation – June Greene, Parks and Recreation Director

Parks and Recreation Director June Greene presented "Stronger Together: Building Community Through Collaboration." He explained why collaboration matters, including maximizing resources by sharing staff, facilities, funding, and equipment; reaching diverse populations through schools, churches, and civic groups; building stronger communities through joint events; enhancing program quality with expertise from various sectors; and unlocking funding through partnerships.

Greene detailed partnerships with local schools, including Rolesville Elementary, Sanford Creek Elementary, Rolesville Middle School, Rolesville High School,

Rolesville Charter Academy, and Thales Academy. He showed examples of speaking engagements, field day assistance, and facility sharing arrangements.

Civic group partnerships included Alpha Kappa Alpha Sorority, Delta Sigma Theta, the Boy Scouts of America, Growing the Rose Northern Community Food Security, the Rolesville Veteran Group, and the Community Gardeners of Rolesville. Greene highlighted the AKAs' efforts in helping plant trees for Arbor Day and a Scout completing an Eagle project by building two picnic tables for Millbridge Nature Park.

Local government partnerships included work with Raleigh Senior Center, Wake County Health and Human Services, Wake County Senior Games, and Wake County Special Olympics. Greene noted that Wake County had several individuals compete at nationals in Idaho two weeks prior.

Church partnerships with Rolesville Baptist Church and The Village Church provided venues for events, such as the Senior Expo and summer camp, at discounted rates. Other organization partnerships included American Red Cross, Autism Society of North Carolina, Civic Federal Credit Union (which sponsors the shred event), Humana, North Carolina Football Club 6-4-3, Senior Network Triangle, Kiwanis Club, Triangle Family Dentistry, The Grande at Wakefield, United Arts Council of Wake County, and The Joel Fund.

Greene emphasized that sponsorships fuel their programs and connect businesses to the community, turning events into unforgettable experiences. Greene introduced the "dream team": Superintendent Tina Allen, Cultural Arts Coordinator Brandon Matsko (who started in April/May), Athletic Coordinators Mark Pittman and Kristen Stafford (Special Events Coordinator), and Admin Support Specialist Nara Stevens.

When asked by Commissioner Long what they'd like to see done differently, Greene responded that they are there for the citizens, who are their driving force, aiming to provide services that offer diversity, inclusion, and community, so residents don't have to go elsewhere for recreation.

Public Works – Isaac Poelman, Public Works Director

Public Works Director Isaac Poelman reported hiring two new maintenance technicians, Colin Johnson and Christian Van Alstein, who had been crucial during the busy summer months while understaffed. One position remained open with interviews scheduled for that week.

The new compactor truck was in full operation, significantly speeding up the yard waste process and saving money at the landfill. Poelman mentioned considering advertising wraps for the large truck and invited ideas from the board.

Public Works had been preparing ball fields for fall sports starting Monday, working closely with Parks and Recreation. The recent weather change allowed grass to slow down, giving more time for work orders and special projects. They continued to monitor the streets around the detour for the intersection, addressing shoulders and potholes.

Two employees attended 811 Pipeline Safety training, and two more were scheduled to obtain commercial driver's licenses. When asked by Commissioner Long about staffing levels, Poelman stated that they had seven staff members with one vacancy, but ideally, they would need three more employees by next summer. He noted it's

increasingly complex to find people willing to work eight hours in 100-degree weather, and they're lucky to get one seasonal worker when they used to get three.

The department has three vehicles requiring CDLs. Poelman explained that maintenance technician II positions and certain crew leaders require CDLs as part of career progression. Commissioner Paul asked about yard waste savings, and Poelman confirmed they were seeing the expected savings from bringing the service in-house.

Economic Development – Mical McFarland, Economic Development Director

Economic Development Director Mical McFarland presented two items for board consideration: the affordable housing project and a Chamber of Commerce MOU/partnership. He indicated staff were seeking guidance on both items.

For the Affordable Housing Project, the board discussed three potential vendors. Mayor Pro Tem Sneed made a motion to proceed with Habitat for Humanity as the primary choice and True Homes as the contingent vendor, in the event that negotiations with Habitat weren't productive. Commissioner Paul strongly advocated for the Hurt Foundation's senior affordable housing proposal, arguing that it would serve hundreds or thousands of seniors over decades, rather than just 25-30 families who could sell their homes at market value in 7-10 years. He noted 21 residents had been displaced from The Grande in the past two months due to rent increases.

Commissioner Alston criticized the Hurt Foundation's presentation, noting that they were late and made unprofessional comments, such as "I don't care if you choose me." He emphasized the importance of showing respect and dignity to the town.

Mayor Pro Tem Sneed moved to initiate the process and proceed with Habitat for Humanity, and if necessary, revisit True Homes as a second option. Commissioner Long seconded the motion. The motion passed 4-1, with Commissioner Paul voting against.

Regarding the Chamber of Commerce partnership, Malcolm Allen addressed two concerns raised: the Chamber's tax-exempt status and the police costs associated with the BBQ & Bands event. Allen explained they had arranged to cure their tax status by paying \$661 to the IRS through a 90-day payment plan. He clarified that nine officers were needed not for alcohol service but for road closure due to the expected attendance of over 5,000.

Allen discussed economic impact measurement plans, including the use of car counters and collaboration with Visit Raleigh CVB. He mentioned promotional plans, including a live band at Cobblestone the day before BBQ & Bands, to drive traffic downtown.

Commissioner Alston moved to approve the MOU as given. Commissioner Long seconded the motion. The motion passed unanimously.

10. Old Business

- ~~10.a. Select Samet as the best-qualified Construction Manager at Risk (CMAR) for Town Campus Site Development, Police Station, and Main Fire Station Projects~~
- ~~10.b. Contracts with Samet for Preconstruction Services for the Town Campus Site Development, Police Station, and Main Fire Station Projects~~
- ~~10.c. Contracts with ADW Architects for Engineering Design Services for Police Station and Main Fire Station Projects~~

(Amended 10.a. - c. items moved to Communications 12.a. as made during, Consider Approval for Agenda.)

Town Campus Update

Capital Project Manager Medhat Baselious introduced himself and explained that the town campus would have five main buildings: town hall, community center, police department, central fire station, and public library (with the county responsible for the library). The town would handle four buildings plus site development.

ADW Architect Keith Carolyn presented updates on site design and police station schematic design. He noted the traffic consultant requested a more free-flowing drive through the campus, resulting in a continuous curve rather than stop signs while maintaining the visual experience of the town hall centered with flanking buildings.

For the police station, the initial two-story pricing came in too high, leading to a redesigned one-story concept. The new design maintains all required functions at 14,885 square feet (down from approximately 17,000 square feet), with the reduction achieved by eliminating stairs, elevators, and duplicate spaces. Built-in future expansion areas were included. The building would have its own generator and incorporate decontamination features. Commissioner Alston confirmed there would be no holding cells, only secure interview rooms.

The fire station design included four double-deep bays, plus a covered area for trailers and vehicles, totaling 19,796 square feet of base bid space, with an alternate option of 1,100 square feet of mezzanine area. Features included a large, shared training room accessible to police, an antique fire truck display area with an operable door, bi-fold doors on the front bays, and residential quarters with sound-treated windows. The building would include proper decontamination facilities, vestibules for humidity control and contamination prevention, and separate areas for kitchen, day room, and offices.

Commissioner Alston asked about site infrastructure budget risks. Carolyn confirmed the site numbers had held steady through schematic design and design development phases at around \$8 million, with contingencies built in. He noted that building costs had been more volatile due to fluctuations in steel prices and market conditions.

Both buildings would be set back appropriately for any future Young Street widening, with DOT-required improvements including a deceleration lane. The memorial area would have utility taps installed for future water features and electrical needs.

Finance Director Amy Stevens provided an update on financing. She emphasized the long-term planning for these projects, spanning over 15 years, and the evolution of Rolesville's capital improvement plan. The town established a capital savings fund years ago to cover debt payments without impacting the operating budget. No

significant concerns were expressed by Local Government Commission staff during recent meetings.

Stevens outlined the following steps: attending the full LGC in February or March for the site portion debt financing, which requires submitting applications one month prior. She planned to bring the town's financial policy, including debt benchmarks, to the board by year's end. Considerations included whether to use installment financing or limited obligation bonds, as well as addressing the existing \$960,000 lien on the property from the 2021 land purchase.

The board then considered three motions:

Commissioner Vilga moved to designate Samet as the best-qualified firm for construction management at risk services for the town center site development, police station, and fire station projects, consistent with NCGS 143-128.1. Commissioner Paul seconded the motion. The motion passed unanimously.

Commissioner Paul moved to approve agreements with Samet for pre-construction services for the site development, police station, and main fire station projects, and to authorize the town manager to negotiate and execute the agreements, subject to review by the town attorney. Commissioner Long seconded the motion. The motion passed unanimously.

Commissioner Long moved to approve agreements with ADW Architects for architectural and engineering design services for the police station and main fire station and authorize the town manager to negotiate and execute the agreements, subject to review by the town attorney. Commissioner Paul seconded the motion. The motion passed unanimously.

Town Attorney Dave Neill explained that a construction manager at risk provides better quality control but incurs higher upfront costs for pre-construction services and potentially higher subcontractor costs due to pre-qualification requirements. Town Manager Marsh emphasized that this approach helps ensure the project stays within budget by minimizing scope creep and change orders, which is critical since the project is funded entirely by tax dollars.

11. New Business

Legislative Hearing for TA-25-04 / Vehicle Service, Minor

Interim Planning Director Michael Elabarger explained this text amendment regarding vehicle minor services zoning. The applicant had notified staff 15 days prior that they wished to defer the application indefinitely.

Commissioner Long moved to postpone indefinitely TA-25-04 vehicle minor service use standard regarding service bays. Mayor Pro Tem Sneed seconded the motion. The motion passed unanimously.

Legislative Hearing for TA-25-06 / Self Storage, Enclosed

Michael Elabarger presented a two-part text amendment. Part A would create a new zoning use, called "Enclosed Self-Storage," as a permitted commercial use in the General Commercial (GC), Commercial Highway (CH), Office Professional (OP), and Neighborhood Center (NC) districts. Staff also recommended adding General Industrial (GI) and Business Technology (BT) districts. Use standards would require uniform architectural treatment resembling an office building, although staff preferred referencing existing LDO Section 6.8.03 non-residential building standards.

Part B would expand the use of development agreements in Activity Center (AC) and Neighborhood Center (NC) districts to allow modifications of building setbacks, lot sizes, and building heights. Staff recommended allowing modification of all standards, not just these three, and extending this option to the Town Center (TC) district as well.

The Planning Board unanimously supported the amendment but suggested prohibiting self-storage uses from fronting on Main Street. The discussion centered on preventing interior storage doors from being visible through windows, with suggestions for using tinted or opaque glazing.

Applicant Court Schmidt from Ardent Building agreed to make windows opaque where storage doors would be visible. Attorney Neill noted this detail hadn't been written into the amendment language and would need to be added.

Commissioner Vilga moved to continue TA-25-06, LDO Text Amendments to Table 5.1. and Section 5.1.4., to add a "Self-Storage Enclosed Use": and to Table 3.4.2. and Table 3.4.3., to Modify Options for Development Agreements, for the October 7th, 2025, town board meeting. Commissioner Paul seconded the motion. The motion passed unanimously.

Legislative Hearing for ANX-25-02 / PIN 1768094465, Town Campus Property

Michael Elabarger presented a voluntary annexation of 2.321 acres within the town campus area. This small triangle of property had been excluded from town limits due to an old boundary line, but needed to be annexed for the town's campus development.

Commissioner Vilga moved to approve the voluntary annexation petition received under GS 160A-31 for ANX-25-02, the unaddressed property on East Young Street, with Wake County PIN 1768094465, and to adopt Ordinance ORD-25-23. Commissioner Long seconded the motion. The motion passed unanimously.

Mayor Ronnie Currin requested a ten-minute recess to be reconvened at 8:15 pm.

12. Communications

Main Street Project Update

Town Manager Marsh provided an update on the Main Street project. Technical meetings were being scheduled with community stakeholders to address concerns about street lighting, benches, trash cans, and planters. A meeting with Duke Energy was expected for the next day regarding the street lighting plan.

Paving on the east side was delayed from Tuesday to Thursday due to the availability of the paving crew. However, Fred Smith Company assured us that this wouldn't impact the late September completion date. The small parking lot next to Main Street Exchange had closed that morning for necessary work. Staff were exploring options to shorten the closure period, including the use of different concrete materials.

Commissioner Paul and the Mayor expressed frustration about the paving delay after being told the previous Thursday that it would start on Tuesday. Commissioner Vilga pointed out issues with the curb and gutter being too low in front of Rick Eddins' property. Marsh explained that this would be corrected during the final milling and repaving process.

Rick Eddins suggested using quick-setting P-Con 6 concrete, which is cured in three hours, for the driveway work. Staff noted this would require DOT approval and could potentially cause delays.

Discussion revealed Fred Smith crews were working 60-hour weeks, but couldn't add more crews due to space constraints. The board expressed frustration about the lack of detailed weekly updates from the contractor despite previous commitments.

Marsh emphasized recent wins, including collaboration with the DOT to permit non-vibratory compaction methods, which help avoid property damage. He noted that while the impacts on businesses were significant and not being ignored, the priority was to complete the project by the promised date while minimizing impacts wherever possible.

Mayor Ronnie Currin requested a written explanation for why the paving crew didn't show up as scheduled on Tuesday. Marsh confirmed they would request this in writing from Fred Smith.

13. Adjourn

With no further discussion or objection from the board, Mayor Ronnie Currin adjourned the meeting at 9:55 pm.

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on Thursday to make arrangements for the meeting.



Memo

To: Mayor Currin and Town Board of Commissioners
From: Michael Elabarger, Interim Planning Director and Meredith Gruber, Senior Planner
Date: Meeting Held October 9, 2025
Re: ANX-25-03 – 200 School Street, Direct Clerk to Investigate Sufficiency of Annexation Petition and Call for Legislative Hearing

Summary Information

The Town of Rolesville has received a contiguous Voluntary Annexation Petition for 0.5824 acres, located at 200 School Street with Wake County PIN 1758998560, to be annexed into the Town of Rolesville Town Limits.

As provided in G.S. 160A-31, the petition should be investigated by the Town Clerk as to its sufficiency in meeting G.S. 160A-31. The attached resolution directs the Town Clerk to investigate and report back to the Town Board of Commissioners.

Recommendation

Staff recommends approval of the resolution directing the clerk to investigate REZ-25-03, a Voluntary Annexation Petition, received under G.S. 160A-31. In addition, staff recommends The Town Board of Commissioners schedule a Legislative Hearing on November 6, 2025.

Suggested Motion

Motion to approve the resolution directing the Town Clerk to investigate the sufficiency of the Voluntary Annexation Petition, application REZ-25-03, received under G.S. 160A-31, as well as scheduling a legislative hearing on November 6, 2025.

Attachments

1. ANX-25-03 Annexation Petition
2. ANX-25-03 Resolution 2025-R-18 Directing Town Clerk to Investigate Sufficiency



Office Use Only

ANX- 25-03

Date received: 07-01-2025

Application to Petition for Voluntary Annexation into Rolesville Town Limits

Planning Department • 502 Southtown Circle | Rolesville, NC 27571 | planning@rolesville.nc.gov | 919-554-6517

Section A Submittal

Applications to petition for voluntary annexation are accepted by the Planning Department according to our [submittal process](#). Please submit your complete application by the next deadline date (typically the 1st of the month unless it is a weekend day). [Fees](#) are invoiced and review will start after receipt of a complete application.

The items below are **required** to complete your application. ***Your application will not be processed until all documents are received.**

1. Please complete a **separate application for each Parcel** Identification Number/Real Estate Identification Number/Property Owner.
2. A copy of the last **deed of record stamped with the Register of Deeds Book of Maps and Page number**.
3. A clear and legible **annexation boundary plat or map prepared by a professional land surveyor** showing the boundaries of the area or property requested for annexation into the Town of Rolesville.
4. A **written legal description of the metes and bounds** based on the annexation boundary map or plat.
5. A complete **Property Owner Consent Form**.

Section B Legal Disclosure

Voluntary Annexation- A voluntary process initiated by landowners to join the towns limits and acquire city services.

§ 160A-31. Annexation by petition.

The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner. The town shall advertise in the local newspaper at least 10 (ten) but no more than (25) twenty-five days prior to the public hearing.

Vested Rights – Site-specific vesting plans are commonly tied to existing development approvals such as special use permits, and subdivision plats. Vesting rights must include a sufficient level of detail, as outlined in the statutes, and must be identified and approved through a legislative hearing.

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?

☐ **Yes** ☒ **No**

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

❖ If no project name is given, the primary address will be used.

❖ Additional parcel information may be attached if multiple properties are owned by one person (attachment A).

Development Project Name: Scarboro Village

Street Address(es) of property requesting to be annexed:

1. 200 School St.

2.

3.

4.

5.

PIN 1758-99-8560	REID 0106103	Deed BM# 018825	Deed PG# 00297	Acreage to be annexed 0.5824
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
Total Acreage of Requested Annexation Site 0.5824		Linear Feet of New Public Streets within Annexation Boundaries: 0		

Section D Property Owner Information

Applicant/Owner or Project Contact Information

We, the undersigned owners of the real properties contained in the legal metes and bounds description and plat/map attached, request that the area described be annexed into the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- * **NOTE:** If the property is owned by Individuals, all legal owners must sign the application for each parcel including both spouses. If the property is owned by multiple owners, please attach a separate Applicant/Owner Contact Information sheet (attachment B).
- * **NOTE:** If the property is owned by a Company or Corporation, the Company or Corporation must be legally registered with the State of North Carolina- Office of the Secretary of State.
- * Please attach a separate notarization of signature sheet for a Company or Corporation.

Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

1. Comm Dev LLC, Attn Matthew Shuey 2. _____

Applicant/Property Owner mailing address:

1. 1340 Clifton Pond Rd, Louisburg, NC 27549 2. _____

Phone Number(s) and email address(es):

1. Matt@commandcs.com 2. _____

1. Matt@commandcs.com 2. _____

Property Owner Signature(s):

1. [Signature] 2. _____

Project Contact Information (if different than the property owner)

Name of Corporation:

Qunity PA

Name of Registered Agent:

Courtney McQueen, PLA

Corporation Address:

16 Consultant Place, Suite 201, Durham NC 27707

Corporation Phone Number and email address:

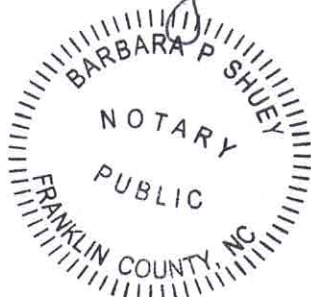
9191-490-4990; cmcqueen@qunity.com

I, Barbara P Shuey, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and official seal, this 28th day of June, 2025.

Notary Public

Barbara P Shuey

Notary Seal



My commission expires: _____

My Commission Expires December 12, 2027

Section E Annexation Petition	
State of North Carolina, County of Wake, Petition of Annexation of Property to the Town of Rolesville, North Carolina	
Part 1 The undersigned, being all the owners of the real property described in this application (Section D) respectfully request the annexation of said property to the Town of Rolesville, North Carolina. The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners. The property to be annexed is:	
☒	Contiguous to the present corporate limits of the Town of Rolesville, NC, or
☐	Non Contiguous to the municipal limits of the Town of Rolesville, NC and is located within three miles of the municipal limits of the Town of Rolesville, NC (pursuant to Chapter 989 of the Sessions Law of North Carolina, 1967). Distance in miles to closest parcel located in town limits: Click or tap here to enter text..
Section F Submittal (Application Packet) Checklist	
☒	Annexation Petition Each parcel/property requires a separate annexation petition (application packet).
☒	Property Owner Consent Form Please complete a separate form for each Annexation Petition (application). All real property owners must sign and date the application. Please confirm the Correct Parcel Identification Number(s) (PIN). Call Wake County Geographic Information Services at 919-856-6360, if there are any questions about the parcel identifier. This is very important; Please <u>indicate if the property being requested for annexation is only a portion of an existing parcel.</u> Property Owned by a Corporation must include a Corporate Seal (refer to Section D).
☒	DEED- A copy of the last deed of record stamped with the Register of Deeds Book of Maps and Page number for proof of ownership.
☒	Annexation Boundary Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be 18 x 24 and signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.
☒	Metes and Bounds- A legal description of the written metes and bounds description based on the annexation boundary plat/map.

Property Owner's Consent & Authorization Form

A Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

Each owner or spouse must sign a separate copy of this form for a property with more than one owner. For Applications with more than one Applicant/representative, enter one name on each form and submit separate forms if the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (i.e., Secretary of State business registration) must be attached to this form.

I, Matthew Alan Shuey
(property owner's **printed** legal name), swear and affirm that I am the owner of the property at

200 School St.

(Property Address)

1758-99-8560

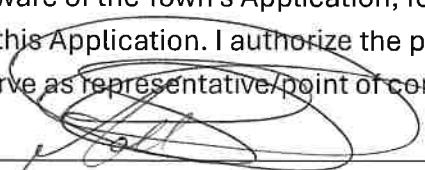
(PIN)

0.5824 ac

(Acreage)

as shown in the records of Wake County, North Carolina, which is the subject of this Application Case # ANX-_____.

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: 

Date: 6/26/2025

Scarboro Village | Annexation: Justification Statement

This request seeks the Town Board's approval to voluntarily annex a 0.58-acre triangle-shaped parcel located at 200 School Street, assigned Wake County PIN 1758-99-8560, along the edge of Rolesville's current municipal boundary. Although this parcel remains unincorporated, it is contiguous to the present corporations limits and it is part of a larger group of parcels under the same ownership that are already fully annexed into the Town.

Bringing this remaining parcel into the Town's jurisdiction will create a consistent boundary, support unified planning and development under a single municipal authority, and align with the Town's long-range growth goals outlined in its adopted Comprehensive Plan. This annexation will also improve the efficiency of municipal service delivery and land use regulation for the collective property.

We respectfully request the Town Board's approval to annex this parcel to support cohesive planning, coordinated development, and Rolesville's vision for orderly, connected growth.

METES AND BOUNDS DESCRIPTION

200 SCHOOL STREET

Beginning at a Control Point in the southwestern corner of that parcel with PIN 1758-99-8560, the POINT OF BEGINNING, thence N 20° 43'10" W 167.77 feet to a point, thence S 89°02'14" W 320.84 feet to a point, thence S 58°02'43" W 14.50 feet to a point, thence S 58°12'26" W 84.72 feet to a point, thence S 57°50'19" W 74.89 feet to a point, thence S 58°20'21" W 73.62 feet to a point, thence S 58°20'21" W 60 feet to the POINT OF BEGINNING containing 0.5824 acres and being owned by Comm Dev LLC as shown on survey entitled "Boundary & Topographic Survey for Scarboro Property" by Bass, Nixon & Kenney, Inc dated March 31, 2022 and last revised April 22, 2022.

Revenue : \$ 3600.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 1758998909, 1758998560 and 1759909525

Brief Description for the Index:

Prepared by: Edward W. Scarboro, Jr., Attorney at Law

Return to: Grantee

Property Address: 201 S. Main Street, Rolesville, NC

All or a portion of this property _____ was or _____ was not used as the primary residence of the Grantor.

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 2 day of December, 2021 by and between **EDWARD W. SCARBORO, JR. AND SPOUSE, KIMBERLY MOORE SCARBORO with a mailing address of 4325 JONESVILLE ROAD, WAKE FOREST, NC 27587 AND SPENCER PULLEY SCARBORO AND SPOUSE, DONNA M. SCARBORO with a mailing address of 6625 Pulley Town Road, Wake Forest, NC 27587 ("Grantors") and COMM DEV LLC, a North Carolina Limited Liability Company with a mailing address of 1340 Clifton Pond Road, Louisburg, NC 27549("Grantee")**.

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in WAKE County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

ALSO, BEING the same Premises conveyed to Grantor by deed recorded in **Book 01112 page 65**, **WAKE** County Registry.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, and valorem taxes for the year **2021** and subsequent years, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD, WAKE COUNTY REGISTRY.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

The remainder of this page intentionally left blank.

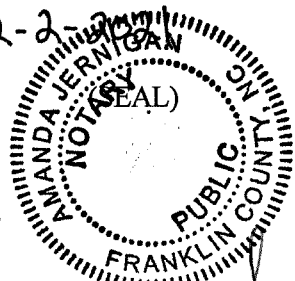
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Edward W. Scarboro, Jr. (SEAL)
EDWARD W. SCARBORO, JR.

STATE OF North Carolina
COUNTY OF Wake

I, a Notary Public of Wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **EDWARD W. SCARBORO, JR.**

Date: 12-2-2021



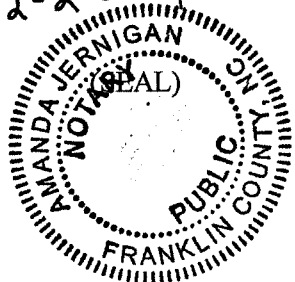
Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Kimberly Moore Scarboro (SEAL)
KIMBERLY MOORE SCARBORO

STATE OF North Carolina
COUNTY OF Wake

I, a Notary Public of Wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **KIMBERLY MOORE SCARBORO**

Date: 12-2-2021



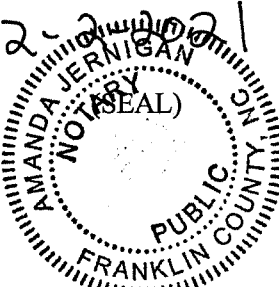
Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Spencer Pulley Scarboro (SEAL)
SPENCER PULLEY SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **SPENCER PULLEY SCARBORO**

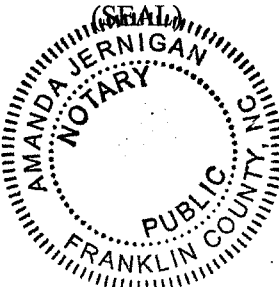
Date: 12-2-2021


Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Donna M. Scarboro (SEAL)
DONNA M. SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **DONNA M. SCARBORO**

Date: 12-2-2021


Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Exhibit A

COMMENCING AT NCGS MONUMENT 'STREET' HAVING NC GRID NAD '83 / 2011 COORDINATES OF N=790,603.030 FT. AND E=2,159,788.080 FT.; THENCE N 43°22'24"E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING IN THE SOUTHERN RIGHT-OF-WAY OF S. MAIN ST, A VARIABLE PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE SPENCER PULLEY HEIRS AS REFERENCED IN D.B. 1112, PAGE 65; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID SPENCER PULLEY HEIRS PROPERTY, S38°29'42"E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE EDDINS FAMILY, LLC AS REFERENCED IN B.M. 2013, PG. 218; THENCE S38°47'03"E A DISTANCE OF 729.30 FEET TO A POINT BEING THE SOUTHERN MOST CORNER OF THE PROPERTY OF DAVID T. MERRITT AND BETTY M. MERRITT, TRUSTEES AS REFERENCED IN D.B. 9470, PG. 1562, SAID POINT ALSO BEING IN THE COMMON LINE OF THE PROPERTY OF DONNIE L. WOODLIEF AS REFERENCED IN D.B. 2906, PG. 75; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID WOODLIEF PROPERTY, S57°30'43"W A DISTANCE OF 400.50 FEET TO A POINT IN THE LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN D.B. 5409, PG. 926; THENCE S58°02'43"W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE BEING THE NORTHEAST CORNER OF THE PROPERTY OF ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN D.B. 15944, PG. 1564; THENCE S58°12'26"W A DISTANCE OF 84.72 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN D.B. 9721, PG. 2124; THENCE S57°50'19"W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OF RUTH DEBNAM UPCHURCH HEIRS; THENCE WITH THE COMMON LINE OF THE SAID UPCHURCH HEIRS PROPERTY, S58°20'21"W A DISTANCE OF 73.62 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF DOROTHY JONES PENDER; THENCE WITH THE COMMON LINE OF THE SAID PENDER PROPERTY, S58°20'21"W A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERN RIGHT-OF-WAY OF SCHOOL STREET, A VARIABLE PUBLIC RIGHT-OF-WAY; THENCE ALONG SAID SCHOOL STREET RIGHT-OF-WAY, N20°43'10"W A DISTANCE OF 439.68 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 211.05 FEET; THENCE WITH THE SAID CURVE AS IT TURNS TO THE LEFT AN ARC LENGTH OF 75.77 FEET AND HAVING A CHORD BEARING OF N31°00'17"W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE LEAVING THE SAID SCHOOL STREET RIGHT-OF-WAY, N22°13'08"W A DISTANCE OF 59.02 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF EDDINS FAMILY LLC AS REFERENCED IN D.B. 17186, PG. 434; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID EDDINS FAMILY LLC PROPERTY, N22°13'08"W A DISTANCE OF 61.29 FEET TO A POINT; THENCE N22°13'08"W A DISTANCE OF 55.00 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN D.B. 13085, PG. 1846; THENCE N55°20'53"E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF DUPLEX 209 LLC AS REFERENCED IN D.B. 15172, PG. 1630; THENCE N54°52'50"E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF COLUMBUS F. EAGLES, III AND PAMELA S. EAGLES AS REFERENCED IN D.B. 5389, PG. 639; THENCE WITH THE SAID EAGLES COMMON LINE, N55°02'10"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N34°57'50"W A DISTANCE OF 300.00 FEET TO A POINT IN THE SOUTHERN RIGHT-OF-WAY OF AFOREMENTIONED S. MAIN ST.; THENCE WITH THE SAID S. MAIN ST. RIGHT-OF-WAY, N50°50'17"E A DISTANCE OF 201.58 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 12.9073 ACRES OR 562,241 SQ. FT, as shown on that survey entitled "Boundary Survey for Scarboro Property" dated December 28, 2020 and prepared by Bass, Nixon & Kennedy, Inc.



**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION
RECEIVED UNDER G.S. 106A-31
RESOLUTION 2025-R-18**

**Case: ANX-25-03
Voluntary Annexation Petition for 0.5824 acres,
Being the following Wake County PIN:**

1758998560

WHEREAS, a petition requesting annexation of an area described in said petition and more particularly described as follows was received on July 01, 2025, by the Town of Rolesville Board of Commissioners; *for 0.5824 acres described in DB 018825 PG 00297 and being located at 200 School Street southeast of South Main Street.*

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and;

WHEREAS, the Board of Commissioners of the Town of Rolesville deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Town of Rolesville that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Board of Commissioners of the Town of Rolesville the result of her investigation.

Ronnie Currin, Mayor

ATTEST:

Christina Ynclan, Town Clerk

[SEAL]



Memorandum

To: Mayor & Town Board
From: June Greene, Parks & Recreation Director
Date: October 9, 2025
Re: Town Code 113.5 Alcoholic Beverages

Background

Rolesville Chamber of Commerce is requesting the Town Board to allow alcoholic beverages during the Mingle on Main event located at the Rolesville Chamber of Commerce building at the 200 E Young St, Rolesville, NC 27571 on October 24, 2025. Rolesville Chamber of Commerce has applied for Special Event Permit and met the approval of Police and Parks and Recreation Department.

Board Options

- 1) Waive Town Code 113.5 *Alcoholic Beverages* provision for the event.
- 2) Do not allow alcoholic beverages for the event.

Relationship to Current Budget/Goals

NONE

Recommended Action

Move to temporarily waive Town Code 113.5 Alcoholic Beverages provision for Mingle on Main

Attachments: Special Event Permit Application

Entry #: 53 - Mingle on Main **Status:** Submitted **Submitted:** 9/29/2025 7:05 PM

Event organizers need to submit event applications at least 60 days prior to an event. Applicant may be required to hire off-duty Rolesville police officers as security, depending on the type and size of event.

TOWN CODE

https://library.municode.com/nc/rolesville/codes/code_of_ordinances?nodeId=PTICOR_TITXIBURE_CH113SPEV

Event Name

Mingle on Main

Event Sponsor(s):

Rolesville Chamber of Commerce

Event Date

10/24/2025

Event Date

Event Date

Event Start Time

5:00 PM

Event End Time

9:00 PM

Set Up Time

4:00 PM

Clean Up End Time

10:00 PM

Event Type

General Events

What is the purpose of this event?

Promote businesses affected by the Main Street construction closure

What type of activities will be included with this event?

sip and shop/chamber business after hours

Primary Coordinator - Contact Information

Name

Malcolm Allen

Email

executivedirector@rolesvillechamber.org

Phone

(609) 709-8918

Address

200 E Young St, Rolesville, North Carolina 27571

Secondary Coordinator - Contact Information

Name

Sanchia Allen

Email

membership@rolesvillechamber.org

Phone

(704) 609-8374

Address

200 E Young St, Rolesville, North Carolina 27571

Event Location

Where are you requesting to hold the event?

Main St and Young St

Will any streets need to be closed or blocked?

No

Do you need off duty police officers?

Yes

How many off duty police officers would you like?

1

If you need an off-duty police officer, please fill out the [Off-Duty Police Officer Request](#)

Vendors and Attendees

Estimated number of attendees

250

Estimated cost of admission

\$0.00

Estimated number of merchants

18

Estimated number of food vendors

2

Additional Information

Will there be a parade with this event?

No

Will there be amplified sound (music or PA system)?

Yes

Will there be any musicians or bands?

Yes

What genre of music will be performed?

mixed

Is there a need for electrical service?

No

Will fireworks or pyrotechnics be used?

No

Will there be any food?

Yes

Who is providing the food?

Food Truck

Name of Food Truck(s)

TBD

Any additional food details?**Will there be any alcohol?**

Yes

Will alcohol be sold during your event?

Yes

Choose which types of alcohol will be served (Choose all that apply)

Beer, Wine

Vendor(s) Name

TBD

Details on how the alcohol will be served.

Cans or poured into cups

Solid Waste Disposal Services

Do you need waste services?

Yes

What type of services will be needed?

Mobile Trash Carts (65 gallon in size)

Number of mobile trash carts

8

Portable Restroom Facilities

Will you need portable restrooms?

No

Will you need Portable Hand-Washing Stations?

No

Any Additional Information

Please note that based on the type of event, additional items will be needed before final approval. They may include the following:

1. Set up date and time.
2. Break down date and time.
3. map of event footprint with locations for waste services and portable restrooms
4. Town of Rolesville hold harmless agreement.
5. Certificate of Insurance.
6. Approved ABC Permits.
7. Approved Food and Sanitation Inspection permits for all food vendors.
8. Approved Fireworks permit through Wake County Fire Marshall office.

Applicant Signature

In signing below, I, the applicant, do hereby certify that all information above is correct and that I understand that this application will be reviewed by Town staff before it is submitted for approval by the Town Manager.

Signature of Applicant**Date**

9/29/2025

**Office Use Only**

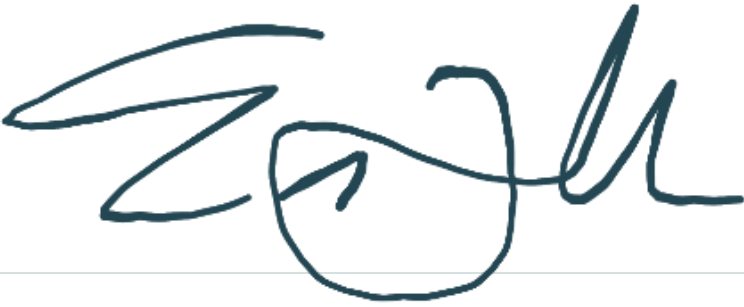
Approved

Yes

Town Manager signature

Date

10/2/2025



Approved

No

Fire Chief's signature

Date



Approved

Yes

Police Chief signature

Date

10/1/2025



Approved

Yes

Parks and Recreation Director's signature

Date

9/30/2025

June Greene

Approved

Yes

Planning Director's signature

Date

9/30/2025

Michael J. Elabarger

Approved

Yes

Public Works Director's signature

Date

10/1/2025

Isaac Poelman

Notes

There is no part of this regulated by the LDO and thus does not need Planning Department approval.



Mingle on Main



0 100 200 400 ft
1 inch equals 200 feet

Property

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.

Memo

To: Mayor and Commissioners
From: Medhat Baselious
Date: 9/29/2025
Re: The Farm Project Actions, Agenda Items # 10.a.

Action one

Management and staff are placed to recommend selecting ADW Architecture as the most qualified firm for the farm project phase 1B (event center, playground, utility DD). As we move forward with the Project, it's essential to obtain approval of the continuation procedure to Contract with ADW.

1. The Town issued a Request for Qualifications (RFQ) on July 15, 2025, to select a qualified architect for the farm project phase 1 B.
2. We received ten responses.
3. A selection committee consisting of the Town Manager and the Town Manager's assistant, Finance Director, Park and Rec Director, and Capital Project Manager.
4. After evaluating and scoring all proposals, the top three firms were shortlisted and interviewed on September 9, 2024.
5. Following the interviews, ADW was selected as the recommended architecture firm based on its team qualifications:
 - 1- **Advantage:** Availability of the selected team.
 - 2- **Advantage:** Relevant previous experience.
 - 3- **Advantage:** Extensive collaboration with the project's architect.
6. The Town now needs to continue the procedure to contract ADW as the Town's architect for this project.

Recommendation:

- 1- Motion to Designate ADW as the best-qualified architect firm for the farm phase 1 B.
- 2- Authorize the Town Manager to execute a contract for the work. with ADW for phase 1B design and Development.

Memo

To: Mayor and Commissioners
From: Medhat Baselious, Capital Project Manager
Date: 9/29/2025
Re: The Granite Falls Blvd Resurface: Actions and Agenda Items # 10.b.

Action one

Management and staff are recommended to select Blythe Construction Inc. as the most qualified contractor for the Granite Falls Blvd Resurface project. As we move forward with the Project, it's essential to obtain approval of the continuation procedure to Contract with Blythe Construction Inc.

1. The Town posted the bidding document and project scope on August 25, 2025.
2. We received five offer responses.
3. Public bidding documents opened at the town hall on September, 17, 2025, and Blythe Construction Inc had the lowest bid offer, which is \$ 645,655.00, which is within the project budget.
4. After reviewing and checking the calculation for the accepted offer, ensuring that everything is correct, the Town now needs to continue the procedure to contract Blythe Construction Inc. to be the contractor for this project.

Recommendation:

- 1- Motion to designate Blythe Construction, Inc. as the lowest responsive, responsible bidder for the Granite Falls Blvd Resurfacing project.
- 2- Authorize the Town Manager to execute a contract with Blythe Construction, Inc., for the work.

Memo

To: Mayor Currin & Town Board of Commissioners
From: Michael Elabarger, Interim Planning Director & Meredith Gruber, Senior Planner
Date: Meeting Held October 9, 2025
Re: TA-25-06 - Land Development Ordinance (LDO) Text Amendments to Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add 'Self-Storage, Enclosed' Use and Modify Options for Development Agreements

Background

Land Development Ordinance (LDO) Text Amendment Application TA-25-06 was submitted by Paul C. Schmidt of Experience One Homes. The application proposes two (2) separate Amendments - (Part A) to modify LDO Table 5.1. and Section 5.1.4. to create and add a 'Self-Storage, Enclosed' use as a separate Specific use; (Part B) to modify LDO Table 3.4.2. and Table 3.4.3. to expand the use of a Development Agreement to modify additional development standards.

(TA-25-06 Part A) - Proposed Text Amendments for 'Enclosed Self-Storage' Use

The Zoning specific use of **Industrial, Light** (which in Section 5.1.6.D. mentions 'Self-Service Storage' in both the Characteristics descriptor and under Use Standards) is a Permitted use in the following Zoning Districts:

- General Industrial (GI)
- Business and Technology (BT)

The following sections of the LDO would be affected by TA-25-06 Part A:

- Table 5.1. - Permitted Principal Use Table
- 5.1.4. - Commercial Principal Uses

The subject Text Amendments propose the following:

- LDO Table 5.1 / Commercial Uses group - Add 'Self Storage, Enclosed' as a separate Commercial use that is Permitted ("P") in the Neighborhood Center (NC) zoning district.
- LDO Section 5.1.4. / Commercial Principal Uses – Add a new entry of Use Standards for 'Self Storage, Enclosed' to state the interior roll up doors will not be visible from the exterior of the building

See the attached application for Text Amendment TA-25-06. It includes the proposed text in [blue and underlined](#).

Previous Self Storage Text Amendment

TA-22-02 was approved by the Board of Commissioners to remove 'Self Storage Facility' from the description/examples of the 'Warehousing' Principal Use but kept [Self storage facility] listed and mentioned within the 'Industrial, Light' Principal use. LDO Section 5.1.6.D.5.b. states: "*Self-*

service Storage shall be contained within a fully enclosed building and contained in a single building, accessed internal, except in the General Industrial district not located on North Main Street or South Main Street."

TA-25-06 (Part A) may allow for a greater variety of services if the 'Self-Storage, Enclosed' use is both viewed as a Commercial, rather than an Industrial, form of use and development, and then ultimately Permitted in additional zoning districts that cater to larger scale/building types of commercial uses.

<i>Proposed Text Amendment/Topic</i>	<i>Staff Analysis and Recommendation</i>
• Add 'Self Storage, Enclosed' as a separate Commercial use in Table 5.1 • Permit the use in the Neighborhood Center zoning district	• Staff recommends also adding General Commercial [GC], Commercial Highway [CH], Office and Professional [OP], General Industrial [GI] and Business and Technology [BT] as by-right zoning districts for 'Self-Storage, Enclosed'. <i>Note: Applicant agrees with the Staff Recommendation</i>
• Add Use Standard stating Self Storage facilities shall keep the interior roll up doors not visible from the exterior to LDO Section 5.1.4. Commercial Principal Uses.	• Staff recommends adding five Use Standards, four to address building transparency and interior illumination and one to limit Self-Storage, Enclosed use to only General Industrial [GI] zoned properties on South Main Street between Jonesville Road and Young Street. <i>Note: Applicant agrees with the Staff Recommendation</i>

(TA-25-06 Part B) - Proposed Text Amendments for Development Agreements

The following sections of the LDO would be affected by TA-25-06 Part B:

- Table 3.4.2. - Activity Center [AC] District Development Standards
- Table 3.4.3. - Neighborhood Center [NC] District Development Standards

The LDO includes the following mentions of **Development Agreement**:

- 2.2.2.A.b. - Board of Commissioners Powers and Duties
- 2.1.2.B.8.c. - Planning Board Powers and Duties
- 3.4.1.B.3. - Town Center [TC] District Timing of Development
- 3.4.2.D.6. - Activity Center [AC] Mixture of Uses and Timing of Development
- Table 3.4.2. - Activity Center [AC] District Development Standards, Maximum Single-Use/Building Size (Excluding Residential Only Structures)
- 3.4.3.D.6. - Neighborhood Center [NC] Mixture of Uses and Timing of Development
- Table 3.4.3. - Neighborhood Center [NC] District Development Standards, Maximum Single-Use/Building Size (Excluding Residential Only Structures)
- Appendix A, Section 2.2. - Development Agreement Legislative Process:

- The purpose of a Development Agreement, consistent with N.C. Gen. Stat. § 160D, Article 10, is to allow a process for the establishment and review of large-scale, multi-phased development projects with an expected buildout date of several years.
- Development Agreements are intended to provide the Town and property owners/developers of land regulatory certainty and a schedule of development.
- This certainty and schedule allow property owners/developers and the Town to coordinate public facilities to serve the development

The subject Text Amendments propose the following:

- Within the Activity Center [AC] and Neighborhood Center [NC] Districts, add text that allows the Development Standards of minimum Building Setbacks, Lot size, and Building Height to be modified (lessened) if part of a Development Agreement approved by the Board of Commissioners.

See the attached application for Text Amendment TA-25-06. It includes the proposed text in [blue and underlined](#).

TA-25-06 (Part B) may support the creation of a diversity of new housing options in Rolesville.

<i>Proposed Text Amendment/Topic</i>	<i>Staff Analysis and Recommendation</i>
Add text that minimum Building Setbacks, Lot Size, and Building Height may be modified within the Activity Center [AC] and Neighborhood Center [NC] District Development Standards if part of an approved Development Agreement. (<i>The lot dimensions that exist in the AC and NC District are for residential lots and are not related to the Self-Storage use.</i>)	• As per LDO Appendix A, Section 2.2.A., Development Agreements consistent with N.C. General Statutes Chapter 160D, Article 10, allow a process for the establishment and review of large-scale, multi-phased development projects with an expected build out date of several years.
	• Staff recommends the use of a Development Agreement to adjust any/all standards – rather than the select list proposed – in the three Mixed Use zoning districts (Town Center, TC, in addition to AC and NC). <i>Note: Text Amendments to Table 3.4.1 TC District Development Standards were not advertised. Staff will follow up with a separate Text Amendment.</i>

Planning Board Recommendation

At the Planning Board meeting on July 28, 2025, the Board asked about prohibiting the ‘Self-Storage, Enclosed’ use along Main Street as well as the dimensional standards of the use. The Planning Board unanimously recommended approval - with the suggestion of additional language to be written that would disallow Self-Storage uses to have frontage on Main Street - with a vote of 6 – 0 (one member was absent).

Staff Analysis and Recommendation

Major objectives from the 2017 Comprehensive Plan include:

- Walkability;
- Greater variety of services, shopping experiences, and restaurants in Rolesville;
- More parks and active recreation;
- Retention of “small-town” feel reflecting a population that comes together to socialize.

Major recommendations from the 2017 Comprehensive Plan include:

- Create a close-knit system of secondary streets.
- Create a diversity of new houses but ensure high quality and limited locations for multifamily units.
- Create more capacity in the local parks and active recreation programs.
- Celebrate Downtown.

Consistency and Reasonableness

Based on Staff review noted in the *Staff Analysis* sections above, as well as the Planning Board’s recommendation, TA-25-06 is consistent with the Comprehensive Plan and is therefore reasonable.

Proposed Motions

TA-25-06 Part A, Self-Storage, Enclosed

- Motion to (*approve or deny*) TA-25-06 Part A, Land Development Ordinance (LDO) Text Amendments to Table 5.1. and Section 5.1.4., to Add a ‘Self-Storage, Enclosed’ Use
 - *If motion is for approval, note if approval is as per the Text Amendment Application or Staff’s Recommendation*

If TA-25-06 Part A is approved:

- Motion to adopt a Statement of Consistency and Reasonableness as TA-25-06 Part A is consistent with Rolesville’s Comprehensive Plan and is therefore reasonable

Or

- Motion to continue TA-25-06 Part A, Land Development Ordinance (LDO) Text Amendments to Table 5.1. and Section 5.1.4., to Add a ‘Self-Storage, Enclosed’ Use to a future Town Board of Commissioners meeting (**provide date certain**)

TA-25-06 Part B, Modify Options for Development Agreements

- Motion to (*approve or deny*) TA-25-06 Part B, Land Development Ordinance (LDO) Text Amendments to Table 3.4.2. and Table 3.4.3., to Modify Options for Development Agreements
 - *If motion is for approval, note if approval is as per the Text Amendment Application or Staff’s Recommendation*

If TA-25-06 Part B is approved:

- Motion to adopt a Statement of Consistency and Reasonableness as TA-25-06 Part B is consistent with Rolesville’s Comprehensive Plan and is therefore reasonable

Or

- Motion to continue TA-25-06 Part B, Land Development Ordinance (LDO) Text Amendments to Table 3.4.2. and Table 3.4.3., to Modify Options for Development Agreements, to a future Town Board of Commissioners meeting (**provide date certain**)

Attachments

1. Text Amendment Application TA-25-06 from Paul C. Schmidt, Experience One Homes
2. Ordinance ORD-2025-22 *as per Text Amendment Application*
3. Ordinance ORD-2025-22 *as per Staff Recommendation*

Land Development Ordinance (LDO)

Text Amendment Application

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

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

Financially Responsible Party Paul C Schmidt

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address PO Box 5509 City/State/Zip Cary, NC 27512

Phone 919-991-1428 Email cschmidt@e1homes.com

Applicant / Engineer / Architect / Attorney / Agents

Name: <u>David Schmidt</u>	Phone: <u>919-991-1428</u>	Email: <u>dschmidt@e1homes.com</u>
Name: <u>Timothy Grissinger</u>	Phone: <u>919-577-1080</u>	Email: <u>t.grissinger@batemancivilsurvey.com</u>
Name: <u>Shelbey Daniel</u>	Phone: <u>919-577-1080</u>	Email: <u>s.daniel@batemancivilsurvey.com</u>
Name: _____	Phone: _____	Email: _____

APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::

☒ Completed Application and checklist below.	
☒ Sketch/Pre-Submittal meeting notes (if applicable).	
☒ Document that provides clear Text direction regarding the amendment sought – strike-through and “clean” versions.	
☐ Any additional supporting documents (ask Staff).	n/a
☒ Note: INVOICE issued for the application fee payment during the completeness check or following application review.	

Exhibit A to Text Amendment Application

Applicant proposes to include a “self-storage (enclosed)” to Commercial use category in LDO Table 5.1 and LDO 5.1.4.

- Add the following line to Table 5.1

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
COMMERCIAL USES													
Retail Sales and Services, Shopping Center	-	-	-	-	P	P	-	-	-	S	S	S	5.1.4.R.
Self Storage, enclosed	-	-	-	-	-	-	-	-	-	-	-	P	5.1.4.
Tattoo Establishment	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.S.
Vape and Tobacco Store	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.T.
Vehicle, Rental and Sales	-	-	-	-	P	P	-	-	-	-	-	-	5.1.4.U.
Vehicle, Minor Service	-	-	-	-	P	P	-	P	P	-	-	-	5.1.4.V.
Vehicle, Major Service	-	-	-	-	-	S	-	P	S	-	-	-	5.1.4.W.

- Add the following section to LDO 5.1.4

5.1.4. Self-Storage, enclosed

1. Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.
2. Accessory Uses, Including outdoor storage, are not permitted.
3. Examples. Examples include enclosed self-storage facilities
4. Use Standards. Self Storage facilities shall keep the interior roll up doors of the facility not visible from the exterior.

The proposed text amendments for Table 3.4.3, NC District Development Standards and Table 3.4.2, AC District Development Standards follow. Proposed text is shown in blue and underlined and deletions are shown in ~~red strikethrough~~.

Table 3.4.2. AC District Development Standards

STANDARDS		AC REQUIREMENTS
Building Height		Max: 35' (By Right) 60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.
Density		10 Units/Acre (By Right)
Building Placement (Min/Max) Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC	Front * ₁	15'/75'
	Side * ₂	5'/50'
	Rear * ₃	10'/75'
Lot Minimum Lot Length and Width May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC	Length (Min)	75'
	Width (Min)	50' 20' (Attached)
	Coverage (Max)	N/A

Frontage	% Requirement	35% Outparcel buildings may be used to meet frontage requirements
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum AUA Depth: 10'

	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar
	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
Building and Site Design		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		50,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall		Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature
Minimum Transparency % (By Story)		40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations		Side Or Rear Only; Not Adjacent to The Primary Street

Street Walls Required	Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets May Be Utilized to Meet the Building Frontage Requirements
-----------------------	---

Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
-----------	---

Notes:

*1 Can be increased by a factor of 1.5 where an active use area is provided. *2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided. *3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

Table 3.4.3 NC District Development Standards

STANDARDS		NC REQUIREMENTS
Building Height Maximum Height may be increased if Approved as Part of An Approved Development Agreement by the BOC		Max: 35' (By Right) 60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.
Density		8 Units/Acre (By Right)
Building Placement (min/max) Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC	Front *1	15'/100'
	Side *2	10'/50'
	Rear *3	10'/50'
Lot	Length (Min)	100'
	Width (Min)	50' 20' (Attached)

Approved as Part of An Approved Development Agreement by the BOC	Coverage (Max)	N/A
Frontage	% Requirement	25% Outparcel buildings may be used to meet frontage requirements
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)
		Maximum AUA Depth: 10'
	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar
	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
Building and Site Design		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		25,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall		Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature

Minimum Transparency % (By Story)	40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations	Side Or Rear Only; Not Adjacent to The Primary Street
Street Walls Required	Drive-Throughs
Rooflines	Parking Areas (Excluding On-Street Parking) Fronting Public Streets May Be Utilized to Meet the Building Frontage Requirements Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited

Notes:

*1 Can be increased by a factor of 1.5 where an active use area is provided.

*2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.

*3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

Rooflines	Parking Areas (Excluding On-Street Parking) Fronting Public Streets May Be Utilized to Meet the Building Frontage Requirements Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
<u>Notes:</u> *1 Can be increased by a factor of 1.5 where an active use area is provided. *2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided. *3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.	

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-25-06 Add ‘Self-Storage, Enclosed’ Use and Modify Options for
Development Agreements
Ordinance # ORD-2025-22**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add ‘Self-Storage, Enclosed’ Use and Modify Options for Development Agreements.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land.

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Land Development Ordinance as described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

SECTION 1. That Table 5.1. be amended to read as follows:

- ✓ Addition (additions are **underlined**)
- Deletion (deletions are **~~struck through~~**)
- Alteration (additions are **underlined** and deletions are **~~struck through~~**)

	GC	CH	OP	GI	BT	TC	AC	NC	
COMMERCIAL USES									
<u>Self-Storage, Enclosed</u>								<u>P</u>	<u>5.1.4.</u>

That Section 5.1.4. be amended to read as follows:

5.1.4. Self-Storage, Enclosed

- 1. Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.**

Attach 2: Ordinance as per Text Amendment Application

2. Accessory Uses, including outdoor storage, are not permitted.
3. Examples. Examples include enclosed self-storage facilities
4. Use Standards. Self Storage facilities shall keep the interior roll up doors of the facility not visible from the exterior.

That Table 3.4.2. AC District Development Standards be amended to read as follows:

STANDARDS		AC REQUIREMENTS
Building Placement (Min/Max)	Front *1	15'/75'
	Side *2	5'/50'
	Rear *3	10'/75'
<u>Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u>		
Lot	Length (Min)	75'
	Width (Min)	50' 20' (Attached)
	Coverage (Max)	N/A
<u>Minimum Lot Length and Width May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u>		

That Table 3.4.3. NC District Development Standards be amended to read as follows:

STANDARDS		NC REQUIREMENTS
Building Height <u>Maximum Height may be increased if Approved as Part of An Approved Development Agreement by the BOC</u>		Max: 35' (By Right) 60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.
Density		8 Units/Acre (By Right)
Building Placement (min/max) <u>Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u>	Front *1	15'/100'
	Side *2	10'/50'
	Rear *3	10'/50'
Lot <u>Minimum Lot Length and Width May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u>	Length (Min)	100'
	Width (Min)	50' 20' (Attached)
	Coverage (Max)	N/A

Attach 2: Ordinance as per Text Amendment Application

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

SECTION 5. That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

SECTION 6. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 9th day of October 2025 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

Attach 2: Ordinance as per Text Amendment Application

CERTIFICATION

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this ____ day of _____, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ____ day of _____, 2025.

(seal)

Christina Ynclan
Town Clerk

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-25-06 Add ‘Self-Storage, Enclosed’ Use and Modify Options for
Development Agreements
Ordinance # ORD-2025-22**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add ‘Self-Storage, Enclosed’ Use and Modify Options for Development Agreements.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may regulate and restrict the height, number of stories, and size of buildings and other structures; the percentage of lots that may be occupied; the size of yards, courts, and other open spaces; the density of population; the location and use of buildings, structures, and land.

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Land Development Ordinance as described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

SECTION 1. That Table 5.1. be amended to read as follows:

- ✓ Addition (additions are underlined)
Deletion (deletions are ~~struck through~~)
Alteration (additions are underlined and deletions are ~~struck through~~)

	GC	CH	OP	GI	BT	TC	AC	NC	
COMMERCIAL USES									
<u>Self-Storage, Enclosed</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>5.1.4.</u>

That Section 5.1.4. be amended to read as follows:

5.1.4. Self-Storage, Enclosed

1. **Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.**
2. **Accessory Uses Not Included.**
3. **Examples. Examples include enclosed self-storage facilities.**
4. **Use Standards.**
 - a. **Building architecture shall comply with LDO Section 6.8.2 except where noted in these Use Standards.**
 - b. **Each upper story devoted to this use shall have a minimum transparency of ten percent (10%) per floor and a maximum transparency of twenty percent (20%) per floor.**
 - c. **All transparency features / glazing shall be visually screened so that the interior of the building cannot be seen.**
 - d. **Excluding stairwells, internal illumination within upper stories of buildings dedicated to this use shall be screened so that internal light sources shall not be visible. Internal light fixtures directly visible from outside the structure shall be directed internally upward or shall be shielded to prevent such visibility. Sensor lighting shall be required for all internal illumination within upper stories of the building that contain this use, and those lights shall automatically shut off after at most twenty (20) minutes of inactivity.**
 - e. **The Self-Storage, Enclosed use shall not be permitted along South Main Street between Jonesville Road and Young Street except in the General Industrial Zoning District.**

That Table 3.4.2. AC District Development Standards be amended to read as follows:

STANDARDS	AC REQUIREMENTS
Notes: <u>Any/all development standards in Table 3.4.2. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</u>	
*1 <u>(Front Setback)</u> Can be increased by a factor of 1.5 where an active use area is provided.	
*2 <u>(Side Setback)</u> 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.	
*3 <u>(Rear Setback)</u> Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.	

That Table 3.4.3. NC District Development Standards be amended to read as follows:

STANDARDS	NC REQUIREMENTS
Notes: <u>Any/all development standards in Table 3.4.2. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</u>	
*1 <u>(Front Setback)</u> Can be increased by a factor of 1.5 where an active use area is provided.	
*2 <u>(Side Setback)</u> 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.	
*3 <u>(Rear Setback)</u> Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.	

Attach 3: Ordinance as per Staff Recommendation

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

SECTION 4. That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

SECTION 5. That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

SECTION 6. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 9th day of October 2025 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

Attach 3: Ordinance as per Staff Recommendation

CERTIFICATION

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this ____ day of _____, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ____ day of _____, 2025.

(seal)

Christina Ynclan
Town Clerk



Memo

To: Mayor Currin and Town Board of Commissioners
From: Planning Department Staff
Date: Meeting Held October 9, 2025
Re: Rolesville 2050 Comprehensive Plan

Background

WithersRavenel, the consultant leading the Comprehensive Plan Update Project, will present the Rolesville 2050 Comprehensive Plan for your review and decision at the October 9, 2025 Town Board of Commissioners' meeting.

The Plan and Appendix are available at the links below:

- Plan: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:7c7e20bf-98a3-4bbd-bdbb-b8ac57e3854c>
- Appendix: <https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:5648ee1c-d1d9-4a5d-bc0f-6472ddf18029>

Staff Recommendation

Staff recommends approval of the Rolesville 2050 Comprehensive Plan because it updates the 2017 Comprehensive Plan. North Carolina's Chapter 160D requires local governments to adopt either a comprehensive plan or a land use plan to retain zoning authority. As per professional planning best practices, Comprehensive Plans should be updated every 5 – 10 years, or less than every 5 years if the plan is for a growing community.

Proposed Motions

- Motion to (*approve or deny*) the Rolesville 2050 Comprehensive Plan.
- (If approved) Motion to adopt a Statement of Consistency and Reasonableness as the new 2050 Comprehensive Plan updates the 2017 Comprehensive Plan and is therefore reasonable

Or

- Motion to continue the legislative hearing for the Rolesville 2050 Comprehensive Plan to a future Town Board of Commissioners meeting (*provide date certain*)

Attachments

1	Presentation by WithersRavenel
---	--------------------------------



Rolesville

Rolesville Comp. Plan 2050

Board of
Commissioners
Adoption Meeting
October 9, 2025



WithersRavenel



ROSE
ASSOCIATES

AGENDA:

- Project Timeline Recap
- Community Engagement Events
- Guiding Vision and Recommendations
- Future Land Use Map
- Implementation
- Next Steps

ROLESVILLE 2050



Town of Rolesville Comprehensive Plan

YOUR PROJECT TEAM



Daniel Rauh, AICP
Senior Planner,
Project Manager



Greg Feldman, AICP,
CZO,
Planner / GIS

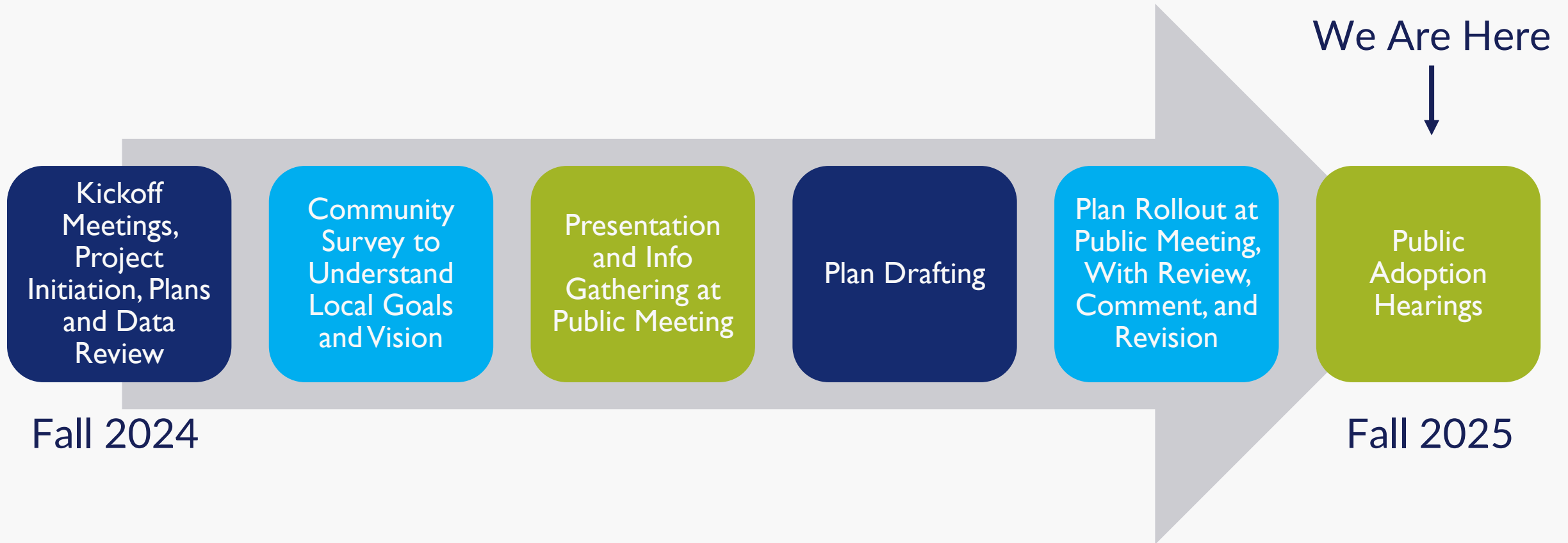


Kathleen Rose ,
CCIM, CRE
President – Rose
Associates



Daniel Bellot ,
Economic/ Market
Analyst – Rose
Associates

Project Schedule



Community Engagement

A community survey was also included as part of the process that stretched from October 2024 – January 2025. We heard from 236 Community members.



October 2024 Fall
FunFest Event

June 2025
Community Open
House



August 2025
Community Open
House

Rolesville 2050 Vision

"In 2050, the Town of Rolesville is a vibrant, walkable community that serves as a regional destination. The Town is interconnected by a network of greenways and trails that allow access to the community's homes, parks, and entertainment options. Town growth has been strategically directed to supply a balance of residential, nonresidential, and civic services to ensure that the community provides its residents with a live/work/play lifestyle. All are welcome in Rolesville, and the community's diversity and people are celebrated through annual events."



Community Vision

Rolesville 2050 Focus Areas

- Transportation

- » Challenges – Over-reliance on major corridors, automobile congestion, rising roadway demands.
- » Opportunities – Multi-modal expansion, greenway development, future funding and transit opportunities.



- Economic Development

- » Challenges – Growing residential tax base, growth constraints for nonresidential development.
- » Opportunities – Achieving a balanced tax base of residential/nonresidential land use, supporting local entrepreneurs, working with property owners to create mutually beneficial development opportunities.



- Land Use & Housing

- » Challenges – Limited commercial attractions, abundance of single-family subdivisions, geographic constraints of the Town.
- » Opportunities – Policy updates through Land Development Ordinance (LDO), enhancing the downtown experience, diversifying residential options while mitigating traffic impacts.



- Parks, Recreation, & Community Character

- » Challenges – Sidewalk and greenway interconnectivity, automobile traffic and community identity, ongoing growth and increasing recreation demand.
- » Opportunities – Promoting the parks and greenway identity of Rolesville, developing policies and plans that support continued park and greenway expansion, local and regional greenway connections.



Rolesville 2050 Recommendations



Strategically update the Town's LDO to limit subdivision driveways onto Main Street.



Establish the 401 Gateway District via small area plans and incentives.



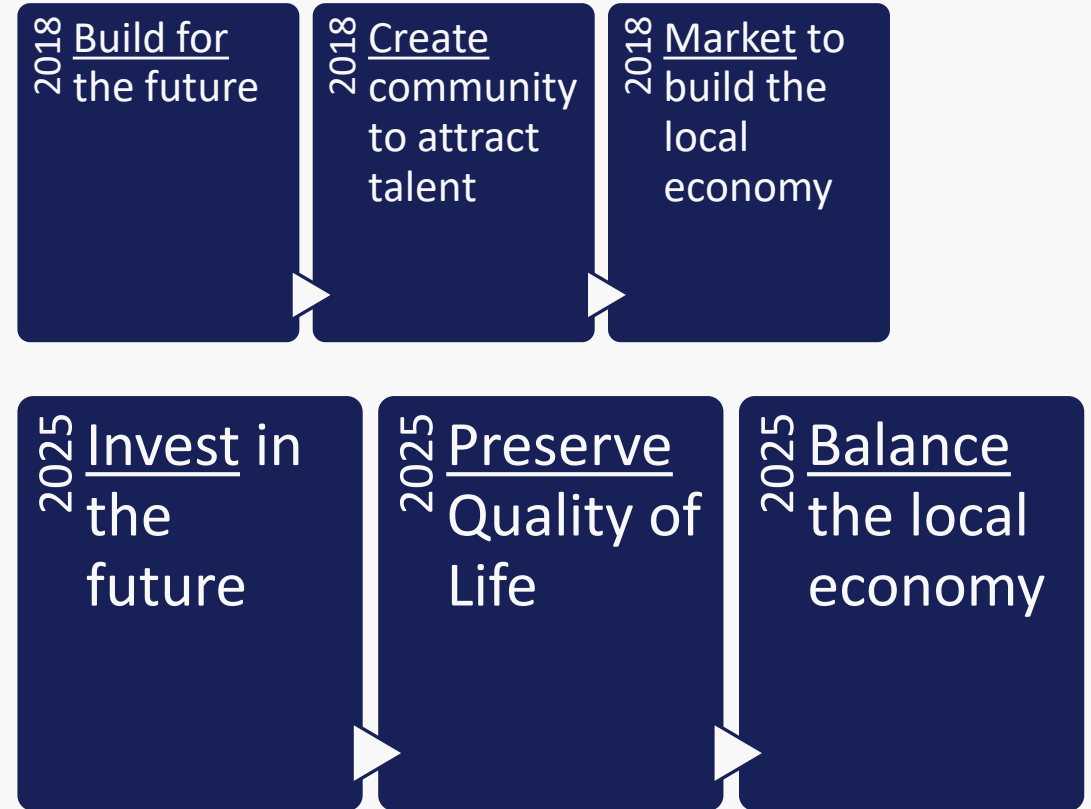
Prioritize context-sensitive infill Downtown (Main Street) to ensure land use and design compatibility.

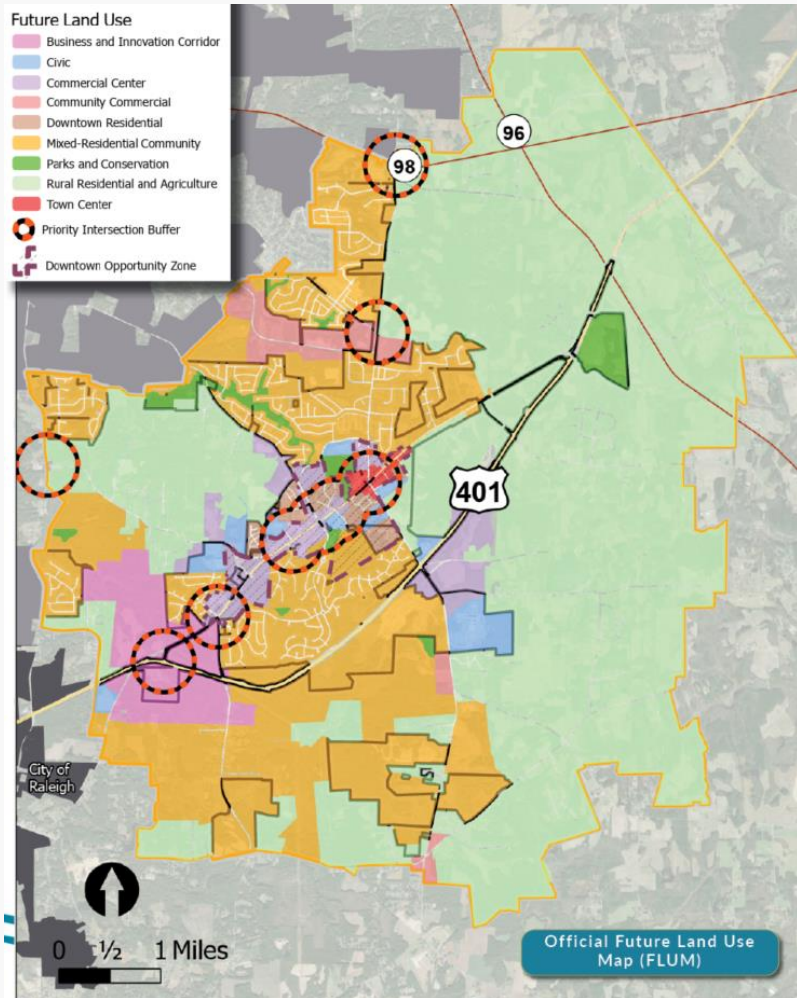


Develop a Parkland Acquisition Policy to support the identification of prime park locations.

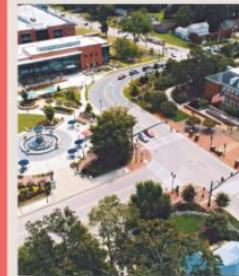
Economic Development

- 2025-2030 E.D. Workplan
- Key Themes
 - Invest in the future
 - Preserve quality of life
 - Balance the local economy
- Focus Area: 401 Gateway
 - Prepositioning sites
 - Public-private partnership





DOWNTOWN



Description: These parcels represent the core commercial hub of the community and include residential mixed-use to allow for a walkable downtown lifestyle. Flexibility and diversity of uses allows entrepreneurs to offer new and exciting experiences for residents and visitors alike. Combined with ongoing streetscape and Main Street enhancements, architectural elements and building facades create a unified identity for the downtown that attracts visitors from the greater region.

Design Considerations: Limited parking requirements and utilization of shared parking. Bicycle parking and infrastructure to connect to Main Street. Consider the role and location of future monument signage within the downtown. Explore pocket park development to create recreation and gathering spaces.

Model Uses: Vertical Mixed-Use Retail, Restaurants, and Office Space, Pocket Parks, and Town Services

Compatible Zoning: TC

Economic Development Considerations: Larger scale commercial uses with visibility and accessibility may attract and serve local residents, employees and visitors, while providing an economic and community benefit.

Future Land Use Map (FLUM)

Let's Implement – Commissioner's Role

- Regularly coordinate with the Planning Board, staff, and general public on implementation of action items.
- Establish a clear nexus between land use decisions and Comprehensive Plan consistency.

The logo for 'ROLESVILLE 2050' is displayed in a bold, olive-green, sans-serif font. The word 'ROLESVILLE' is on the top line, and the year '2050' is on the bottom line, centered under the word above it.

ROLESVILLE
2050

Next Steps

- Received Unanimous Planning Board Recommendation of Approval (August 25, 2025)
- Seeking Formal Adoption by the Board of Commissioners Tonight
- Work with staff to select High Priority recommendations for initial implementation of the plan.



- **Questions**
- **Discussion**

Memo

To: Mayor Currin and Town Board of Commissioners
From: Michael Elabarger, Interim Planning Director; Meredith Gruber, Senior Planner; & Tanner Hayslette, Planner I
Date: Meeting Held October 9, 2025
Re: 10-Year Affordable Housing Plan

Housing Plan

Rolesville's first Affordable Housing Plan includes Research and Analysis as well as Strategic Recommendations to implement between 2025 – 2035. The three key goals identified in the plan are:

1. Plan for the Future of Housing;
2. Diversify the Housing Mix;
3. Focus Efforts on Developing a Housing Ecosystem.

The Housing Plan may be adopted by the Town Board of Commissioners as a volume of the Comprehensive Plan.

Staff Analysis and Recommendation

Major objectives from the 2017 Comprehensive Plan include:

- Walkability;
- Greater variety of services, shopping experiences, and restaurants in Rolesville;
- More parks and active recreation;
- Retention of “small-town” feel reflecting a population that comes together to socialize.

Major recommendations from the 2017 Comprehensive Plan include:

- Create a close-knit system of secondary streets.
- Create a diversity of new houses but ensure high quality and limited locations for multifamily units.
- Create more capacity in the local parks and active recreation programs.
- Celebrate Downtown.

Adoption of a Housing Plan supports the major recommendation noted above about creating a diversity of new houses. Staff recommends approval of the 10-Year Affordable Housing Plan.

Planning Board Meeting Held July 28, 2025

A motion to recommend denial of the Housing Plan, with a vote of 4 – 2, passed at the July 28, 2025 Planning Board meeting. Some board members had several concerns, one being that specific programs were not identified in the 10-Year Affordable Housing Plan.

Planning Board Meeting Held September 22, 2025

At the September 22 Planning Board meeting, Planning and Administration Staff addressed the Planning Board's concerns noted at the previous meeting on July 28. Following the discussion of concerns and responses from TPMA, the consultant who prepared the Plan, the Planning Board voted 5 – 0 to recommend approval of the 10-Year Affordable Housing Plan.

Proposed Motions

- Motion to (approve or deny) the Rolesville 10-Year Affordable Housing Plan
- (If approved) Motion to adopt a Statement of Consistency and Reasonableness as the Housing Plan is consistent with Rolesville's Comprehensive Plan and is therefore reasonable

Or

- Motion to continue the legislative hearing for the 10-Year Affordable Housing Plan to a future Town Board of Commissioners' meeting (**provide date certain**)

Attachments

1	10-Year Affordable Housing Plan
2	Planning Board Comments Synopsis

10-Year Affordable Housing Plan



Contents

Executive Summary..... 3

Summary of Findings..... 3

Summary of Goals and Strategies..... 3

Acknowledgments..... 4

Town of Rolesville Board of Commissioners..... 4

Town of Rolesville Staff Members..... 4

Organizational Partners and Stakeholders..... 4

TPMA Consultant Team..... 4

Introduction..... 5

Research and Analysis..... 6

Background..... 6

Population and Development Trends..... 6

Housing Mix..... 9

Housing Life Cycle..... 10

Housing Costs..... 13

Housing Affordability..... 15

Housing Goals and Policies..... 19

A Vision for Rolesville..... 22

Strategic Recommendations..... 24

Goal 1: Plan for the Future of Housing..... 24

Goal 2: Diversify the Housing Mix..... 25

Goal 3: Focus Efforts on Developing a
Housing Ecosystem..... 26

Appendix A: SWOT Analysis..... 27

Strengths..... 27

Weaknesses..... 27

Opportunities..... 27

Threats..... 28

Appendix B: Research Methodology.. 29

Discovery..... 29

Engagement..... 29

Analysis..... 30

Appendix C: Engagement Summary... 31

Activities and Themes..... 31

Appendix D: Public Opinion Survey... 34

Town of Rolesville Housing Survey..... 34

Appendix E: Summary of Business Survey Results..... 40



Executive Summary

The Town of Rolesville, NC has undergone significant changes in recent years, experiencing rapid population growth and housing development as it matures alongside the nearby state capital in Raleigh. However, as the town's population has grown, so have its housing costs. With limited variety in the housing mix, in part due to a restrictive development code, there are limited options for current or future Rolesville residents that would be considered affordable for a vast majority of family and household types.

To address challenges related to housing affordability, the Town of Rolesville partnered with TPMA to gather data, engage stakeholders, and analyze current trends to develop strategies that will guide the future of housing in Rolesville. The following report contains the results of these efforts.

Summary of Findings

- Between 2013 and 2023, both Wake County (23% increase) and the Town of Rolesville (142% increase) have experienced rapid population growth that is expected to continue.
- Rolesville has an affluent population but is still experiencing affordability issues. Roughly 44% of survey respondents with a household income below \$100,000 reported difficulty affording their housing costs.
- Rolesville's housing mix is predominantly comprised of single-family detached homes (~90%), the size and cost of which primarily meet the demand within a wealthy submarket (June 2024 median home sale price was \$639,500).
- There are very few multifamily developments or rental opportunities in Rolesville, even with the recent development of 188 units at Cobblestone Village. The predominance of high-cost, single-family detached homes and owner-occupied housing (88%) could put the town at risk in the event of an economic downturn.
- The lack of diversity within the housing mix leaves little opportunity for households at the ends of the housing life cycle, putting at risk the town's ability to attract younger families or to appropriately house senior residents who are looking to "age in place."
- The lack of affordable housing options may also impact the town's ability to attract and maintain a workforce for its business community or for its essential services.
- Recent strategic planning efforts and development ordinances point to a lack of a shared vision for the future of the community as it continues to grow.

Summary of Goals and Strategies

Goal 1: Plan for the Future of Housing

- Work to establish and enact a vision for growth
- Consider establishing an affordable housing fund
- Explore possibilities for expanding infrastructure

Goal 2: Diversify the Housing Mix

- Adjust zoning ordinance to allow for greater variety of housing types
- Identify areas best suited for denser development
- Create more opportunities for the development of rental housing
- Consider development fee waivers to address existing gaps in housing stock and encourage new affordable housing development

Goal 3: Focus Efforts on Developing a Housing Ecosystem

- Evaluate capacity of existing staff for meeting current and future needs
- Participate in regional housing efforts and partnerships
- Convene conversations with local builders and developers
- Develop and launch a public education campaign around housing topics



Acknowledgments

The following individuals have provided ongoing support and feedback throughout this project. This report would not have been possible without their dedication, time, and effort.

Town of Rolesville Board of Commissioners

- Ronnie Currin – Mayor
- April Sneed – Mayor Pro Tem
- Lenwood Long – Commissioner
- Michael Paul – Commissioner
- Paul Vilga – Commissioner
- Dan Alston – Commissioner

Town of Rolesville Staff Members

- Meredith Gruber – Planning Director
- Mical McFarland – Economic Development Director
- Eric Marsh – Town Manager
- David Neill – Town Attorney
- Austin Keefer – Planner II
- Sheilah Sutton – Resident Representative and Former Commissioner

Organizational Partners and Stakeholders

- Alliance Group of North Carolina
- Coastal Federal Credit Union
- DHIC
- Habitat for Humanity of Wake County
- Home Builders Association of Raleigh – Wake County
- Kane Real Estate LLC
- Rolesville Chamber of Commerce
- Seniors Helping Seniors
- The Joel Fund
- Town of Rolesville Residents
- Triangle Community Coalition
- Wake County Government
- Wake County Housing Authority

TPMA Consultant Team

- Aaron Finley – Project Lead
- Ashley Sharpley – Project Support
- Ben Helkowski – Project Support
- Erin Brown – Project Support



Introduction

The Town of Rolesville (Rolesville or “the town”) was chartered in 1837 and is the second-oldest municipality in Wake County, NC, behind the City of Raleigh (established in 1792). With a history rooted in agriculture and tobacco farming, much of the land in Rolesville was dedicated to farming and crop production throughout its history. However, Rolesville has changed significantly over the past 15 years. Rapid population growth and housing development has outpaced even that of the rest of Wake County as growth in the state capital region continues to radiate into surrounding areas. This regional growth has led to a sharp increase in demand for housing in Rolesville, significantly driving up housing costs and prices. The corresponding development has primarily been comprised of spacious, single-family detached homes, leaving the town with a lack of diverse or affordable housing.

In response to growing affordability challenges, the Town of Rolesville issued a Request for Proposals (RFP) to help prepare an Affordable Housing Plan that could guide the town as it “seeks to provide diverse and affordable housing options for people of all incomes ranges desiring to live in Rolesville.” At the culmination of the bidding process, the town’s Affordable Housing Committee selected the Indianapolis-based consulting firm of TPMA to prepare the following plan, which was designed to set a 10-year vision, present short-term housing strategies, and provide recommendations for the town to balance affordability, town character, and anticipated growth.

With the support of Town staff, TPMA conducted a series of data collection methods through publicly and privately available databases, facilitated stakeholder engagement workshops and interviews, and reviewed practices and emerging trends to assess the current environment in Rolesville and the wider Wake County area to understand how the housing ecosystem operates. The team then outlined the following goals to help the Town of Rolesville achieve its vision for the future:

-  **Plan for the future of housing**
-  **Diversify the housing mix**
-  **Focus efforts on developing a housing ecosystem**

It is critical that as the Town of Rolesville pursues community housing goals and development, this plan is revisited and revised on a regular basis. It is recommended that the community residents and stakeholders receive progress updates annually and that the plan be revised within 5 years in order to ensure it is up to date with changes in the community’s housing trends and needs.





Research and Analysis

Background

Established in 1837, the Town of Rolesville was the second established town in Wake County, North Carolina. Named after William H. Roles, Rolesville was historically seen as an agricultural and tobacco hub in the county's northeast corridor. Rolesville is home to various greenway trails, local parks, and presents a unique, small-town charm. In 2000, Rolesville had fewer than 1,000 residents. Over a 25-year period, and more rapidly in recent years, the town has experienced astronomical growth, leading to the development of a town that would be unrecognizable to a resident from a generation prior. While this growth has brought economic opportunities and new neighborhoods, it has also put increased pressure on housing availability and affordability. As Rolesville transitions from a small, rural town to a suburban community of commuters and affluent families, ensuring access to affordable housing to meet the needs of both current and future residents is critical for the success and economic resilience of the town.

In June of 2021, the Town of Rolesville adopted a Land Development Ordinance (LDO) to replace the existing Unified Development Ordinance (UDO). The current LDO and zoning codes apply to all areas within the town's corporate limits and parts of unincorporated Wake County, which is referred to as Rolesville's Extra-Territorial Jurisdiction (ETJ). In total, the Town of Rolesville and the ETJ cover roughly 6.12 mi².



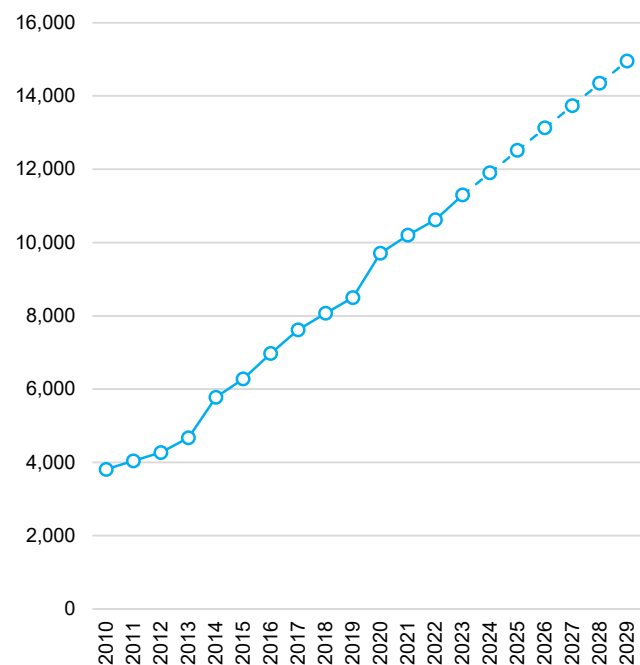
Population and Development Trends

The Town of Rolesville has experienced a disproportionate impact of Wake County's consistent and disruptive population growth over the past decade. In 2010, the town's population was 3,811 residents. By 2020, this number had grown to over 9,700 residents. It reached 11,297 residents in 2023, reflecting a nearly threefold increase over a 13-year period.

This growth is projected to continue through 2029, though at a more moderate pace. Based on current projections from the U.S. Census Bureau (Census), the town is expected to add about 3,700 residents between 2022 and 2029, bringing the population to 14,955.

Figure 1: Population change, 2010 to 2029 (proj.)

Source: Census Bureau Population Estimates Program; projections by TPMA



While the whole of Wake County has experienced rapid population growth, reflecting the broader population growth trend across North Carolina and the greater Raleigh region, Rolesville has greatly outpaced the regional growth. Between 2013 and 2023, Rolesville had a 142% increase in population, compared to 23% in Wake County.



Table 1: Rolesville and Wake County population, 2013 to 2023 (proj.)

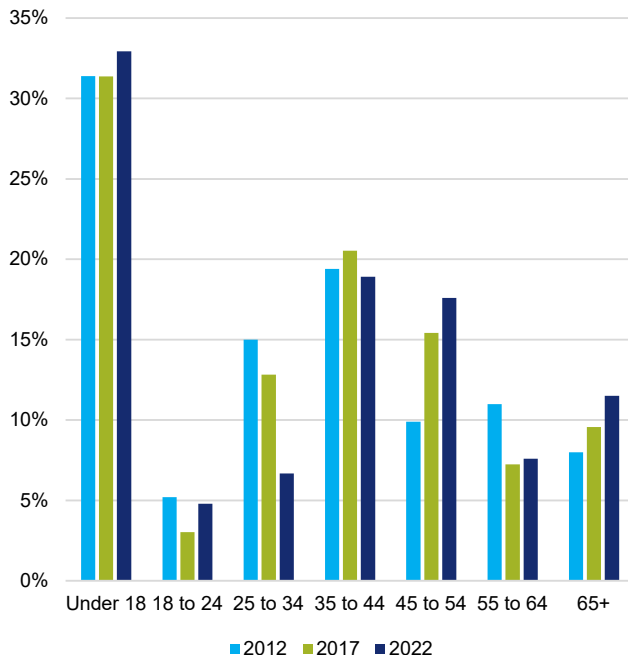
Source: American Community Survey 5-Year Estimates, Esri.

	Rolesville	Wake County
2013	4,668	952,060
2018	8,072 (↑73%)	1,071,706 (↑13%)
2023	11,297 (↑40%)	1,230,371 (↑9%)

Over the past decade, the age distribution in Rolesville has also shifted substantially. Currently one-third of the town's residents are under the age of 18, indicative of the town's attractiveness to families with children. There also have been large increases in the populations of individuals aged 45 to 54 and 65 and older. Notably, the 45 to 54 age group saw the most considerable growth, rising from 10% of the population in 2012 to approximately 18% in 2022. Conversely, there have been declines in the populations of individuals aged 25 to 34 and 55 to 64. The most notable decrease occurred in the 25 to 34 age group, which fell from 15% to 7% between 2012 and 2022. These demographic shifts are likely the result of a lack of housing options that meet the needs of individuals in these age groups.

Figure 2: Population by age

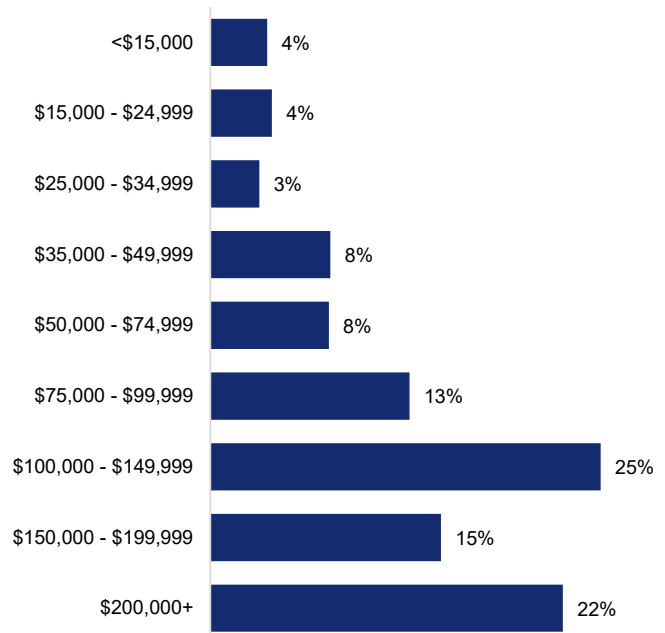
Source: American Community Survey 5-Year Estimates.



The town is home to many high-earning households, with 22% of total households earning an income of over \$200,000 and almost two-thirds of households (62%) with an income of over \$100,000. It is worth noting that Wake County's median household income for 2022 was \$96,734, nearly \$50,000 lower than Rolesville's median household income of \$145,166. Though a wealthier community, more than 1 in 10 households in Rolesville have annual incomes under \$35,000 per year.

Figure 3: Households by income, 2022

Source: American Community Survey 5-Year Estimates.



There is a significant disparity in the financial characteristics of owner-occupied households and renter households. While the growth in the median household income for renter households has outpaced the income growth of owner-occupied households by over ten percentage points, the median income of owner-occupied households still greatly exceeds that of renter-occupied households.



Table 2: Change in median household income, 2018 to 2022

Source: American Community Survey 5-Year Estimates.

	2018	2022	% Change
OWNER-OCCUPIED HOUSING UNITS	\$127,738	\$147,875	↑16%
RENTER-OCCUPIED HOUSING UNITS	\$32,397	\$41,275	↑27%

While an imbalance between the incomes of owner- and renter-occupied households is not uncommon, the size of the disparity seen in Rolesville is unusual. In Rolesville, the median income for renter-occupied households is 28% of the median income for owner-occupied households—while in Wake County, renter households' incomes are equal to roughly 46% of homeowner households.

Table 3: Median household income, Rolesville and Wake County, 2022

Source: American Community Survey 5-Year Estimates.

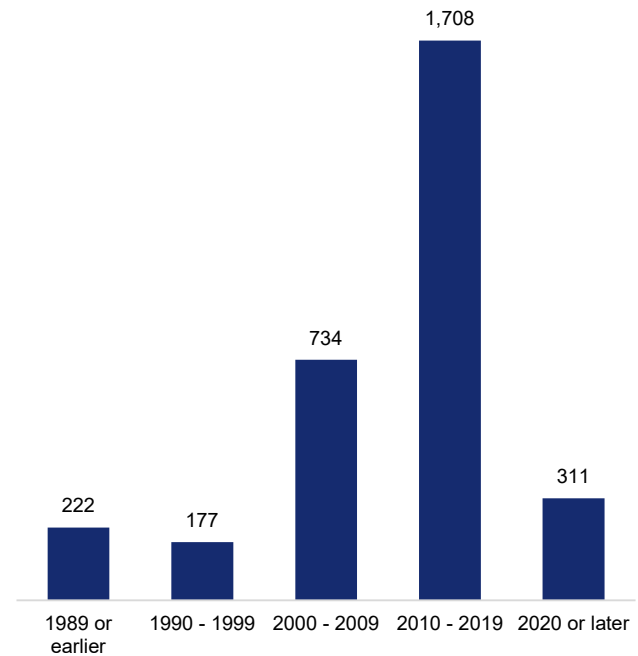
	Rolesville	Wake County
ALL OCCUPIED HOUSING UNITS	\$145,166	\$96,734
OWNER-OCCUPIED HOUSING UNITS	\$147,875	\$125,324
RENTER-OCCUPIED HOUSING UNITS	\$41,275	\$57,972

Residential Development Trends

As the Town of Rolesville has grown over the past 20 years, so has the number of housing units to support the influx of residents. Thus, the vast majority of homes (87.3%) in Rolesville have been built since 2000 as reflected in Figure 4.

Figure 4: Housing Structures by Year Built, 2022

Source: American Community Survey 5-Year Estimates.

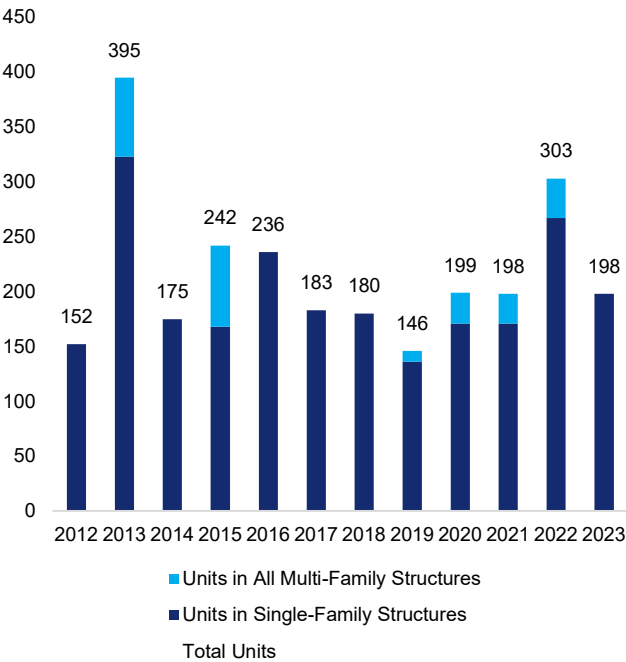


However, these recent developments have only served to create further imbalance within Rolesville's housing mix. Figure 5 shows that single-family units have significantly outpaced the development of multi-family units over the past 12 years.





Figure 5: Rolesville Building Permits by Structure Type¹
 Source: HUD State of the Cities Data Systems Building Permits Database



10-Year Housing Demand

TPMA’s housing demand model, as detailed in the methodology section of this report, estimates additional demand for up to 1,360 housing units over the next ten years, driven by increasing population growth in Rolesville. This number only accounts for future growth and does not include unmet demand for affordable housing. Based on the existing tenure ratios, about 1,200 of these units would be for for-sale housing, with the remaining balance being for rental housing. However, if the Town of Rolesville seeks to diversify its existing housing mix, these units should be allocated to meet those goals.

Table 4: Potential new housing demand

Source: Esri, American Community Survey 5-Year Estimates, TPMA calculations.

	For Sale Demand	For Rent Demand	Total
PROJECTED DEMAND	1,184	172	1,356
PER YEAR	118	17	136

¹ 2023 data contain imputed values.

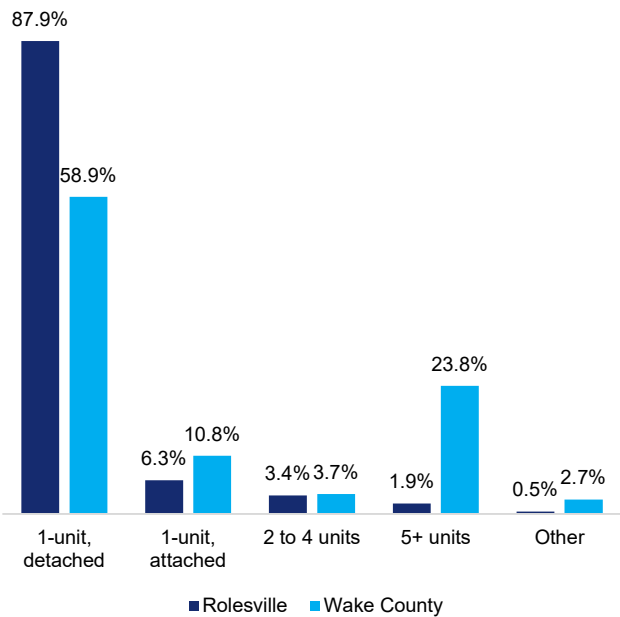
Meeting the potential demand for additional housing units will require concerted effort from the town. If housing demand continues to outpace supply, housing prices will continue to rise, and the availability of affordable housing will continue to dwindle.

Housing Mix

The current housing stock in Rolesville is roughly 90% comprised of single-family detached homes. An imbalance in the housing mix to this degree may put the town’s economic sustainability at risk as communities with higher ratios of single-family detached homes have proven to be more heavily impacted by economic downturns and foreclosure crises.

Figure 6: Housing Units by Units in Structure, 2022

Source: American Community Survey 5-Year Estimates.



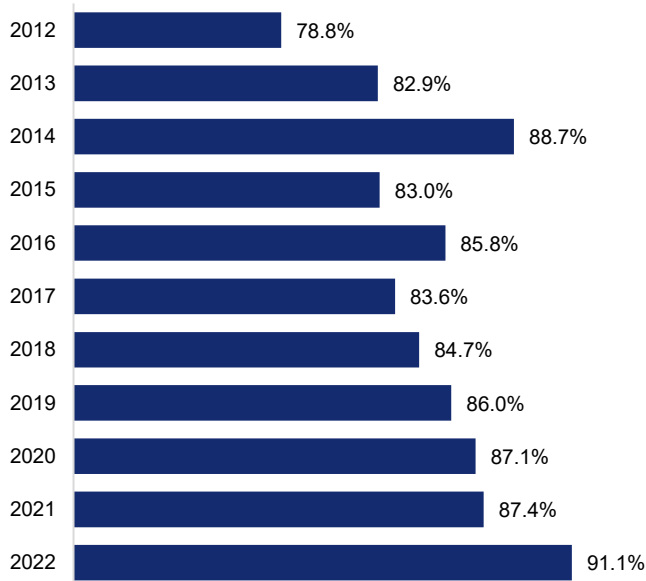


Housing Life Cycle

As Rolesville's percentage of single-family detached homes has increased, so has the Rolesville's homeownership rate, which grew by over ten percentage points from less than 80% in 2012 to over 91% in 2022.

Figure 7: Homeownership Rates over Time

Source: American Community Survey 5-Year Estimates.

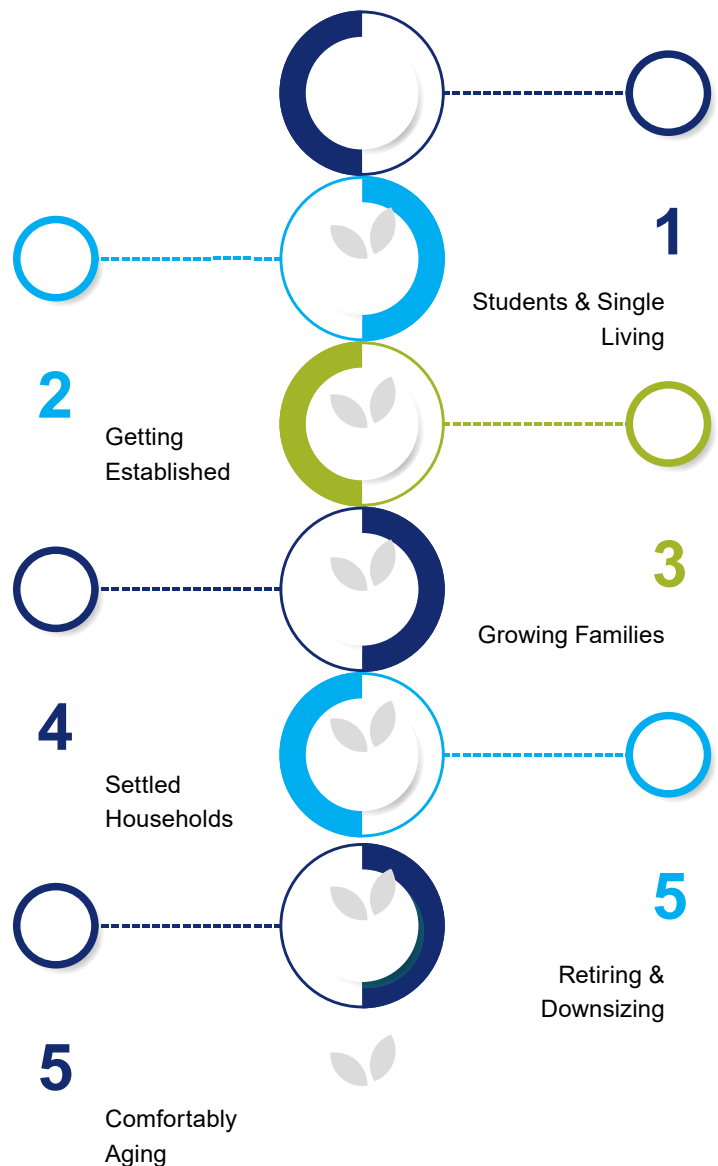


While high homeownership rates may seem like a positive economic indicator for an area, a rate in the ninety-percent range suggests a significant imbalance in housing types that meet a variety of needs.

Sustainable communities offer housing opportunities that meet the needs of a wide range of household types. Whether they be young professionals just getting started in their careers, young families looking for a starter home, service workers who want to be close to their jobs in case of emergencies, or seniors looking to downsize without losing their independence, many of the household types that make up a strong community rely on housing of different shapes, sizes, proximities, and densities.

A helpful tool for determining where gaps exist in a community's housing mix is a typical housing life cycle.

Figure 8: Housing Life Cycle





A typical housing life cycle consists of six phases:



Students and Single Living:

Entry-level households, typically renters who have no children and are living with roommates



Getting Established:

First-time homebuyers, often couples looking for moderately priced homes



Growing Families:

Move-up homebuyers, typically couples with children looking for more space



Settled Households:

Mature families whose children have moved out, or have never had children and are looking for less housing maintenance



Retiring and Downsizing:

Younger independent seniors, may be open to rental or ownership of home, but looking for decreased maintenance with increased accessibility



Comfortably Aging:

Often older women, due to shorter life expectancy for males, who may need to leave single-family homes due to health constraints

Communities with housing that meet these variety of needs are more resilient and are typically characterized by a healthy amount of turnover in their housing market. Communities that only meet the needs of, for example, stages 3 and 4, run the risk of excluding households in other stages of the life cycle, like students, young service workers, or workers in growing industries.

On the other end of the spectrum, communities without suitable options for seniors looking to downsize or comfortably age-in-place run the risk of restricting their housing supply, trapping seniors in large homes they can't take care of and limiting options for those families that are growing, which in turn drives up the prices of the homes that are on the market.

In some cases, there is overlap in the types of housing that can meet the needs of these groups. Townhomes or smaller detached homes (such as accessory dwelling units or those in cottage communities) offer smaller and typically more affordable options; these can be good options for those looking for a starter home, as well as for households interested in downsizing. Currently, Rolesville has very few options that meet these criteria, leaving many young families and seniors without suitable options.

Limited Rental Options

The lack of affordable and market-rate rental options is also an issue for Rolesville. As of the end of 2024, there are roughly 270 renter-occupied housing units in Rolesville. Over one-half (176) of these units are located in two low-income developments built between 2013 and 2015 and are subsidized through federal Low-Income Housing Tax Credits (LIHTC). Of these units, 74 are age-restricted for residents over 55 years of age.

Because these are LIHTC properties, the rent charged in these units can be no higher than what is calculated as "affordable" for a household earning up to 60% of the Area Median Income (AMI) as calculated by the U.S. Department of Housing and Urban Development (HUD). As the area's income increases, so could the amount charged for rent in these developments, which were recently estimated to be charging an average of \$800-\$1,000 per month (although anecdotal evidence suggests that an average of \$1,400 per unit is being charged in the age-restricted community at The Grande).



The remaining rental units spread throughout the city are made up of either manufactured homes or rentals or privately owned townhomes or single-family homes.

Table 5: Rental Housing Stock

Source: Co-Star. American Community Survey 5-Year Estimates.

	Housing Type	Unit Count	% Total Units	Monthly Rent
GRANITE FALLS	Income-Restricted Apartments	72 (.5% vacancy)	16%	\$1,001
THE GRANDE AT GRANITE FALLS	Income- and Age-Restricted Apartments	74 (19.3% vacancy)	16%	\$819
PRIVATE RENTALS	SF Detached / Townhomes	57	12%	\$2,000 ²
MANUFACTURED HOMES	Manufactured Homes	67	15%	-
COBBLESTONE VILLAGE	Market Rate Apartments	188	41%	\$1,961

Cobblestone Village, a multifamily development of 188 units is currently under construction. These 1-, 2-, and 3-bedroom apartments will be market-rate (not subsidized) and are currently being advertised at an average starting rent of \$1,961 per unit.³ The property, which is set to begin renting in early 2025, will increase the town's total rental units by 68%.

With its limited number of rental units, Rolesville faces a significant challenge in terms of both affordability and availability for renters. A search of rental sites found less than ten units available for rent, with a minimum asking price of \$1,750 per month.



² Estimate based on 2022 American Community Survey rental housing cost data

³ <https://cobblestonevillagerolesville.com/>



Housing Costs

Housing affordability and availability have become pressing concerns for many residents in Rolesville as they face rising costs. According to a recent public opinion survey, roughly 1 in 5 residents reported having difficulty affording their housing expenses over the past year. This issue is even more pronounced among households earning less than \$100,000 per year, where 44% of respondents indicated they struggle with housing costs. Understanding these issues is crucial for developing policies to support a diverse range of housing needs.

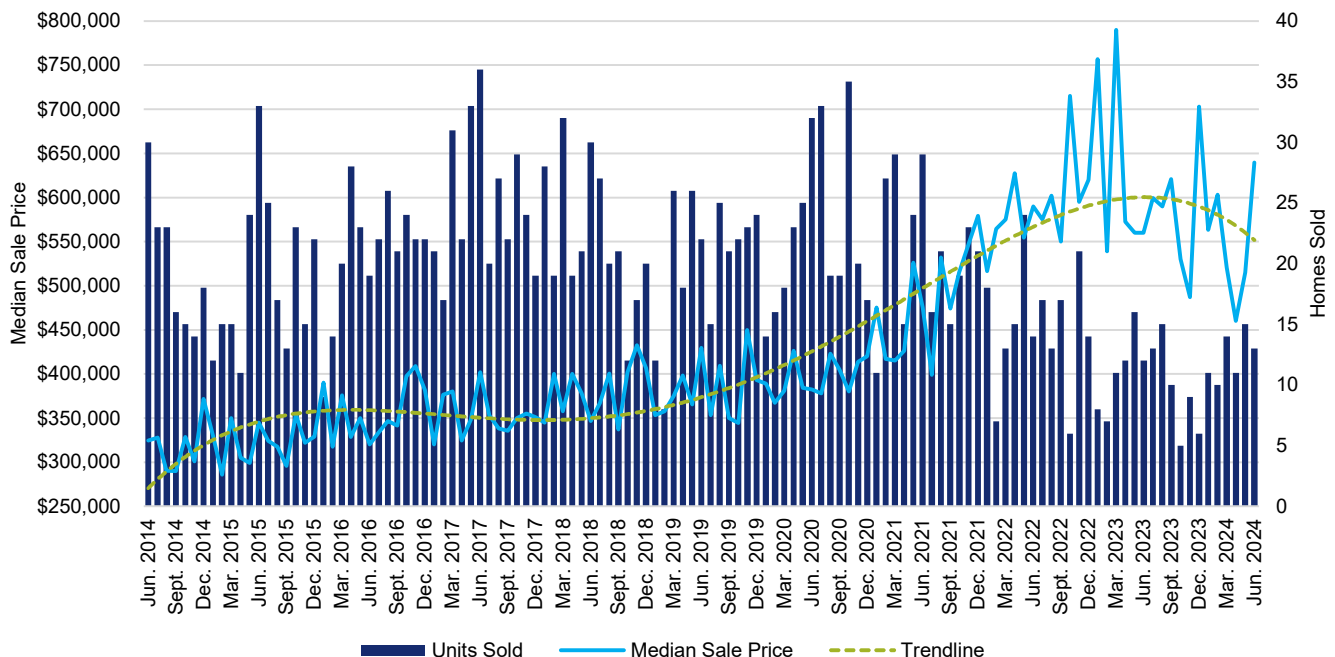
Upward Pressures for Owner-Occupied Housing

As Rolesville has grown, demand for housing has outpaced the supply, as evidenced by the low homeowner vacancy rates, less than 1% for the last five years. This scarcity of available homes results in rising home prices. Since 2020, the median purchase price for single family homes has risen significantly, peaking at \$789,00 in March 2023. While the market has cooled since then, as shown in Figure 9, prices remain above historical prices.

Mortgage rates complicate the issue further. As mortgage rates rise, the monthly housing costs for homebuyers increase, effectively decreasing their purchasing power. For example, a home that might have been within a buyer's budget at a 4% interest rate could become unaffordable with a 6% interest rate, limiting the options for many potential buyers. However, with the Federal Reserve's decision to lower the benchmark interest rate at its September 2024 meeting, mortgage rates are expected to continue to decline, though it may be years before rates reach 4%.⁴

Figure 9: Median Sale Price for Single Family Homes, June 2014 to June 2024

Source: Redfin Data Center



4 "Experts Predict Where Mortgage Rates Are Headed in 2025 as the Fed Cuts Rates." <https://www.realtor.com/news/trends/mortgage-rates-experts-predict-fed-rate-cut/>



Figure 10: Average Rate for 30-Year Fixed Rate Mortgage

Source: Primary Mortgage Market Survey, FreddieMac



The combination of rising home prices and increased mortgage rates has placed significant financial pressure on existing and prospective homeowners in Rolesville. This can be seen through responses to the public opinion survey, where 22% of survey respondents, or 1 in 5, reported facing difficulty affording their home maintenance costs in the past year.

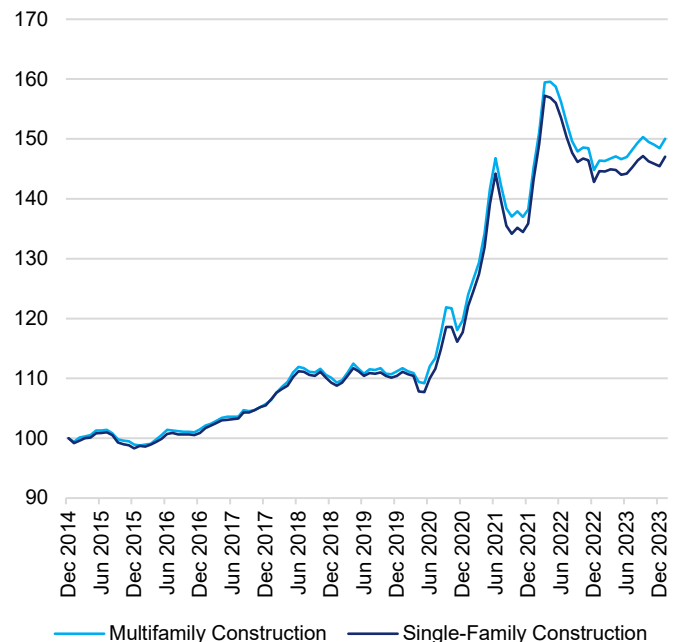


Rising Construction Costs

Construction costs set the baseline for home prices. As construction costs rise, the price floor for the sale price also rises. During the pandemic, supply chain disruptions and increased demand drove up construction prices. Between March 2020 and March 2022, inputs to residential construction, not including land or labor, rose by over 40%, with multifamily construction seeing a slightly larger increase. While construction material prices have dropped slightly since the peak in April 2022, prices still remain substantially above pre-pandemic levels. Further, because land and labor costs are excluded from this, the increase is likely understated. If those components were included, the increase in construction costs would likely be higher. As a result of these cost increases, the production of affordable housing becomes more challenging, as the fixed costs associated with production put upward pressure on the sale price.

Figure 11: Inputs to Residential Construction Producer Price Index, Dec. 2014 to June 2024

Source: US Bureau of Labor Statistics Inputs to Residential Construction PPI Series (201412 = 100)





Finally, Rolesville's zoning codes may also be contributing to the rising cost of housing. In recent years, Rolesville has increased the minimum lot area, width, and setbacks within residential zones. These changes have increased the barriers to development in much of the town and the extra-jurisdictional boundaries, further complicating approval processes and limiting the amount and type of permitted housing development. More information on these zoning changes and their impact will be covered in a later section of this report.

Due to a variety of factors, including those mentioned above, the Town of Rolesville is likely to continue to see heightened housing costs, which will continue to place a strain on current residents and create a significant barrier for those families who would otherwise choose to relocate to the town.



Housing Affordability

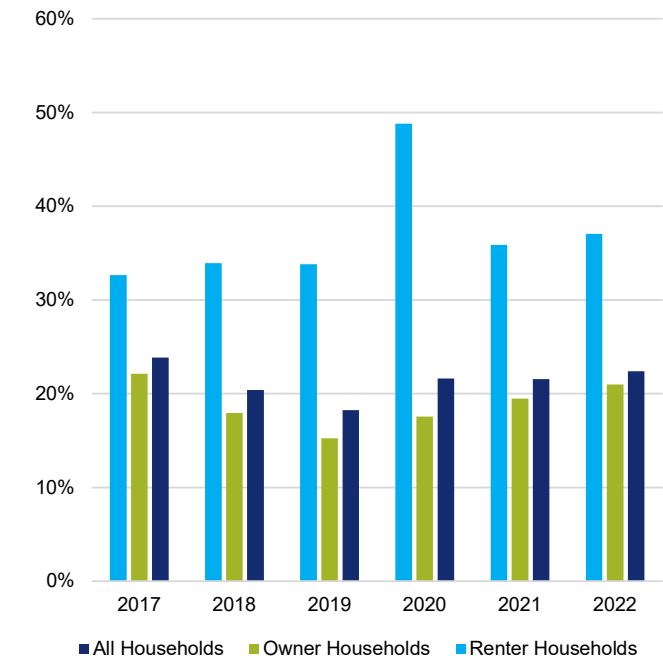
Cost Burden

The U.S. Department of Housing and Urban Development (HUD) has established a metric to assess housing affordability. By this measurement, households that spend more than 30% of their household income on housing costs, which can include mortgage, rent, taxes, insurance, and utilities, are considered cost burdened. Cost burdened households may have difficulty affording other necessities, such as food, transportation, and medical care, and may be forced to make difficult choices between paying for their housing and forgoing other necessities.

Between 2017 to 2019, the overall incidence of cost burden was trending downwards. However, 2020 brought a reversal of that trend, and by 2022, one out of every five households in Rolesville were considered cost burdened. By tenure, renter-occupied households face a higher incidence of cost burden, with nearly 40% of renter households being cost burdened.

Figure 12: Cost Burden by Tenure

Source: American Community Survey 5-Year Estimates.





Workforce Affordability

As both Wake County and Rolesville continue to grow, there will likely be additional importance placed on the needs of local businesses and the regional workforce. And while Rolesville might be best described currently as a commuter or “bedroom” community, the continued development of the local economy will be influenced to some degree by the availability of housing that is suitable and affordable for the local and regional workforce.

The success of the town’s strategic goal to establish a “charming downtown” may well be impacted by the ability of local retailers to be able to recruit and retain a local workforce. Site selection decisions may also hinge on whether there are enough people in the area to garner demand. Furthermore, the presence and long-term prospects for essential service workers and providers can also have significant bearing on the desirability of a community and the ability for existing residents to comfortably “age-in-place.”

Simply put, the ability of workers to live close to their jobs and clientele can have significant impacts on the long-term success of a growing region. The desire for this kind of community is manifest in the town’s strategic plan, which establishes goals to create a “diverse mix of commercial, industrial, and residential development.”⁵ Supporting these goals requires creating a diverse mix of housing to meet the needs of its workforce.



MOST COMMON OCCUPATIONS

According to data from the most recent American Community Survey, the median earnings for the working population of Rolesville was \$70,677 per year. Yet, none of the most common occupations in Rolesville have median annual earnings higher than the town median. These occupations are lower-wage and often retail jobs, where workers can afford maximum monthly housing costs between \$694 and \$1,196 per month.

Table 6: Most Common Occupations and Earnings, Rolesville

Source: Lightcast 2024.3.

Occupation	2023 Jobs	Median Annual Earnings	Maximum Monthly Housing Cost
WAITERS AND WAITRESSES	53	\$27,773	\$694
COOKS	51	\$33,814	\$845
BUILDING CLEANING WORKERS	50	\$29,689	\$742
CASHIERS	50	\$28,073	\$702
LABORERS AND MATERIAL MOVERS	40	\$34,790	\$870
RETAIL SALESPERSONS	36	\$31,861	\$797
RECREATION AND FITNESS WORKERS	27	\$47,662	\$1,192
MISCELLANEOUS HEALTHCARE SUPPORT OCCUPATION	23	\$47,849	\$1,196
CUSTOMER SERVICE REPRESENTATIVES	23	\$40,117	\$1,003
SUPERVISORS OF FOOD PREPARATION AND SERVING WORKERS	23	\$45,339	\$1,133

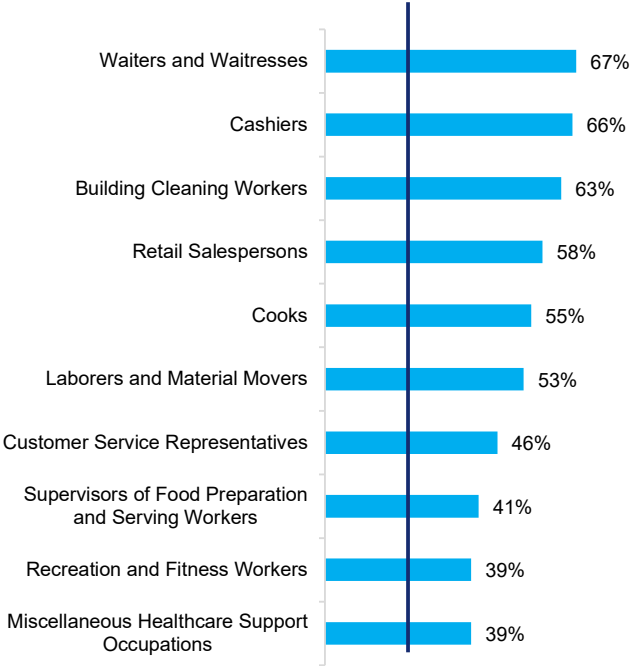


Assuming an average market monthly rental cost of \$1,960, workers from all ten of the most common occupations in Rolesville would be considered cost-burdened due to charged rent without even considering the cost of utilities. Even when looking at the less expensive market cost for a single bedroom apartment of \$1,550, all 10 occupations remain cost-burdened, with 6 of the 10 considered “extremely cost burdened,” spending more than 50% of their income on housing costs.⁶ In order to afford the average market monthly rent of \$1,960, a household would need an annual income over \$78,400, while a 1-bedroom apartment would require an annual income of over \$62,000.

Given the scarce supply of rental opportunities in Rolesville, it is worth exploring the opportunities for homeownership for the local workforce. Based on the median income for these occupations, if workers in these roles were to decide to buy a home, and had a \$15,000 down payment, they would be limited to homes costing less than \$200,000. Miscellaneous healthcare support occupation workers, with the highest annual income, would be able to afford a home up \$186,000, while waiters and waitresses, the lowest earning occupation, would have a budget of about \$119,000.⁷ As this report has already shown, the likelihood of purchasing a home in this price range in Rolesville is quite small.

Figure 13: Percent of Monthly Income for 1-Bedroom Apartment Market Asking Rent⁸

Source: Lightcast 2024, CoStar



⁶ Cobblestone Village is currently advertising 1-bedroom apartments starting at \$1,550 on their website.

⁷ Assumes a 30-year mortgage, 6.09% interest rate (based on the 30-year average from Freddie Mac), a \$15,000 down payment, and private mortgage insurance.

⁸ Line indicates 30% mark



ESSENTIAL WORKERS AND SERVICE PROVIDERS

Essential workers – such as teachers, healthcare providers, and public safety personnel – are vital to the functioning and safety of the community. Wages for these workers vary substantially, from \$29,846 per year for home health and personal care aides, to \$81,830 for registered nurses. Of these occupations, only registered nurses would be able to afford the average market-rate rent in Rolesville without being cost burdened, while firefighters and police officers may be able to afford a 1-bedroom at market rate. Homeownership is also out of reach for workers in these occupations. Registered nurses, with the highest median annual earnings of \$81,830 per year, would have purchase budgets just under \$300,000, according to project team calculations.⁹ As of October 3rd, 2024, of all the homes for sale in Rolesville, none are listed for less than \$300,000.

Table 7: Essential Worker Occupations and Earnings, Rolesville

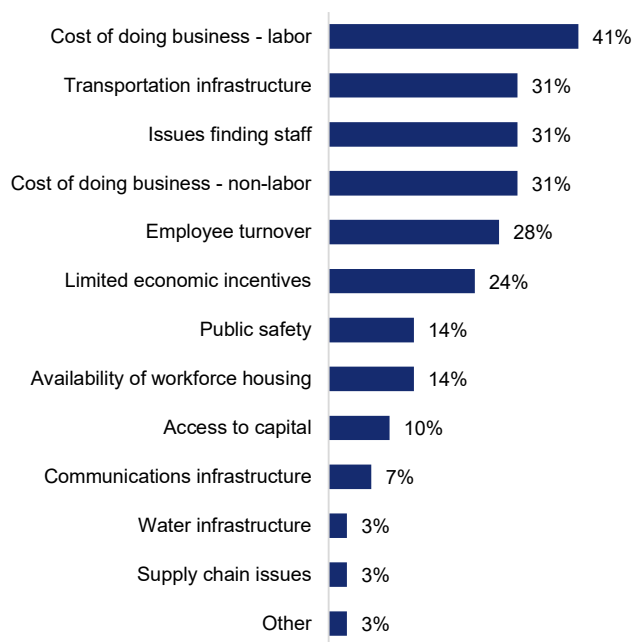
Occupation	Median Annual Earnings	Maximum Monthly Housing Cost
REGISTERED NURSES	\$81,830	\$2,046
EMTS AND PARAMEDICS	\$50,350	\$1,259
HOME HEALTH AND PERSONAL CARE AIDES	\$29,846	\$746
FIREFIGHTER ¹⁰	\$61,568	\$1,539
POLICE OFFICER ¹¹	\$62,510	\$1,563
YEAR 10 TEACHER ¹²	\$58,120	\$1,453

Source: Lightcast 2024.3, Town of Rolesville, Wake County

ECONOMIC IMPACT

This lack of affordable housing is limiting rental and homeownership opportunities for both the town's most common occupations, as well as its essential service providers. This, in turn, impacts Rolesville businesses. When asked to identify the top issues facing Rolesville businesses, just 14% of Rolesville business owners selected workforce housing. However, labor costs, transportation infrastructure, issues finding staff, and employee turnover were among the most commonly identified issues, all of which may be impacted by housing availability and housing costs. Moreover, while just 14% of Rolesville businesses surveyed believe that their business operations have been impacted by housing availability, 32% believe that their business will be impacted by housing availability in the future, indicating the mounting pressure of housing costs on local businesses.

Figure 14: Top Concerns for the Business Community¹³



Source: Town of Rolesville and TPMA Business Survey

⁹ Assumes a 30-year mortgage, 6.09% interest rate (based on the 30-year average from Freddie Mac), a \$15,000 down payment, and private mortgage insurance.

¹⁰ Wage is annual midpoint for Firefighter 2 per Wake County Fire Compensation Administrative Guidelines.

¹¹ Wage is midpoint for Police Officer I per Town of Rolesville website.

¹² Wage is for a Year 10 teacher with a bachelor's degree and without National Board Certification per the Wake County Public School System 2024-2025 salary schedule.

¹³ Respondents could select up to three.

Housing Goals and Policies

As the Town of Rolesville continues to develop, it will be important to regularly convene conversations to help shape the community's shared vision for its continued growth. Recent planning decisions and policies appear to be pulling the town in opposite directions. For example, recent zoning and policy decisions by the Town Commission seem to run counter to the town's Strategic Plan for 2020-2022 and the 2022-2024 update which list the following as goals to achieve "Mindful Growth":

- Create a diverse mix of commercial, industrial, and residential development
- Encourage long-range planning to address growth concerns related to the watershed, diverse housing, traffic, and the environment
- Continue to implement the goals of the Main Street Vision Plan

The Main Street Vision Plan, referenced in the Strategic Plan goals, also establishes a key goal for the town to "promote diverse housing stock for multiple age groups and income levels."

These stated strategies and goals appear in conflict with the Land Development Ordinance (LDO) that was adopted in June of 2021, which bolstered requirements for larger lot sizes, increased setbacks, and a variety of other regulations that function to limit the number and type of new residential units that can be developed.

Similarly, in November of 2024, a rezoning application that would have created commercial development and up to 250 apartments along the Main Street Corridor in Rolesville was unanimously voted down by the Town Commission. This decision appears in conflict with the town's Main Street Vision Plan and Strategic Plan, a recommendation for approval by the Planning Board, and the town's Future Land Use Map, which designates the area for mixed-use development.

Moving forward, a consistent approach that is guided by a shared vision for the future of Rolesville will be a critical component of success for the town and its residents. Ordinances and decision-making that seem to change every couple of years make it difficult for local leaders and developers who want to know what kinds of projects are desired and what the best method is for achieving those results.





Zoning and Policy Barriers

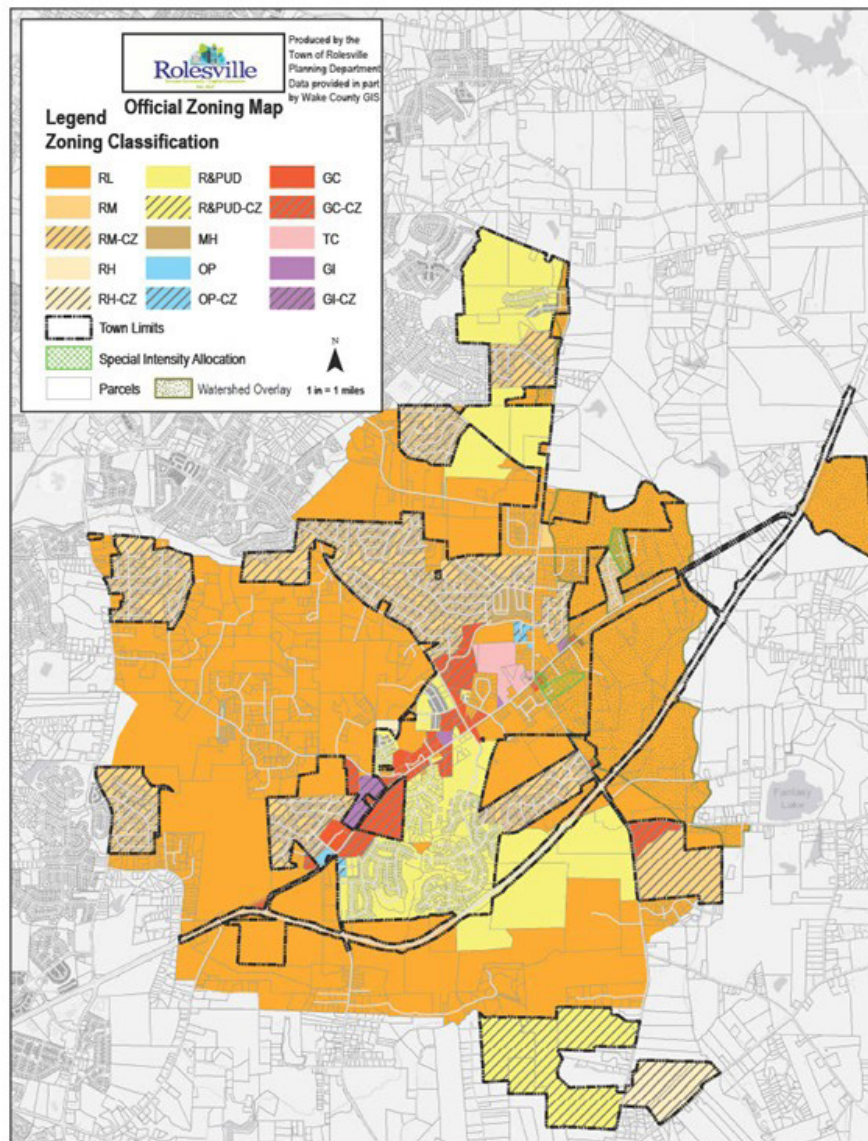
Ultimately, developers will be the ones to craft Rolesville as it grows, and the town's policies will set the expectations that developers must meet. Developers look to the zoning code for clear direction on what can be built, but also for information about what types of housing can most easily be built. Time spent on rezoning or approval processes cost developers money, and they will sometimes shy away from working with a municipality that does not clearly indicate how to navigate those processes, or how long to expect those processes will take to complete.

LOT DIMENSIONS AND CLUSTER DEVELOPMENTS

Developers have indicated to town staff that a number of components in the existing LDO are effectively eliminating opportunities to create a wider mix of housing. Over 75% of Rolesville and the ETJ are zoned as Residential Low (RL) or Residential Medium (RM), which only permits the development of single-family detached homes by right. But the limited amount of land that is allocated for multi-family development is only one piece of the particularly restrictive environment established by the LDO.

Figure 15: Official Zoning Map, Town of Rolesville

Source: Town of Rolesville





Within these single-family zones, the LDO includes unusually onerous restrictions on lot dimensions, requiring that developers make large investments in land on which housing cannot be developed due to large lot sizes and setbacks. For example, in the RL zone, which comprises over 60% of the land use map, lots have minimum front setbacks of 30 ft., rear setbacks of 25 ft., and a total of 25 ft. of side setbacks. These proportions, which are combined with a minimum lot size of nearly a half-acre, require that a developer looking to create a single-family home would have to make an investment in a large area of land that cannot be developed, driving up the sale price necessary to turn a profit. The result of these restrictions is almost certainly a home that would need to bring a sale price of over \$750,000 to be a worthwhile investment for a developer.

The RL and RM zones do offer alternative restrictions that allow for reduced minimums for cluster developments, also known as subdivisions. A developer looking to purchase land for a subdivision is permitted a reduction in minimum lot sizes and setbacks in exchange for a large amount of green space that must equal 40% of the development and must be contiguous. In many cases, this contiguous land amounts to a “buffer” around the perimeter of the subdivision. While these accommodations create some opportunities for higher density within subdivisions, accommodating this type of development is not likely to improve the overall diversity of the local housing supply.

The minimums established in Rolesville's LDO are particularly restrictive for the region. For example, the Town of Knightdale, NC, which is located about 11 miles to the south, is about twice the size of Rolesville. It has a similar income and demographic profile and might serve as a valuable comparison for what Rolesville could look like in another decade or so. In addition to some zones for rural residential development, Knightdale also has zones for low-, medium-, and high-density residential development. However, these zones are notably less restrictive in their minimum lot sizes and setbacks. Also, while Knightdale also has a very small percentage of land dedicated to multifamily development, that percentage is still three times higher than Rolesville's.

	Rolesville	Knightdale
MIN. SETBACK - FRONT	30' / 20' cluster	10'
MIN SETBACK - REAR	25' / 20' cluster	25'
MIN. SETBACK - SIDE	12' / 10' cluster	20% of lot width (5' and 3' under certain conditions)
MIN LOT SIZE (SQ.FT.)	• Low: 20,000/10,000 cluster • Medium: 15,000/8,000 cluster • High: 7,500 SFD/2,000 SFA	N/A
UNITS PER ACRE	• Low: 2/3 cluster • Medium: 3/5 cluster • High: 6 SFD	• Low: 3 • Medium: 8 • High: 12
PERCENT OF ZONED LAND	• Low: 60.2% • Medium: 15.4% • High: 1.2%	• Low: 10.5% • Medium: 15.3% • High: 3.6%



A Vision for Rolesville

Several forms of engagement activities were utilized to ensure Rolesville's community leaders, stakeholders, and residents were given the opportunity to provide input in the process. These included virtual interviews, a public survey, and two on-site stakeholder workshops. A full summary of the workshops can be found in Appendix C, and a summary of the public survey can be found in Appendix D. The following section highlights some of the most important themes surrounding the community's vision for Rolesville's future development.

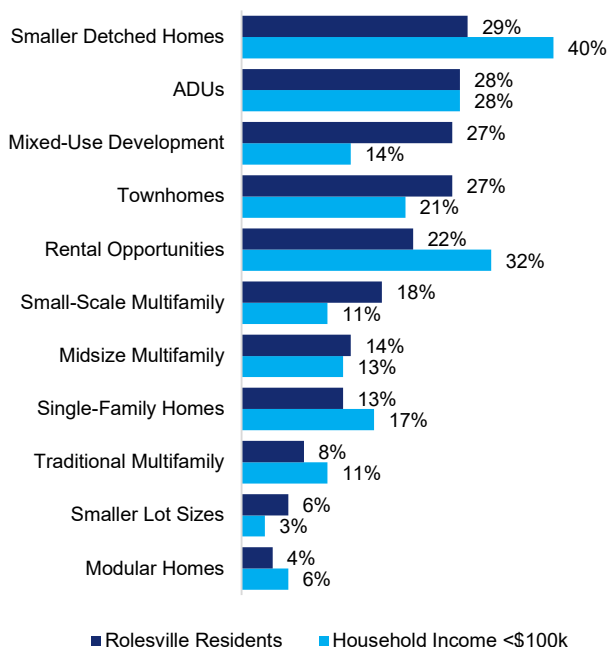
Public Sentiment

The discordance that characterizes the town's approach to housing policy and decisions can also be seen in the public sentiment around these same issues. Respondents to the public opinion survey showed little agreement around development priorities or levels of support for policy initiatives.

When asked to select the housing types that the town should prioritize, no single type was selected by more than 30% of the respondents. However, the five most selected options do indicate some preference for increasing the overall diversity of housing in Rolesville. Only 13% of respondents selected the creation of additional single-family homes as a priority for new housing development.

Figure 16: Priorities for New Development

Source: Town of Rolesville and TPMA Housing Public Opinion Survey

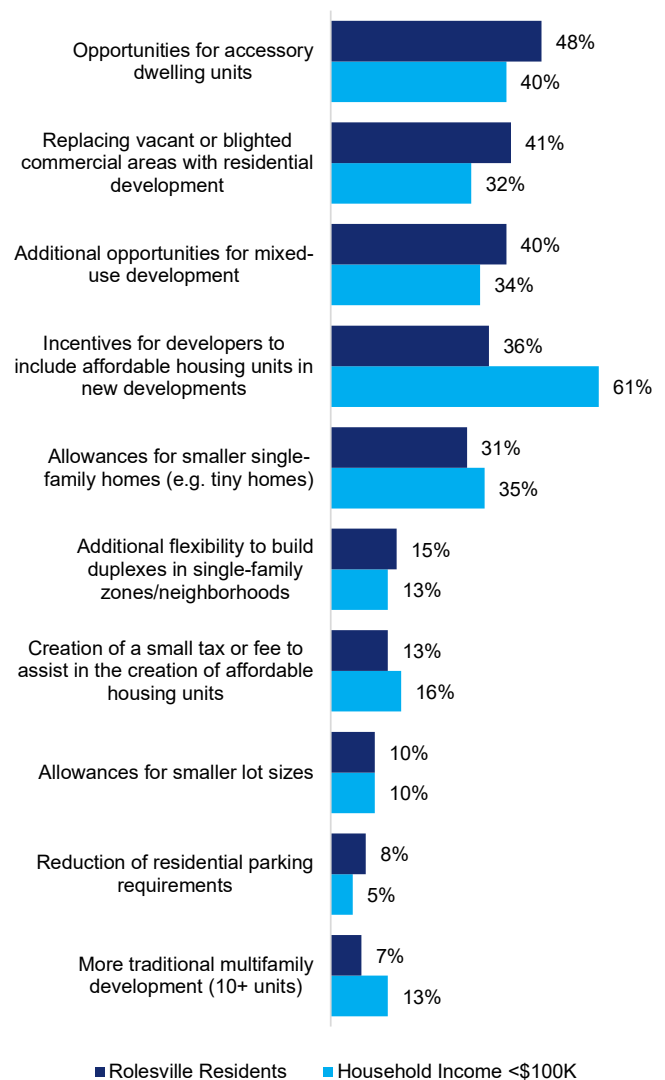


Among households earning less than \$100,000 per year, the priorities were clearer with over 40% selecting "smaller detached homes" and 32% selecting additional rental opportunities.

When asked which housing policies they supported, respondents indicated the highest level of support for "opportunities for accessory dwelling units," but still no single policy received majority support from all respondents. When filtered for households making less than \$100,000, "incentives for developers to include affordable housing units in new developments" was the most supported policy at 61% support.

Figure 17: Support for Housing Policies

Source: Town of Rolesville and TPMA Housing Public Opinion Survey





Vision for the Future

Building consensus can be challenging, especially when it comes to politically charged topics such as affordable housing. Nonetheless, efforts to find common ground in preparing and planning for future growth are likely to benefit all parties. At the stakeholder engagement sessions, participants were asked to write statements reflecting their vision for the future of housing in Rolesville. From these statements, unifying themes emerged, which included:

- Maintaining the community-centered, small-town feel
- Balancing commercial and industrial growth with the preservation of green spaces
- Diversifying the housing stock to meet a range of housing needs and preferences
- Ensuring the housing market meets the needs of all residents, particularly first-time home buyers, seniors, low-income residents, and those with disabilities.

With this information, the following vision statement was crafted:

Rolesville is a town that fosters its small-town charm while ensuring that all residents are met with inclusivity and can confidently build their homes, families, and businesses in the community. The town's housing market offers a diverse range of housing options that meet the needs of any resident in terms of size, density, and design while also maintaining affordability across income levels.

This vision statement seems to match similar statements made in planning and strategic documents for the town. The next step in achieving this vision will be to establish concrete protocols and policies to help enact it.





Strategic Recommendations

Goal 1: Plan for the Future of Housing

As Rolesville continues to grow and experience additional demand for housing, town leadership should work with community members and elected officials to establish a vision for the future of the community. These efforts will help to guide future development decisions. Best practices from other communities experiencing this type of growth indicate that a plan for incremental growth allows for a community to develop naturally in response to the developing needs of its residents. In communities that resist growth or do not plan accordingly for it, more sudden and disruptive shifts are experienced once the demand and cost of living reach a breaking point. In order for Rolesville to appropriately plan for and adapt to incremental and managed growth, a plan for the future that embraces change while maintaining the qualities most important to its residents should be established early and amended often. To this end, it is recommended that this plan be revisited within 5 years to stay in line with the community's priorities and needs and that Rolesville stakeholders and residents receive annual updates on the plan's progress.

Goal 1 Recommendations:

-  Work to establish and enact a vision for growth
-  Consider establishing an affordable housing fund
-  Explore possibilities for expanding infrastructure

Best Practices:

Establishing an Affordable Housing Trust Fund – Knightdale, NC

Though it is difficult for smaller communities to establish dedicated funding for affordable housing due to scale constraints, it can be done.

Knightdale, NC, a township that neighbors Rolesville, recently completed an affordable housing plan early in 2024. The plan recommended that the township organize first-year commitments to establish the fund, establish annual dollar receipt goals, and set annual replenishment targets.

When selecting funding sources, communities must ensure the revenue stream is substantial enough to meaningfully support affordable housing activities while providing reliable, consistent funding rather than one-time contributions. Local economic conditions need careful evaluation to confirm funding sustainability, particularly in softening housing markets. Officials must also assess how potential funding sources are currently being used to avoid creating gaps in other essential services. Political and stakeholder support is crucial for implementing new fees or redirecting existing revenue streams, and some funding mechanisms may require state or voter approval through ballot measures.

Common funding sources include:

- Linkage fees from new commercial development, which create a direct connection between development activities and affordable housing support
- Document recording fees, which can be allocated partially to the trust fund with support from elected officials
- Bond issues, which require community approval through ballot measures
- Government appropriations, though these typically provide only one-time funding without guaranteed ongoing support¹⁴

¹⁴ Housing Trust Funds: <https://localhousingsolutions.org/housing-policy-library/housing-trust-funds/>



Goal 2: Diversify the Housing Mix

Like the general Wake County area, Rolesville has experienced rapid population growth and the resulting increase in demand and housing costs, indicating a need for continued housing development. With limited land available, Rolesville should prioritize diversified housing types such as mixed-use developments. The expansion of the existing housing mix to include a wider variety of housing types will help to ensure the long-term success and economic resilience of the area. Policy decisions that place continued emphasis on large, luxury single-family homes are likely to place the town and its residents at greater risk of economic downturns and foreclosures while simultaneously making it increasingly difficult for a new generation to start and raise families in the area. Zoning policy should create more opportunities for a wider set of housing types, including rental opportunities. Leadership in Rolesville should also focus on laying the groundwork for future efforts around affordability, specifically for working families.

Goal 2 Recommendations:



Revise zoning to promote diverse housing types through strategic area identification and expanded development opportunities.



Create more opportunities for the development of rental housing



Consider development fee waivers to address existing gaps in housing stock and encourage new affordable housing development

Best Practices:

Diversifying the Housing Mix, South Bend IN

South Bend, IN made significant amendments to its zoning policies in 2021 to address missing middle housing. The city allows the construction of duplexes, cottage courts, and ADUs by right in all single-family zones. Small multifamily buildings (containing 3-4 units for apartments or 308 for townhomes) are allowed in multiple zones, also expanded in 2021.

The SMART Housing Program, Austin TX

Austin's SMART housing program offers a variety of incentives for private developers to preserve and create additional housing for low-to-moderate-income households, as well as people with disabilities. Projects that set aside affordable units, both for renters and homeowners, can qualify for fee waivers on 29 different fees. The amount of fees waived depends on the percentage of units meeting affordability requirements, and requirements can differ depending on the area.

Fee waivers work to incentivize specific types of development and can be applied under specific conditions and in targeted areas to better fit the community's needs. Lowering the barrier of entry, especially for small and local developers, can improve their ability to build at a profitable rate that still allows for affordable housing.



Goal 3: Focus Efforts on Developing a Housing Ecosystem

Addressing housing needs often requires a collaborative effort from many community organizations, regional partnerships, and local leaders. As a developing community, efforts should be made to participate in ongoing conversations around housing and to forge new partnerships where gaps exist. In many cases, communities that take a hands-on approach to working with local and small-scale developers and community organizations can gain an advantage over communities that take a more passive role in residential development. Communities that are best positioned to meet their housing needs and goals are often those communities that take a hands-on approach to identifying barriers and working with partners to overcome them. Some of these efforts should start with educating residents about the needs of the community and gaining consensus around housing issues.

Goal 3 Recommendations:



Evaluate capacity of existing staff for meeting current and future needs



Participate in regional housing efforts and partnerships



Convene conversations with local builders and developers



Develop and launch a public education campaign around housing topics

Best Practices:

San Mateo County and Local Jurisdictions Collaborative Efforts

To meet the demand for housing in Rolesville, the Town will need to work closely with Wake County government.¹⁵ 21 Elements is an example of a county working with all 21 of its jurisdictions to address housing issues collectively. The effort works to connect jurisdictions with the resources and tools needed to increase and maintain housing affordability. Member jurisdictions meet regularly to discuss policy barriers and upcoming local and regional initiatives and work to address housing challenges collectively.

Cabarrus/Iredell/Rowan HOME Consortium

Through funding support from the federal Home Investment Partnerships (HOME) Program, the Cabarrus/Iredell/Rowan HOME Consortium is a collaborative effort including Cabarrus, Iredell, and Rowan Counties and partner municipalities to strengthen public-private partnerships and expand the supply of affordable housing in the region. A lead entity, the City of Concord, is responsible for managing the program and ensuring the group adheres to federal guidelines and proper stewardship of funds. This effort presents a model for counties, municipalities, and regions to work in tandem to collectively bolster regional housing ecosystems that meet local needs.

¹⁵ Wake County has demonstrated a history of commitment to affordable housing initiatives across the county and was an active participant in the development of this plan.



Appendix A: SWOT Analysis

As Rolesville continues to grow and attract new residents, the town's housing ecosystem plays a critical role in shaping its future development and quality of life. A SWOT analysis (strengths, weaknesses, opportunities, and threats) provides a structured framework for assessing the key factors influencing the housing landscape. This analysis highlights the town's strengths, identifies areas where improvement is needed, explores opportunities, and examines potential external threats that could impede progress. It draws insights from the discovery process, stakeholder engagement sessions, and survey data.

Strengths

As Rolesville experiences continued growth, strategic utilization of community assets will be crucial for sustainable development. A primary advantage is the community's strong economic foundation, evidenced by an Area Median Income (AMI) that exceeds Wake County averages. This economic position suggests a significant proportion of residents in high-wage employment, potentially providing the town with enhanced fiscal flexibility. This financial capacity could be strategically directed toward establishing affordable housing initiatives, including development gap financing, down payment assistance programs, and other targeted housing accessibility measures.

The town's relatively compact size presents another distinct advantage: a closely-knit community network characterized by shared interests and aligned long-term objectives for community prosperity. This social cohesion can be leveraged to foster meaningful resident engagement, build consensus around affordable housing initiatives, and develop sustainable community support systems.

Additionally, Rolesville has demonstrated a clear commitment to environmental preservation, with community members consistently prioritizing the protection of natural landscapes, trail systems, and greenspace networks. These environmental assets serve as vital community connectors, promoting both physical and social well-being among residents while enhancing overall quality of life. Their preservation and strategic integration into development plans will remain fundamental to maintaining Rolesville's community character and vitality.

Weaknesses

The Town of Rolesville faces several significant challenges in addressing its housing needs. The absence of a cohesive housing vision impedes the development of coordinated strategies to address emerging housing challenges. While community surveys indicate broad acknowledgment of affordable housing needs, there appears to be limited consensus on implementable solutions. This disconnect is particularly evident in the public's response to proposed housing initiatives, where specific policy solutions have failed to garner substantial community support.

The current housing landscape is characterized by a predominance of single-family, detached homes, reflecting a lack of housing diversity. This homogeneity can be attributed to existing land use policies that have historically limited alternative housing types. Whether intentionally or not, these regulatory frameworks have resulted in exclusionary outcomes that constrain housing expansion and accessibility.

Opportunities

As a newer, growing community, Rolesville is positioned to shape its future development trajectory. The town can use both public and privately owned land for housing development. Local municipalities can market publicly owned land for housing projects and select a development project that meets the needs of the area and its residents. Furthermore, Rolesville can work to develop partnerships with private landowners and communicate housing priorities outlined in this plan. The Town must work with these private landowners to understand how to create and finance viable projects. Furthermore, Wake County and its communities currently have a preferential point for LIHTC applications. Due to its lack of access to amenities, Rolesville is not presently seen as a viable destination for LIHTC.¹⁶ However, there is an opportunity to work with Wake County Government and spur economic development efforts to increase Rolesville's competitiveness for this funding.

¹⁶ <https://nchousing.org/housing-scholars-series-how-groceries-shopping-centers-and-pharmacies-shape-the-location-of-north-carolinas-affordable-housing/#:~:text=While%20each%20state's%20QAP%20is,unit%2C%20along%20with%20other%20criteria.>



A particularly valuable opportunity for Rolesville is its position within the resource-rich Triangle Area region, despite current limitations in local funding and affordable housing programs. The town has demonstrated its ability to engage regional stakeholders, as evidenced by strong participation from program and service providers in stakeholder interviews and planning sessions. Key regional organizations, including DHIC, Habitat for Humanity, the Home Builders Association of Raleigh-Wake County, and County Government, have shown a willingness to support Rolesville's housing initiatives. This network of engaged partners represents a significant resource for advancing the town's housing development objectives.

Threats

While Rolesville's location within the Triangle region offers numerous advantages, it also presents significant challenges to maintaining housing affordability. As the region continues to experience robust economic and population growth, Rolesville residents face increasing pressure from rising housing costs, potentially forcing long-term community members to relocate due to affordability concerns.

A substantial institutional challenge stems from North Carolina's status as a Dillon's Rule state, which significantly constrains municipalities' ability to implement innovative affordable housing strategies. Under this framework, local governments are restricted to executing only strategies explicitly permitted by state legislation. This limitation prevents municipalities from utilizing various tools that have proven effective in other jurisdictions, such as mandatory inclusionary zoning, the donation of public land to for-profit developers, and rent control. These restrictions fundamentally limit Rolesville's ability to address housing affordability through local policy initiatives.



Appendix B: Research Methodology

Discovery

To begin this project, TPMA reviewed a collection of plans and documents to become acquainted with the established local and regional goals and values. These documents include:

- Town of Rolesville Bicycle Plan
- Town of Rolesville Greenway Plan
- Rolesville Moves Community Transportation Plan
- Rolesville Parks and Recreation Master Plan
- Rolesville Comprehensive Plan
- Mainstreet Vision Plan
- Rolesville Economic Development Strategic Plan
- Rolesville Commercial Growth Feasibility Study
- Rolesville Land Development Ordinance and Town Code
- Wake County Multi-Jurisdictional Hazard Mitigation Plan
- Wake County “PlanWAKE” Comprehensive Plan
- Wake County Development Framework Map
- Wake County Land Use Plan
- Wake County Social Equity Atlas
- Wake County Housing Resource Guide
- Wake County Affordable Housing Plan

Additional resources were used to gather current demographic and housing data including both public and third-party sources, including:

- U.S. Census Bureau
- Bureau of Labor Statistics
- Esri
- Lightcast
- CoStar
- Redfin

Engagement

Facilitated Stakeholder Planning Sessions

In February 2024, TPMA facilitated two in-person workshops with housing experts in Rolesville and the greater Wake County area to begin to ascertain the community’s vision for the future of housing opportunities in Rolesville. In addition, stakeholders were asked to identify opportunities and challenges around housing development in the area, assets within the region, and potential strategies that may fit the community’s vision and needs. A summary of findings from these sessions can be found in Appendix C.

Stakeholder Interviews

As TPMA began to gather online data and findings from the facilitated stakeholder planning sessions, the project team coordinated one-on-one or small-group stakeholder interviews. These interviews aimed to gather information from housing experts such as developers and builders, nonprofit organizations, town and county governments, and state-wide housing organizations. Topics of discussion included housing development barriers and challenges, programs to promote the development and maintenance of housing, zoning codes, and other measures necessary to support housing development. Overall, the project team conducted eight one-on-one and small group interviews.



Analysis

Public Opinion Survey

In May of 2024, the project team created and distributed a public opinion survey in partnership with the Town of Rolesville. The public opinion survey was used to collect the public's perceptions and attitudes toward housing efforts. To increase accessibility, the survey was available online or on paper and included English and Spanish-language versions. Survey topics included:

- Household location and demographic information
- Preferences for housing types and amenities
- Levels of support for various housing types
- Levels of support for a variety of housing-related policy changes
- Factors impacting decisions about where to live

A total of 298 individuals participated in the survey. Survey results were largely representative of the demographic makeup of Rolesville, which did result in an overwhelming majority of participants being homeowners of single-family homes. Participants also tended to skew towards household incomes greater than \$100,000 and just over half of participants were between the ages 35 to 54.

Business Community Survey

In addition to the public opinion survey, the project team distributed a business survey to collect information from the local business community on their perceived impact on housing affordability and availability. The survey also asked what level of support businesses were interested in and/or able to offer various potential housing initiatives. The survey was conducted from May to July of 2024. In total, 36 employers completed surveys.

Housing Demand Model

TPMA developed a housing demand model that forecasts demand for new for-sale and for-rent housing units for the next ten years, broken down into five- and ten-year increments. The custom housing demand model built for this project anticipates demand based on two market segments: demand from new households and demand from existing households. Estimates of demand from these two segments of the population are combined to build the total potential demand for new housing in Rolesville over the next ten years.

To predict demand from new households, the project team collects data on historic population growth from the US Census Bureau. With this information, the project team creates a time series analysis to build five-year population projections. To extrapolate to ten years, the growth rate over the first five years is assumed to remain constant over the next five years. Additionally, the percentage of individuals living in group quarters, the average household size, and the propensity to own or rent are assumed to remain constant.

Every year, some households may choose to move from one home in Rolesville to a new home within the town. This serves as the basis for demand from existing households. Using household projections, as discussed above, geographic mobility data, and estimates of demand for new housing, demand from existing households is calculated.

Workforce Affordability Analysis

To provide more context on housing affordability, project team members analyzed earnings associated with common jobs and essential occupations and compared the earnings to housing costs in Rolesville.

As the comparison of single occupations to overall household incomes and housing costs could potentially be misleading (individual incomes do not necessarily equate to household incomes), the affordability analysis uses the cost of one-bedroom rental units where possible to calculate housing costs for single-income-earners. Because of the limited number of rental units in Rolesville, these incomes are also compared with for-sale opportunities to understand what housing options may be affordable. This analysis provides insight into the housing needs of Rolesville workers and an understanding of what may be affordable for them.



Appendix C: Engagement Summary

Activities and Themes

Visioning Themes

The Question

Participants were asked to write a statement reflecting their vision for the future of housing in Rolesville.

The Response

While participants developed a wide range of vision statements focused on different aspects of Rolesville's future affordable housing landscape, a few themes were present across the board. These include:

- Rolesville centering community and inclusivity and maintaining the town's small-town charm.
- Balancing the need for commercial and industrial growth with the wish to improve and expand green spaces such as greenway and trail systems, parks, and other recreational amenities.
- Diversifying the housing stock to meet a diversity of housing needs and preferences, including a range of size, density, and design options.
- Ensuring the housing market meets the needs of all residents, especially groups like first-time home buyers, seniors, low-income residents, and those with disabilities.

Recommended Vision Statement

Rolesville is a town that fosters its small-town charm while ensuring that all residents are met with inclusivity and can confidently build their homes, families, and businesses in the community. The town's housing market offers a diverse range of housing options that meet the needs of any resident in terms of size, density, and design while also maintaining affordability across income levels.

Challenges

Participants were asked to write down as many housing-related challenges experienced in Rolesville as possible on sticky notes. They organized these challenges into categories as a group and identified top priorities to address in the following activity.

Funding and Resources

- Lack of incentives for affordable housing development
- Gap funding for affordable projects from local/state/federal sources and public funding in general
- Land, construction, and other development costs increasing
- In need of funding for emergency shelters, transitional housing, and youth housing/foster care
- Watershed limiting land to build on

Policies, Ordinances, and Regulations

- Government bureaucracy slowing down potential progress, change, and overall development.
- Outdated or inefficient zoning ordinances
- Lack of improvements to support development for the "missing middle" like multifamily, du/tri/quadplexes, smaller single-family homes, and overall housing type diversity.
- Land use history of essentially only single-family housing, and an unclear appetite for expanding policies to support other types.

Infrastructure

- Utility challenges, especially regarding Raleigh's regulations for accessing the city's water
- Growth resulting in increased traffic and infrastructure stressors
- Pedestrian impact, and connectivity via sidewalks, greenways, and trails
- Accessible housing
- Transportation infrastructure, especially public transport



Collaboration and Capacity Building

- Market readiness for a shift in the vision for Rolesville housing
- Watershed limitations
- The private sector's willingness to consider income-based/affordable housing
- Inter-jurisdictional and regional coordination, including the need for support from the DOT.

Other

- Misconceptions regarding what affordable housing is and who it is meant to serve
- Stigmas surrounding different housing types and a lack of education in that area
- Perceived preference for large single family detached housing

Goal Development

After identifying their key challenges, participants were asked to create goal statements for each challenge. They then spent time first independently and then in groups, brainstorming what strategies and actions needed to take place to reach that goal.

Participants suggested a range of goals actions to support an affordable housing plan for the Town of Rolesville. Themes included policy and regulatory changes, dedicated funding sources, meeting the needs of specific populations, development priorities and plans, and reaching the public. Below is a summary of these themes and the related actions suggested by participants.

Policy and Regulatory Changes

- Aligning plans, ordinances, and regulations under common goals (Y)
- Ordinances that incentivize developers to create more diverse and affordable housing options (G)
- Reassess the UDO, especially land use and zoning requirements in order to identify barriers and find ways to incentivize affordable development (Y)
- Improve/expedite permitting process for “desirable” housing types and affordable housing (Y/R)

Dedicated Funding Sources

- Town funded partnerships that incentivize and prioritize sustainable development practices (Y)
- Ordinances that create solutions for private development to pay for transportation/roads (G)
- Work with county, state, and federal bodies to assess potential funding sources (G/Y/R)

Meeting the Needs of Vulnerable Populations

- Creation of housing programs for vulnerable populations, including veterans, low-income households, seniors, single parents, and non-citizens (G/Y/R)
- Expand bus availability to meet the needs of community members like seniors, students, and shift workers (Y)
- Partner with local organizations and builders to increase the number of accessible housing units in the town (R)
- Increase access to funding to upfit current homes for accessibility or subsidize moves to more accessible housing (Y)
- Expedite development for most at-risk populations (Y)



Development Priorities and Plans

- Work with developers and builders to better understand limitations and potential solutions/incentives to build affordable housing (Y)
- Prioritize higher density and mixed-use development (Y/R)
- Study and visit regions to use as benchmarks and identify best practices that can be implemented in Rolesville (G/Y)
- Better study and inventory the housing landscape and stock in Rolesville (Y)
- Begin partnering with Habitat and other similar local organizations (G)
- Prioritize public private partnerships (Y)
- Leverage public lands for future development (G)
- Investigate future roadway and transit expansions in identifying ideal residential development areas (Y)
- Improve existing utility infrastructure, potentially install own system for Rolesville (R)
- Investigate potential micro transit solutions, potentially partnering with existing programs in Raleigh (Y/R)

Education and Outreach

- Educate the public on what affordable housing is, different housing types and densities, and the benefits they provide to the community (G)
- Help the public better understand how the development process works (G)
- Better educate public officials on affordable housing and development, including what is best suited for available land and how it can benefit the community (G)
- Regularly meet with stakeholders to understand what incentives/plans are well received and would work well in the community (G/Y)
- Engage the public throughout the process e.g. surveys, public meetings, public communications (G)



Appendix D: Public Opinion Survey

Town of Rolesville Housing Survey

The Town of Rolesville, in partnership with its consultant, TPMA, is preparing an Affordable Housing Plan with the goal of informing decisions to address current and future housing issues throughout the town and the surrounding area.

The questions in this survey will provide insight into public opinions about housing affordability, needs, and types of development.

No personal or other identifying information will be provided to town departments, staff, or elected officials. All information collected in this survey will be reported only in the aggregate and will be fully anonymized.

1. Do you live in Rolesville?

- Yes
- No

2. If you live in Rolesville, what neighborhood do you live in?

- Averette Ridge
- Barrington
- Broughton Townhomes
- Carlton Pointe
- Cedar Lakes
- Chandlers Ridge
- Drayton Reserve
- Elizabeth Springs
- Grande at Granite Falls
- Granite Acres
- Granite Crest
- Granite Falls
- Granite Ridge
- Hampton Pointe
- Heritage East
- Lakes at Rolesville
- Perry Farms
- Pine Glen
- Stonewater
- Sunset Manor
- Terrell Plantation
- PJD
- Villages at Rolesville
- Wall Creek
- Other: _____

3. How long have you lived in Rolesville?

- Less than 1 year
- 1-5 years
- 6-10 years
- More than 10 years



4. If you don't live in Rolesville, what is your zip code?

5. Are you interested in moving to Rolesville?

- Yes
- No

6. Do you currently own or rent your home?

- Own
- Rent
- Other _____

7. Which of the following best describes your current residence?

- Duplex
- Modular home (manufactured or other pre-fabricated structure)
- Multifamily (apartment or condominium)
- Single-family/Detached home
- Tiny home
- Townhome
- Other: _____

8. Which of the following best describes your commute to work?

- I work in the office/on-location exclusively.
- I work from home/remote exclusively.
- I work hybrid-remote (split time between home and office/on-location).
- I am not currently working.
- Other: _____

9. If you commute to your job, how much time does it typically take (one way)?

- Less than 10 minutes one way
- Between 10 and 30 minutes one way
- Between 30 and 60 minutes one way
- Over 60 minutes one way
- I am not currently working/I do not commute to my job.
- Other: _____

10. Over the past twelve months, have you had difficulty affording your housing costs?

- (Housing costs can include: mortgage or rent payments, homeowners or renters insurance, property taxes, homeowners association fees, and/or utilities)
 - Yes
 - No
 - Other: _____

11. If you are a homeowner: Are you having difficulty with the cost of maintaining your home? (including: repairs, yard maintenance, septic system, water softeners, HVAC, etc.)?

- Yes
- No

12. If you live in Rolesville, are you considering moving out of Rolesville in the next 5 years?

- Yes
- No

13. If you live in Rolesville and are considering moving out, why are you considering moving out of Rolesville? (Select all that apply)

- Access to public transportation
- Availability of jobs in the area
- Commute time
- Cost of home or renters insurance
- Cost to buy a home
- Cost to rent a home
- Lack of available housing options
- Lack of senior-friendly housing (65+ years of age)
- Proximity to amenities or services
- Property taxes
- Other: _____



14. **If you do not live in Rousesville and are interested in moving to Rousesville**, are any of the following barriers when considering moving to Rousesville? (Select all that apply.)

- Access to public transportation
- Availability of jobs in the area
- Commute time
- Cost of home or renters insurance
- Cost to buy a home
- Cost to rent a home
- Lack of available housing options
- Lack of senior-friendly housing (65+ years of age)
- Proximity to amenities or services
- Property taxes
- Other: _____

15. **If/when you move to your next home, which type(s) of home would you consider?** (Select all that apply.)

- Apartment
- Condominium
- Townhome
- Duplex
- Single-family/Detached home
- Tiny home
- Modular home (manufactured or other pre-fabricated structure)
- I have no intention to move to another home
- Other: _____

16. **Please rank the following factors in order of importance for *you* when choosing a home, with 1 being the most important and 9 being the least important.**

- _____ Proximity to schools
- _____ Proximity to my job
- _____ Proximity to parks/green space
- _____ Proximity to shopping/groceries
- _____ Proximity to restaurants/bars
- _____ Proximity to public transportation
- _____ Proximity to major roadways
- _____ Having a yard
- _____ Having limited maintenance

Please indicate your level of agreement for each of the following statements on a scale of 1 to 5. (Circle one number for each statement)

17. **There is currently a wide range of housing options in Rousesville for people of various incomes and stages of life.**

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

18. **The Town should maintain the existing housing mix.**

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

Housing costs will cause current Rousesville residents to leave town.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

19. **People who work in Rousesville are not able to live in Rousesville because of housing costs.**

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree



20. There are not enough small housing options in Rolesville for older residents who are looking to downsize.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

21. First time home buyers have reasonably priced options to purchase in Rolesville.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

22. The cost of housing is a barrier to people who would like to live in Rolesville.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

23. The high cost of housing in Rolesville will negatively impact essential services such as health care, public safety, and education.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

24. Rolesville has enough rental options to support demand.

1	2	3	4	5
Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree

25. New housing development in Rolesville should prioritize creating additional: (Select all that apply)

- Small-scale multifamily developments (duplex, triplex, quadplex)
- Midsize multifamily developments (5 to 9 units)
- Traditional multifamily developments (10+ units; apartments & condominiums)
- Rental housing opportunities
- Mixed-use commercial/residential development
- Townhomes
- Accessory dwelling units (e.g., "in-law suite")
- Single family detached homes
- Smaller detached homes (e.g. tiny homes or cottages)
- Smaller lot sizes
- Modular homes (manufactured or other pre-fabricated structure)



26. Which of the following housing policies would you support in Rolesville? (Select all that apply)

- Additional flexibility to build duplexes in single-family zones/neighborhoods
- Additional opportunities for mixed-use development (combination of commercial and residential uses)
- Allowances for smaller lot sizes
- Allowances for smaller single-family homes (e.g. tiny homes)
- Opportunities for accessory dwelling units (e.g., "in-law suite")
- Replacing vacant or blighted commercial areas with residential development
- More traditional multifamily development (apartment and condo buildings with multiple stories and 10+ units)
- Incentives for developers to include affordable housing units in new developments
- Creation of a small tax or fee to assist in the creation of affordable housing units
- Reduction of residential parking requirements
- To meet the needs of its older adult residents, the Town of Rolesville needs more: (Select all that apply)
- ADA-accessible housing
- Age-restricted communities (55+)
- Independent and assisted living communities
- Single-level living options
- Dedicated affordable housing options for seniors
- Smaller homes

27. Which of the following best describes your *annual household income* (including all income earners who contribute to housing costs):

- *Note: All personal information collected in this survey will remain anonymous. This question will help researchers determine the representativeness of survey results.*

- Less than \$25,000
- \$25,000 - \$34,999
- \$35,000 - \$49,999
- \$50,000 - \$74,999
- \$75,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 or more

28. Which of the following best describes your age:

- 18 to 24 years
- 25 to 34 years
- 35 to 44 years
- 45 to 54 years
- 55 to 64 years
- 65 to 74 years
- 75 years or older

29. How many people, including yourself, live in your home?_____

30. Are there children (less than 18 years old) living in your home?

- Yes
- No

31. Are there non-senior adults (18-64 years old) living in your home?

- Yes
- No

32. Are there senior adults (65 years+) living in your home?

- Yes
- No



33. Including yourself, how many people in your household are currently employed (either full-time or part-time)?_____

34. In the space below, please provide any additional comments you have regarding housing in Rolesville:

Thank you for completing this survey!

The information collected from these questions will be presented in an Affordable Housing Plan that will be completed later this year.



Appendix E: Summary of Business Survey Results

In May and June 2024, TPMA administered a survey to local businesses, to better understand the impact that housing is having on local businesses, as well as to identify potential opportunities for them to participate in efforts to address housing challenges. In total, 36 businesses completed the survey.¹⁷ A summary of findings from this survey is reported below.

Location of Business	Count	Percentage
ROLESVILLE	31	89%
OUTSIDE OF ROLESVILLE, BUT WITHIN WAKE COUNTY	2	6%
OUTSIDE OF WAKE COUNTY	2	6%

Industry	Rolesville Businesses	All Respondents
ACCOMMODATION AND FOOD SERVICES	3.2% (1)	2.8% (1)
EDUCATION	12.9% (4)	13.9% (5)
FINANCE AND INSURANCE	9.7% (3)	13.9% (5)
HEALTH CARE AND SOCIAL ASSISTANCE	16.1%(5)	13.9% (5)
PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES	3.2%(1)	8.3%(3)
REAL ESTATE AND RENTAL AND LEASING	12.9% (4)	13.9% (5)
RETAIL TRADE	22.6% (7)	19.4% (7)
OTHER	19.4% (6)	13.9% (6)

Number of Employees	Rolesville Businesses	All Respondents
0 TO 4	38.7% (12)	47.2% (17)
5 TO 9	32.3% (10)	27.8% (10)
10 TO 19	3.2% (1)	2.8% (1)
20 TO 49	6.5% (2)	5.6% (2)
50 TO 99	9.7% (3)	8.3% (3)
100 OR MORE	9.7% (3)	8.3% (3)

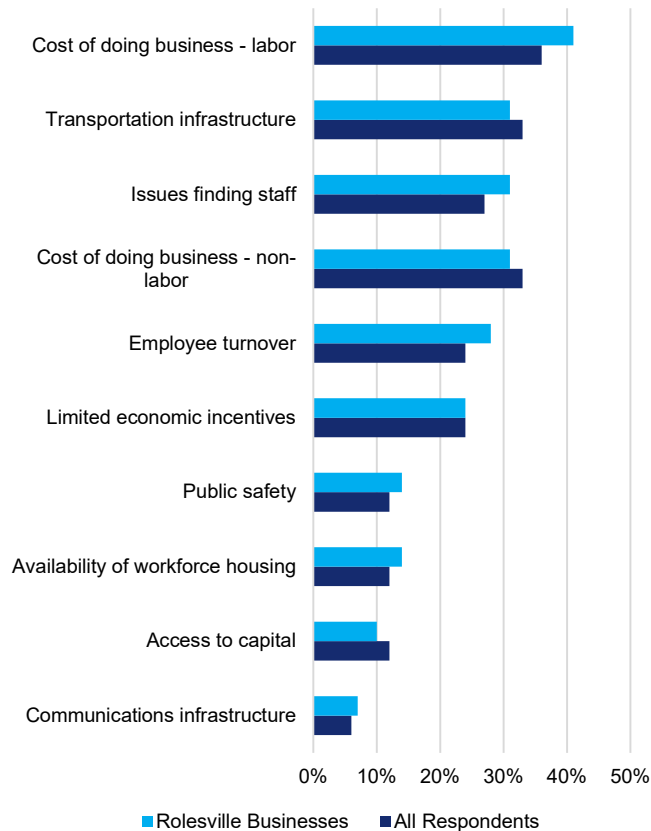
Where the Majority of Employees Live	Rolesville Businesses	All Respondents
ROLESVILLE	20.0% (7)	22.9% (8)
OUTSIDE OF ROLESVILLE, BUT WITHIN WAKE COUNTY	57.1% (20)	60.0% (21)
OUTSIDE OF WAKE COUNTY	5.7% (2)	8.6% (3)
I DON'T KNOW	5.7% (2)	8.6% (3)

Tenure of the Majority of Employees	Rolesville Businesses	All Respondents
RENT	32.3% (10)	27.8% (10)
OWN	58.1% (18)	63.9% (23)
OTHER	9.7% (3)	8.3% (3)

¹⁷ Respondent counts may vary by question; respondents were not required to answer every question.



Most Important Issues Facing Business Owners¹⁸



Has lack of housing availability impacted your business operations?

	Rolesville Businesses	All Respondents
YES	12.9% (4)	11.1% (4)
NO	67.7% (21)	69.4% (25)
I DON'T KNOW	19.4% (6)	19.4% (7)

Main impact felt by businesses that have been impacted by housing availability:

- Housing is becoming more and more expensive making it difficult for people (particularly young people) to move into the area. This puts a strain on the already small applicant pool.
- Land costs in the non watershed land prices are very high. We NEED to find a way to get commercial and higher density ordinances for the land that is in the watershed. There is prime commercial land along 401. Rolesville desperately needs a higher commercial tax base and we are missing out on prime land / development areas.
- More housing brings more people in, better for business
- The cost of Rental properties and housing rates/cost really limits who can live in Rolesville. With the average cost of housing at \$350,000 and rental properties of 900 square feet at \$1300. that means your school teachers and policemen have to live somewhere else - not in Rolesville.

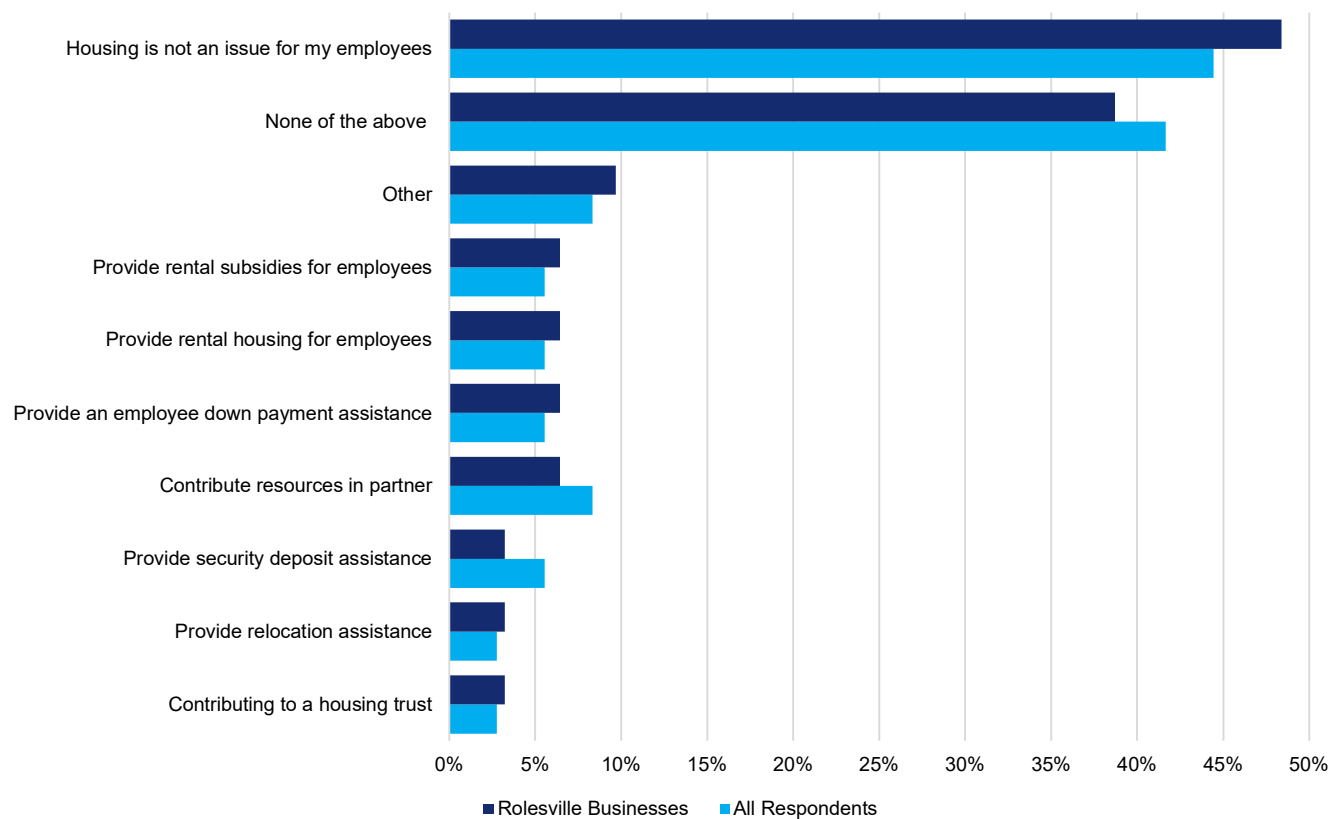
Do you believe that a lack of housing availability will impact your business in the future?

	Rolesville Businesses	All Respondents
YES	32.3% (10)	30.6% (11)
NO	45.2% (14)	47.2% (17)
I DON'T KNOW	22.6% (7)	22.2% (8)

¹⁸ Respondents were asked to pick top three issues.



Actions Businesses Would Consider Taking to Increase the Availability of Workforce Housing





Rolesville's 10-Year Affordable Housing Plan

Comment List from Planning Board

July 28th, 2025

Summary:

The Board collectively expressed their thoughts on the plan including their desire for more tangible, actionable and outcome-oriented recommendations and steps of implementation, specifically on or about the creation and operation of affordable housing programs or other direct means of putting eligible persons into designed affordable housing products. They also mentioned and touched on where the future potential of development opportunities in the Little River Watershed (which is limited by environmentally based land use intensity restrictions), and the appropriateness of some of the Plan's referenced case studies (noted as being communities unlike Rolesville).

Opening Comment:

There seem to be some discrepancies with the level of detail in which the plan goes into. Based on our conversations with Town Staff and other representatives from the Town of Rolesville, we opted to take an approach that provides high-level recommendations to the town. Affordable housing can be a contentious topic and the group felt that higher-level strategies would be more palatable for the community. Each community is at a different stage of live. Rolesville, being a younger, small community will need to agree upon a vision for the future. The group felt this plan will set Rolesville up for success by allowing flexible approaches to affordable housing efforts.

Bulleted List:

- How little this plan does regarding the creation of programs.
 - One recommendation speaks to this but does not address what kind of program it would be or what type of program would be the most beneficial to Rolesville. Wants a start of a program that would help people get into housing. The only way to make things affordable is to give people money.
 - No programs to incentivize or allow for smaller (1-story) homes (potentially in the Watershed). Desire one program to provide financial assistance for the buyer or developer and one program to place the housing that residents can afford.

- *Based on our discussions, the development of Rolesville specific programs would be difficult for the town to create any programs on its own. Given its size, it would be difficult to leverage tax dollars to make a significant impact on housing affordability. It may also build resentment towards affordable housing efforts (as indicated in the public opinion survey). The Opportunities section on page 48 mentions an opportunity of existing within the Triangle region and leveraging the existing programs at the county-level. It was also recommended on page 40 (Goal 1: Plan for the future of housing; Recommendation 2) that Rolesville should consider establishing an affordable housing fund). Should Rolesville elect to pursue this recommendation, it should be developed in consultation with Wake County government to identify what use might generate the greatest impact in the town of Rolesville, based on County-wide existing efforts.*
- Goal recommending the Town to work with builders and developers to better understand limitations and potential solutions and incentives to build affordable housing.
 - Does not know how this helps build affordable housing as no developer has come to the Town wanting to do anything like that. How does incentivizing development (waiving fees) carry over to the buyer?
 - *The South Bend example, while it may not be a perfect comparison community, adjusted zoning codes to allow for a more diverse housing supply. This is an action item that Rolesville can and should consider, based on review of its zoning codes. Ultimately, the data shows that the housing stock in Rolesville is dominated by large, single family homes. Part of this is because of zoning restrictions. By adjusting zoning to allow for smaller homes, Rolesville can work with developers (especially small developers) to create smaller, more affordable options.*

Per fee waivers carrying over to developers. This is a topic that is up for debate and we see where the criticism is coming from. There are developers out there who are solely after profit. However, that is not the case across the board. The Home Builders Association of Wake County and its member organizations, as well as Habitat for Humanity – Wake County seemed eager and ready to work with local municipalities on affordable housing developments but need support on expedited processes, fee waivers, etc. to make the numbers work. One potentially successful example is the town-owned property behind the Town Hall building. Rolesville put out an RFP for a developer to build affordable units on town-owned property. While we (the

consultants) are unsure of the status of the project, several organizations bid on the project with perspectives on how to include affordable developments. More information on development incentives can be found here:

<https://www.localhousingsolutions.org/housing-policy-library/reduced-or-waived-fees-for-qualifying-projects/>

- Goal regarding prioritizing density and mixed-use development.
 - Not a big fan of encouraging more dense development in Rolesville right now. Concerned with how Rolesville would maintain its small-town feel, infrastructure limitations, and traffic concerns.
 - *Similar to the example above, this is a heavily debated topic and we understand the concerns that have been raised.*

Goal 1: Plan for the Future of Housing; Recommendation 1: Work to establish and enact a vision for growth – is what puts Rolesville in a peculiar position. It is incredibly difficult, some theorize impossible for communities to adopt a no-growth strategy AND maintain affordability. These sentiments are partially what keep this plan high-level. Rolesville has conflicting sentiments about the community it wants to become. Most/all individuals want their children to be able to stay in the community or return after school and/or allow senior residents to age in place. However, people also want to maintain current character of communities to remain in place. This puts Rolesville in a difficult position because most of the housing inventory are single-family detached homes. However, both can exist with intentional and thoughtful planning and development.

Furthermore, part of the traffic challenges are a result of sprawl that has occurred in Rolesville and neighboring communities. Cars, trucks, and larger motorized vehicles are required for residents to get from point A to point B. Getting dinner, groceries, socializing with friends, going to work, are all activities that require vehicles, thus increasing traffic. Denser, mixed-use development can mitigate this by creating opportunities for people to walk or bike to their destinations as opposed to driving.

This cannot be fixed overnight, but coordinating development efforts in consultation with experienced transportation planners and county representatives should be incorporated into Rolesville's future growth planning.

- The appropriateness of some of the Plan’s referenced case studies.
 - Concerned with the applicability of some of the case studies as they are not applicable to the size of Rolesville. Don’t see a lot of the recommendations keeping Rolesville as a small town.
 - *The case studies are not necessarily meant to be “comps”/comparable communities, rather examples of best practices that have been implemented across the country. The Knightdale example was used for establishing and affordable housing trust fund because that was one of the primary recommendations where size of community would have an impact on decision-making/the implementation process. For other examples such as adjusting zoning codes, implementing fee waivers, collaborative efforts with county government, etc. that are less tied to community size were included because of their standard of practice.*
- Potential of affordable housing developments within the Little River Watershed.
 - *Not sure if a comment is needed. This was discussed often during engagements. Ultimately, with our conversations with Rolesville Town staff representatives, we decided to keep the report high-level and let town staff work on this topic with County staff.*
- Need what Wake Forest did in the 70’s and 80’s which are single story ranch affordable housing communities. Single story homes are not being built in Rolesville.
 - *Not sure if comment is needed. Again, this topic is a bit contentious, but our stance is that Rolesville needs to execute a plan to incorporate many different housing types, not only single-story ranch style. While building smaller, starter homes is a piece of the puzzle, there are many other efforts, such as multifamily, townhomes, mixed use, that should be considered.*
- What was the intended purpose of this plan?
 - *The intended purpose of this plan was to help Rolesville establish a vision and high-level plan for affordable housing. The Introduction provides additional context:*

“With the support of Town staff, TPMA conducted a series of data collection methods through publicly and privately available databases, facilitated stakeholder engagement workshops and interviews, and reviewed practices and emerging trends to assess the current environment in Rolesville and the wider Wake County area to understand how the housing ecosystem operates. The team then outlined the following goals to help the Town of Rolesville achieve its vision for the future:

- *Plan for the future of housing*
- *Diversify the housing mix*
- *Focus efforts on developing a housing ecosystem*

It is critical that as the Town of Rolesville pursues community housing goals and development, this plan is revisited and revised on a regular basis. It is recommended that the community residents and stakeholders receive progress updates annually and that the plan be revised within 5 years in order to ensure it is up to date with changes in the community's housing trends and needs."

- At what point does the Town make these recommendations regulatory? Are there any case studies on how to start implementing this plan?
 - *As mentioned earlier, based on our conversations with town staff, we opted to create a high-level plan that would be more palatable for the community members and allow for flexible implementation. Ultimately, the plan should serve as a community-informed guide of how to proceed toward increase affordability. It is up to town staff on how to best implement the plan.*
- Does not think that this is a start. Think it has a very strategic framework where we are not being specific and not defining what affordable housing means to Rolesville. What are the goals for the community? Questioning the process in other words is it typical for municipalities to do a plan and then create their vision or to create their vision and then create a plan with the framework to execute.
 - *Understood and that can be helpful. We are defaulting to our collaborative decision making processes with town staff again here. As a collective, we felt a more specific plan may have put the town in a challenging position.*
- Desire for more tangible, actionable and outcome-oriented recommendations and steps of implementation.
 - *Same response as above.*
- People that have grown up here cannot come back due to the Town's lack of affordable housing.
 - *Understood. See response above.*

Rolesville's 10-Year Affordable Housing Plan Comment Synopsis

From the Planning Board meeting held on September 22, 2025

Planning Board Member(s): The Plan is unchanged, and responses (to the Planning Board's questions and input) have been provided.

Staff: Correct; TPMA, the consultant, provided responses to the Planning Board's input.

Planning Board Member(s): (Reiterating) The consultant responded to the Planning Board's input and the Plan is unchanged.

Staff: Correct. The plan can be edited after adoption by the Town Board based on the Board's input.

Planning Board Member(s): A plan is outlined strategies, and the programs then address the strategies. Then, you come back after that, and you create programs that basically fulfill those strategies. Is that accurate?

Staff: Staff concurred and stated that every project has a scope which defines the intended content, breadth, and limits of in this case a Plan.

Planning Board Member(s): What are the five basic strategies of this plan?

Staff: Please refer to the Plan.

Planning Board Member(s): So, we're basically at the point to say does Rolesville want a 10-Year Affordable Housing Plan and that is what we are looking at.

Staff: The Board of Commissioners initiating the project, asking Staff to contract with a consultant, have the consultant prepare a plan, and then review the plan is the initiation of a Housing Plan which would translate into Housing Programs.

Planning Board Member(s): So, the first process is do we want a plan? Yes. The next step would be to start the foundation and then that feedback and that information would be coming back through the Planning Board as well, right? To further discuss and work with the Board of Commissioners.

Staff: The Board of Commissioners will determine what types of programs the Town pursues – Staff would expect that to have multiple public input opportunities, especially as part of the budgeting process.

Planning Board Member(s): On July 28th, the Draft Plan was presented. Now is the question, does the Town want a Housing Plan?

Staff: The presented Plan is a complete Draft – it will be up to the Board of Commissioners as to if or how it gets revised.

Planning Board Member(s): Working with Wake County was mentioned – has the County provided feedback on the Plan?

Staff: The County has been presented with the Draft Plan, and a representative is planned to attend and partake in the presentation to the Board of Commissioners on October 9th.

Planning Board Member(s): The Plan will go to the Board of Commissioners with the Planning Board's Recommendation of Denial, plus the July 28th comments and consultant responses – correct?

Staff: Yes – the Plan will be accompanied by the Planning Board's input and either the July 28th Recommendation or a recommendation made tonight (September 22nd).

Planning Board Member(s): Confirming – the Board of Commissioners will receive the Plan.

Planning Board Member(s): Will the Planning Board's comments be used to update the Plan before the presentation to the Board of Commissioners?

Staff: No, the summary documents of the July 28th Planning Board meeting – including the consultant responses – plus a summary of dialogue from the September 22nd Planning Board meeting will accompany the Draft Plan presented to the Board of Commissioners.

Staff: The Board of Commissioners is going to see the full Draft Plan and then all the Planning Board questions and input. The Plan is then in the hands of the Board of Commissioners, and they can adopt it as is, or they can seek to amend it as they like.

Planning Board Member(s): When the Planning Board makes comments or suggestions on a Rezoning (or Text Amendment) application, changes are made to reflect that. Why does that happen but when the Planning Board provides input on the Housing Plan, it is not triggering revisions – why?

Staff: Private Developments (or LDO language, which is law) is not analogous or the same as a Town Policy Plan. Planning Board feedback is incorporated by including it as attachments with the Draft Plan.

Planning Board Member(s): The Planning Board thinks ideas like land acquisition and land trusts should be in the Draft Plan – if the Plan is not being revised to include that before the Plan is presented to the Board of Commissioners, when might that occur?

Staff: The Board of Commissioners will receive the Draft Plan and the Planning Board’s input, and the Board of Commissioners can then decide if those items should be in the Plan, thus triggering revisions.

Planning Board Member(s): What is the definition of affordable housing in this Plan then as it is going to be presented to the Board?

Staff: Staff expressed that there are many and multiple ways to define “affordable housing” and the Board of Commissioners is ultimately going to create that definition for Rolesville and for the implementation of and moving forward with this Plan (if adopted).

Memo

To: Mayor Currin and Town Board of Commissioners
From: Michael Elabarger, Interim Planning Director & Meredith Gruber, Senior Planner
Date: Meeting Held October 9, 2025
Re: REZ-25-01 Wallbrook Flats

Rezoning Application & Site Data

The Town of Rolesville Planning Department received a Rezoning application in May 2025 for property located at 4724 Burlington Mills Road as well as two unaddressed properties on Burlington Mills Road. The applicant has included a Concept Site Plan as a condition of the rezoning request with a statement that the development of the property shall be in substantial conformance with the plan.



Wallbrook Flats Concept Site Plan

Key information from the rezoning application is in the Site Data Table below:

Site Data Table	
Case Number and Name	REZ-25-01 Wallbrook Flats
Address(es)	4724 Burlington Mills Road and two unaddressed properties on Burlington Mills Road
Owner	Brothers Forty Six LLC and Wallbrook LandCo LLC
Applicant	Austin Williams, Crosland Southeast
Area	15.61 acres
PIN(s)	1758486155, 1758479823, 1758574837
Current Zoning	Residential High Conditional Zoning District (RH-CZ) and General Commercial Conditional Zoning District (GC-CZ)
Proposed Zoning	Town Center Conditional Zoning District (TC-CZ)
Associated Previous Case Number(s)	MA-22-10 (4724 Burlington Mills Road, Arden at Rolesville) and MA 21-09 (Wallbrook Property)
Current Use	Vacant
Proposed Use	Multifamily and Commercial Development

An Alternative Parking Plan, with a minimum rate of 1.5 parking spaces per dwelling unit, will be considered by the Town Board of Commissioners on the same evening as the Legislative Hearing. The parking rate is consistent with the minimum required as per the Land Development Ordinance (LDO); however, it eliminates the 0.10 guest spaces per dwelling unit. See Attachment 8.

Applicant Justification

The Applicant provided a Justification Statement for their rezoning request; it is included as Attachment 3. The Justification Statement notes the zoning map amendment will facilitate future phases of the Wallbrook development along South Main Street.

Neighborhood Meeting

The applicant held a neighborhood meeting at the Village Church of Rolesville on June 10, 2025. A neighborhood meeting report is included as Attachment 5.

Comprehensive Plan

Land Use

The Future Land Use Map shows two of the subject parcels (Site Area A) as High Density Residential (land use changed from Commercial to High-Density Residential upon approval of MA-22-10) and the easternmost parcel (Site Area B) as Commercial (land use changed from Industrial to Commercial upon approval of MA-21-09). The High-Density Residential category is described as a mixed-use neighborhood of single family, duplex, condominium, townhouse, or multifamily residential at a density range of six to twelve (6-12) dwelling units per acre. Rolesville's Comprehensive Plan describes Commercial land use as suburban commercial centers, serving the daily needs of surrounding residential neighborhoods, that are typically located near roads with a high volume of traffic.

The proposed multifamily and commercial uses are consistent with the land use categories defined by the Comprehensive Plan; however, the proposed density of 25 units per acre exceeds the cap of 12 noted in the High-Density Residential category.

Community Transportation Plan

The Town of Rolesville's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections.

Thoroughfare Recommendations

- Burlington Mills Road is planned to be a 4-lane median-divided section with curb & gutter, bike lanes, and sidewalks.

It is noteworthy that NCDOT project U-6241 has been actively under construction, which includes a new right-of-way for Burlington Mills Road across much of the subject property's frontage.

Greenway and Bike Plans

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

- A ten foot (10') sidepath is illustrated on the western side of Burlington Mills Road along the project frontage.
- A greenway connection is shown between Rolesville Middle School and Burlington Mills Road. *Note: Town Staff and the Applicant spent a great deal of time getting to the proposed route as illustrated on the Concept Site Plan. They explored several options and determined the route shown on the Concept Site Plan can be realistically constructed.*

Consistency

The Applicant's rezoning request is reasonably consistent with the Town of Rolesville's Comprehensive Plan for the following reasons:

- The proposed residential and commercial uses align with Rolesville's Future Land Use Map; however, the proposed residential density **exceeds the cap** noted in the 2017 Comprehensive Plan. Please note if this rezoning request is approved, a Comprehensive Plan Amendment will automatically be approved to update the Future Land Use Designation to the Town Center category.
- The vehicular circulation network includes a thoroughfare, Burlington Mills Road, recommended by the Town's Community Transportation Plan.
- The sidepath along Burlington Mills Road and the proposed greenway connection between Rolesville Middle School and Burlington Mills Road will establish pedestrian connections as recommended by Rolesville's Greenway and Bike Plans.

Traffic

Traffic Impact Analysis

The consulting firm, Stantec, performed the Traffic Impact Analysis (TIA) for this project on behalf of the Town; the study analyzed a development of 280 Multifamily Housing units. The Draft Final Report dated July 15, 2025, is included as an attachment to this memo.

TIA Summary - Trip Generation	Entering	Exiting	Total
<i>Multifamily Housing</i>			
<i>AM Peak (7-9 am)</i>	26	84	110
<i>PM Peak (4-6 pm)</i>	89	52	141
<i>Weekday Daily Trips</i>	935	935	1,870

Four intersections were studied for capacity analysis and Level of Service (LOS) impact of this development. Recommendations for improvements are listed in the table below. It is important to note the recommended improvements are no different from the recommended improvements specified in the July 7, 2023 TIA Report prepared for MA-22-10, 4724 Burlington Mills Road / Arden at Rolesville.

<i>TIA Summary – Recommendations</i>	
<i>Burlington Mills Road at Forestville Road</i>	<i>No improvements are recommended at this intersection</i>
<i>Burlington Mills Road at Old Burlington Mills Road / Access A</i>	<i>Construct Access A as a full-movement access point</i> <i>Construct Access A with one ingress lane and two egress lanes consisting of an exclusive left-turn lane and a shared thru/right-turn lane. Construct the access with 75 feet of internal protective stem</i> <i>Construct a westbound left turn lane with 50 feet of full-width storage and appropriate taper</i> <i>Construct an eastbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper</i> <i>Restripe the southbound approach of Old Burlington Mills Road to provide an exclusive left-turn lane and a shared thru/right-turn lane</i>
<i>Main Street at Old Burlington Mills Road</i>	<i>No improvements are recommended at this intersection</i>
<i>Realigned Burlington Mills Road at Main Street</i>	<i>No improvements are recommended at this intersection</i>

Development Review

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

Planning Board Recommendation

The Planning Board recommended approval of REZ-25-01 by a vote of 6 – 0. Included in the motion was a recommendation to match the Greenway Plan route as closely as possible and restrict Parcel B to Commercial development only.

Staff Recommendation

Based on consistency with Rolesville's Comprehensive Plan, staff recommends approval of REZ-25-01, Wallbrook Flats. In addition, the subject property is currently entitled for multifamily residential units and commercial development, both of which are permitted in the Town Center (TC) mixed use zoning district.

Consistency and Reasonableness

As noted above in both the *Comprehensive Plan* and *Staff Recommendation* sections of this memo, rezoning request REZ-25-01, Wallbrook Flats, is consistent with Rolesville's Comprehensive Plan and is therefore reasonable.

Proposed Motion

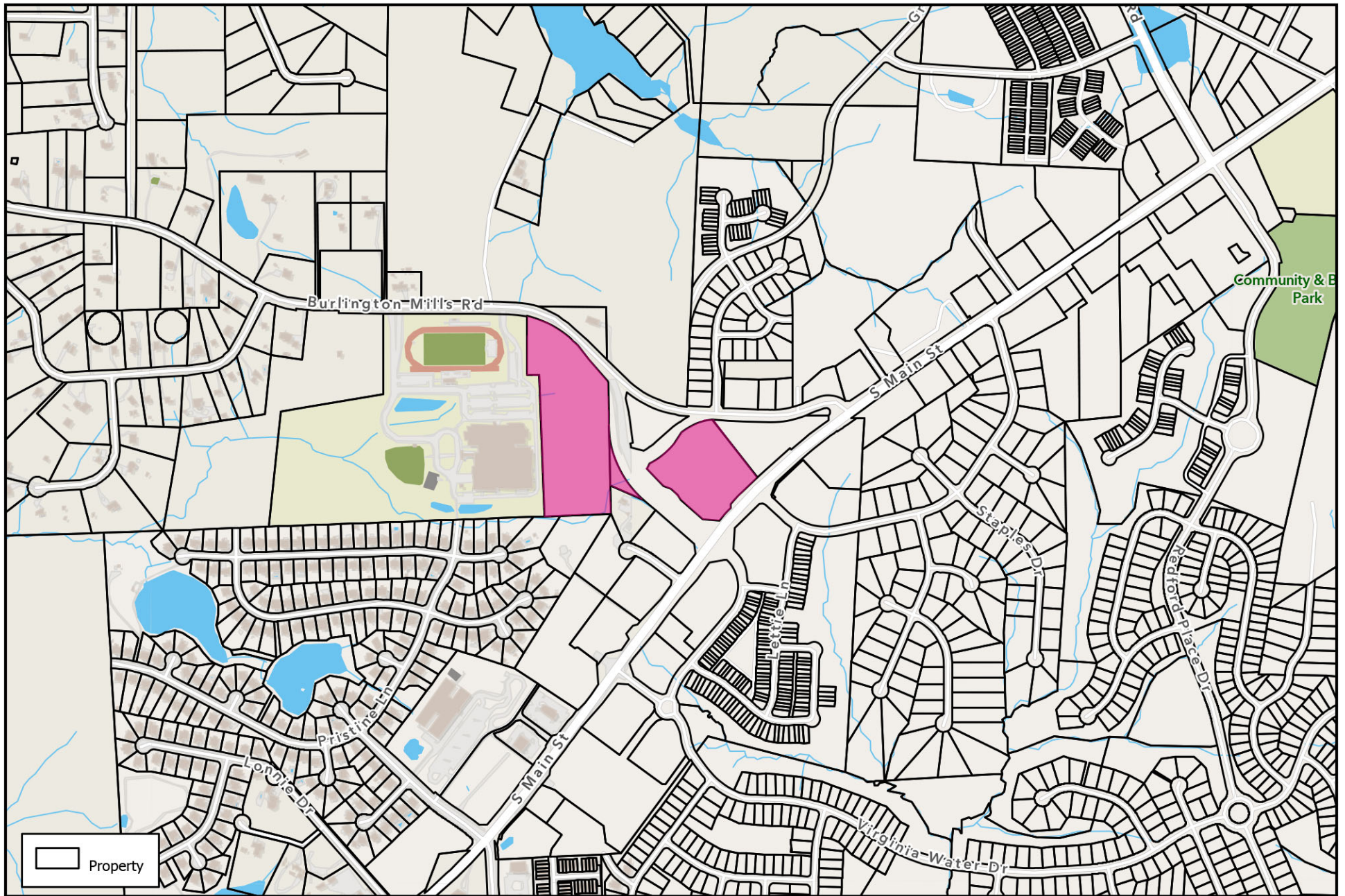
- Motion to (*approve or deny*) rezoning request REZ-25-01, Wallbrook Flats, because it is (*consistent or inconsistent*) with Rolesville's Comprehensive Plan
- (*If approved*) Motion to adopt a Statement of Consistency and Reasonableness as REZ-25-01 is consistent with Rolesville's Comprehensive Plan and is therefore reasonable

Or

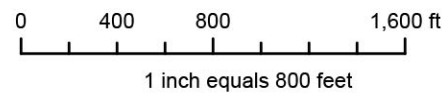
- Motion to continue REZ-25-01, Wallbrook Flats, to a future Town Board of Commissioners' meeting (**provide date certain**)

Attachments

1	Vicinity Map
2	Application and Conditions of Approval
3	Applicant Justification Statement
4	Concept Site Plan
5	Neighborhood Meeting Report
6	Traffic Impact Analysis (TIA) Report
7	Ordinance ORD-2025-24
8	Parking Study for Alternative Parking Plan (Agenda Item 11.d.)



REZ-25-01 Vicinity Map



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.

Zoning Map Change (Rezoning) Application

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

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

APPLICATION INFORMATION:

Site Address(es): 0, 4724 Burlington Mills Rd & 0 S Main St	Site Area (in acres): 15.61
Rezoning Type: ☐ General ☒ Conditional	Location: ☐ County Limits ☒ Town Limits ☐ ETJ
Existing Zoning District(s): RH-CZ & GC-CZ	Proposed Zoning District(s): TC-CZ
Zoning Overlay(s): N/A	Associated Previous Case Number(s): MA 22-10 & MA 21-09
PIN(s): 1758479823, 1758486155 & 1758574837	
PID(s): 0528534, 0074571 & 0224145	
Current Use(s): Vacant	Proposed Use(s): Multifamily and commercial

APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::

☐ Completed Application and checklist below.	☐ Completed Property Owner's Consent Form – 1 per Owner.
☐ If the request is for a <i>Conditional District</i> per LDO Section 3.3., submittal shall include a separate document being a list of written Conditions of Approval that can include exhibits, plans, maps, etc. Provide a Date and space for revision Dates; this document will always be referenced including its Date.	☐ A Concept (site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be clearly incorporated into a written condition for "general compliance" upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See Next page for details.
☐ Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or Letter/Email from Planning staff confirming TIA is not required. (LDO Section 8.C.5)	☐ * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts shall require submittal of a Concept (see site) Plan per LDO Sections 3.4.1 and 3.4.2.
☐ Sketch/Pre-Submittal meeting notes (if applicable).	☐ Any additional supporting documents (ask Staff).
☐ Note: INVOICE issued for the application fee payment during the completeness check or following application review.	

Financially Responsible Party Ellen Allred

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address 801 East Blvd, Suite 200 City/State/Zip Charlotte, NC 28203

Phone _____ Email eallred@csere.com

Property Owner(s) Wallbrook LandCo LLC (if more than 1 use separate sheet)

Address 801 East Blvd, Suite 200 City/State/Zip Charlotte, NC 28203

Phone _____ Email awilliams@csere.com

Applicant / Engineer / Architect / Attorney / Agents

Name: Austin Williams (applicant) Phone: 704-621-6430 Email: awilliams@csere.com

Name: Mark Frederick (attorney) Phone: 919-835-4023 Email: markfrederick@parkerpoe.com

Name: Laura Holloman (agent) Phone: 919-361-5000 Email: Holloman@mcadamsco.com

Name: Michael Vampran (architect) Phone: 919-287-0818 Email: vampran@mcadamsco.com

Preferred Point of Contact: ☐ Owner ☒ Applicant ☒ Engineer/Architect ☒ Registered Agent/Attorney

Zoning Map Change (Rezoning) Application



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

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

APPLICATION INFORMATION:

Site Address(es): 0, 4724 Burlington Mills Rd & 0 S Main St	Site Area (in acres): 15.61
Rezoning Type: ☐ General ☒ Conditional	Location: ☐ County Limits ☒ Town Limits ☐ ETJ
Existing Zoning District(s): RH-CZ & GC-CZ	Proposed Zoning District(s): TC-CZ
Zoning Overlay(s): N/A	Associated Previous Case Number(s): MA 22-10 & MA 21-09
PIN(s): 1758479823, 1758486155 & 1758574837	
PID(s): 0528534, 0074571 & 0224145	
Current Use(s): Vacant	Proposed Use(s): Multifamily and commercial

APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::

☐ Completed Application and checklist below.	☐ Completed Property Owner's Consent Form – 1 per Owner.
☐ If the request is for a <i>Conditional District</i> per LDO Section 3.3., submittal shall include a separate document being a list of written Conditions of Approval that can include exhibits, plans, maps, etc. Provide a Date and space for revision Dates; this document will always be referenced including its Date.	☐ A Concept (site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be clearly incorporated into a written condition for “general compliance” upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See Next page for details.
☐ Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or Letter/Email from Planning staff confirming TIA is not required. (LDO Section 8.C.5)	☐ * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts shall require submittal of a Concept (nee site) Plan per LDO Sections 3.4.1 and 3.4.2.
☐ Sketch/Pre-Submittal meeting notes (if applicable).	☐ Any additional supporting documents (ask Staff).
☐ Note: INVOICE issued for the application fee payment during the completeness check or following application review.	

Financially Responsible Party Ellen Allred

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address 801 East Blvd, Suite 200 City/State/Zip Charlotte, NC 28203

Phone _____ Email eallred@csere.com

Property Owner(s) Brothers Forty Six LLC (if more than 1 use separate sheet)

Address 1220 Old Watkins Road City/State/Zip Raleigh, NC 27616

Phone _____ Email awilliams@csere.com

Applicant / Engineer / Architect / Attorney / Agents

Name: Austin Williams (applicant) Phone: 704-621-6430 Email: awilliams@csere.com

Name: Mark Frederick (attorney) Phone: 919-835-4023 Email: markfrederick@parkerpoe.com

Name: Laura Holloman (agent) Phone: 919-361-5000 Email: Holloman@mcadamsco.com

Name: Michael Vampran (architect) Phone: 919-287-0818 Email: vampran@mcadamsco.com

Preferred Point of Contact: ☐ Owner ☒ Applicant ☒ Engineer/Architect ☒ Registered Agent/Attorney

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

- ☐ A vicinity map of the site, illustrating the boundaries of the site, north arrow, and scale reference
- ☐ Site Data Table of typical property information (Property Legal Description, acreage/square footage, etc)
 - ☐ If Commercial - Square footage of proposed building/use/development on, approximate proposed Impervious Coverage, approximate parking calculations, if multi-family the number of Dwelling units, etc.
 - ☐ If Residential – Number of proposed development lots (including by type of lots/use), density (proposed/permitted), approximate parking calculations,
 - ☐ Required/Provided calculations for open space
- ☐ Existing and Proposed Use and Zoning District of property and adjacent properties
- ☐ Drawing depicting the details provided above as a general concept of the development, including such as –
 - Residential - Lot layout and a “typical” lot size/dimension exhibit;
 - Non-Res/multifamily - Proposed building layout and/or general footprint locations;
 - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private);
 - Pedestrian circulation including general Greenways / Sidepaths / Bike Lane locations;
 - General Utility access and points of connection / extensions,
 - Buffer Spaces (Street & Perimeter), Open/communal spaces, stormwater control measures etc.
- ☐ Name, address, and contact information for property owner and/or Applicant
- ☐ Name/information of professional who created Concept Plan
- ☐ Any other information requested by Planning Department staff

Rezoning Justification

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

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

Property Owner Notification List

Per LDO Appendix A/2.3, provide list of all property owners within 500 feet of the subject property, as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they will be required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled). If needed, provide additional sheets to insure all are included.

WAKE COUNTY PIN	NAME	MAILING ADDRESS	ZIP CODE
See attached.			

Conditions of Approval
REZ-25-01: Wallbrook Flats Rezoning
September 22, 2025

1. Development of the property shall be in substantial conformance with the accompanying Wallbrook Flats Concept Plan, dated September 19, 2025. Locations shown for committed elements including, but not limited to, setbacks, greenways, streets, access points, driveways, and open areas shown on the Concept Plan are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
2. No more than 280 dwelling units shall be permitted within Site Area A as identified on the Concept Plan.
3. A minimum 6 foot tall fence shall be installed within Site Area A adjacent to PIN 1758387160. The fence shall not be required within any tree save area, riparian buffer, jurisdictional wetland, dedicated right-of-way, greenway easement, or utility easement.
4. The following Principal Uses otherwise listed in the Principal Use Table of LDO Section 5.1 as Permitted or Special Uses in the Town Center district shall be prohibited within Site Area B identified on the Concept Plan: Dwelling, Single Family, Detached; Dwelling, Multiple Family; Family Care Facility; College/University; Telecommunication Tower.

Statement of Justification
Wallbrook Flats Rezoning Application
July 30, 2025

Project Summary

Crosland Southeast is requesting this zoning map amendment to facilitate future phases of their Wallbrook development along S Main Street. The proposed Town Center zoning will allow retail and office uses at a prominent location on S Main Street and place additional residential density in the Main Street corridor to support a walkable downtown core (the “Rezoning”). The attached Wallbrook Flats Concept Plan includes multifamily uses at 0 and 4724 Burlington Mills Road/PINs 1758479823 and 1758486155 and commercial uses at 0 S Main Street/PIN 1758574837 (the “Project”).

Rezoning Justification

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?

Response: The proposed zoning is consistent with the Town’s long range plans as set forth in the Comprehensive Plan, Community Transportation Plan, the Main Street Vision Plan, the Parks and Recreation Comprehensive Master Plan, and the Greenway Plan.

- Future Land Use Map: The proposed uses are consistent with the current FLUM designations for the parcels included in this application. PINs 1758479823 and 1758486155 are designated High Density Residential on the FLUM, as amended by MA 22-10. The proposed high density residential uses and TC zoning on these parcels are consistent with this designation. PIN 1758574837 is designated Commercial on the FLUM, as amended by MA 21-09. The proposed commercial uses and TC zoning on this parcel are consistent with this designation.
- Main Street Vision Plan, Corridor Development Strategy 1 for the Central - Lifestyle Village (Main & Burlington Mills): “Support market rate housing development with mix of product types: townhomes, apartments, senior housing.” *Main Street Vision Plan, pg. 80.*
- Main Street Vision Plan, Corridor Development Strategy 3 for the Central - Lifestyle Village (Main & Burlington Mills): “Housing product to incorporate higher densities.” *Main Street Vision Plan, pg. 80.*
- Main Street Vision Plan, Corridor Development Strategy 8 for the Central - Lifestyle Village (Main & Burlington Mills): “Provide opportunities for additional small office for service/professional services.” *Main Street Vision Plan, pg. 80.*
- Main Street Vision Plan, Corridor Development Strategy 1 for All Areas: “Facilitate expanded new housing options along the corridor.” *Main Street Vision Plan, pg. 80.*

- Main Street Vision Plan, Goal #2: Promote diverse housing stock for multiple age groups and income levels: “One of the top issues raised by residents of Rolesville and people who want to move to Town is the lack of diverse housing. There are *few multifamily options* and most of the single-family housing starts at \$300,000, well out of the budget of workforce buyers and renters. By *diversifying the housing* for millennials and aging retirees, the opportunity arises for more people to live, work, and shop in Rolesville, boosting the local economy and creating the opportunity for multiple generations of families to remain in the community they made a life in.” *Main Street Vision Plan, pg. 16 (emphasis added)*.
- Comprehensive Plan Goal LU1. Encourage a walkable, connected Town in the face of rapid growth. *Comprehensive Plan pg. 42*.
- Comprehensive Plan Goal D1.1. Take actions to ensure that new housing stock provides diverse options around Main Street. “New neighborhoods that are developed should provide a *mix of housing options for young adults, families, senior citizens, etc.* so that citizens can age in place and have options for their housing expectations.” *Comprehensive Plan pg. 83 (emphasis added)*. This Project is strategically located to take advantage of the Main Street improvements already underway and future redevelopment along the Main Street corridor. The residential uses will front on the new realigned Burlington Mills Road, just a short walk from existing shops and restaurants along Main Street. Residents will have convenient access to a grocery store and the Project will bring much needed daytime foot traffic to Rolesville to patronize shops and restaurants and promote the development of additional retail shops downtown.

2. Is the application in conflict with any provision of the LDO or the Town Code of Ordinances?

Response: No. The Project is consistent with all provisions of the LDO.

3. Does the application correct any errors in the existing zoning present at the time it was adopted?

Response: There are no errors in the existing zoning to correct.

4. Does the rezoning allow uses that are compatible with existing and permitted uses on surrounding land/properties?

Response: Yes. The existing land uses along the Main Street corridor include commercial, residential, and civic uses. The proposed multifamily and commercial uses will integrate with the existing uses in a cohesive and compatible manner. Landscaped buffers provide transitions where appropriate.

5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?

Response: Yes. The ongoing improvements to the surrounding streets and the pedestrian network are designed to accommodate the proposed uses. Additional improvements proposed by this project will ensure public facilities are safe and efficient.

6. Would the application result in a logical and orderly development pattern?

Response: Yes. The Town has adopted specific plans and policies to promote development along the Main Street corridor in order to create a walkable, vibrant town center. This Project, as an extension of the Wallbrook development, will continue the positive momentum of development along Main Street. Additional residential density will bring much needed daytime foot traffic to Rolesville to patronize shops and restaurants and promote the development of additional retail shops downtown.

7. Would the application result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

Response: No adverse impacts are anticipated as a result of this Project.

8. If a Conditional district providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no greater impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Response: The proposed zoning conditions will require development consistent with the Wallbrook Flats Concept Plan, which can be enforced through the subsequent site plan approval process. The proposed parking reduction is based on the findings of a parking reduction study consistent with the requirements of LDO Section 6.4.3.K.

WALLBROOK FLATS REZ-25-01 CONCEPT PLAN

SITE DATA TABLE	
Total Site Area	15.61 acres
Site Area 'A'	±10.48 acres
Site Area 'B'	±5.13 acres
Existing Zoning	Residential High-Conditional Zoning (RH-GC) and General Commercial (GC)
Proposed Zoning	Town Center District
Proposed Residential Units	±264 units
Residential Density	±16.9 units/acres
Proposed Residential Parking Ratio	±1.5/du



*VEHICULAR ACCESS MAY ADJUST PENDING NCDOT AND TOWN REVIEW.
CONCEPT PLAN IS ILLUSTRATIVE IN NATURE AND SUBJECT TO CHANGE PENDING DEVELOPMENT PLAN REVIEW.

Report of Neighborhood Meeting
REZ-25-01: Wallbrook Flats Rezoning

Pursuant to applicable provisions of the Rolesville Land Development Ordinance, a meeting was held with neighbors to discuss the Rezoning on Tuesday, June 10, 2025, at 6:00 PM. The property considered for this rezoning totals approximately 17.6 acres in the Town of Rolesville having Wake County Parcel Identification Numbers 1758479823, 1758486155 & 1758582090. The meeting was held in person at the Village Church Rolesville at 410 Southtown Circle, Rolesville, NC 27571. All owners of property within 500 feet of the subject property were invited. A copy of the neighborhood meeting notice is attached as Exhibit A. A copy of the required mailing list for the meeting invitations is attached as Exhibit B. A summary of items discussed at the meeting is attached as Exhibit C. A list of individuals who attended the meeting is attached as Exhibit D.

Neighborhood Meeting Minutes
REZ-25-01: Wallbrook Flats Rezoning

The Applicant held a neighborhood meeting for the Wallbrook Flats rezoning at Village Church Rolesville at 410 Southtown Circle on June 10, 2025 at 6:00 PM. The following members of the project team were in attendance to present and answer questions: Austin Williams, Yates Dunaway, and Trent Martin with Crosland Southeast, Mark Frederick with Parker Poe, Nate Bouquin with McAdams, and John Myers with JPM South. Mark Frederick began by introducing the project team, gave an overview of the rezoning process, and then described the proposed rezoning. The floor was then opened to questions from the attending neighbors. Following is a summary of the questions asked by neighbors and the applicant's responses.

Question: When is construction expected to start?

Applicant Response: If this rezoning is approved we would still need to obtain other approvals from the town so construction likely wouldn't start until the end of next year.

Question: Was a traffic study performed?

Applicant Response: Yes, the town initiates the traffic study, which is preformed by a neutral third party. The traffic study evaluates how nearby intersections will perform based on current traffic counts and the anticipated amount of traffic this project will add to the intersections. The study also takes into account background growth and other approved projects in the area. The traffic study may recommend that this project construct certain improvements, such as turn lanes, to mitigate any impacts for the additional traffic from this development. We are still waiting to receive the results from the traffic study but we aren't anticipating any major improvements will be recommended. This is primarily due to the significant transportation improvements already under construction along Main Street and Burlington Mills Road.

Question: The notification letter states this project is mixed use. Where would each use be located?

Applicant Response: Residential uses are proposed on the two parcels adjacent to Rolesville Middle School and commercial uses are proposed on the parcel along Main Street.

Question: How will this project impact the Burlington Mills Road realignment?

Applicant Response: This project will not impact the realignment.

Question: Will neighbors be notified of future meetings?

Applicant Response: Yes. The same people will be notified for future meetings, including the public hearings.

Neighborhood Meeting Minutes
REZ-25-01: Wallbrook Flats Rezoning

Question: Will a greenway be included, similar to the previous rezoning?

Applicant Response: We are still evaluating the best location for a greenway.

Question: What will the apartments look like?

Applicant Response: We have not fully designed the apartments yet. These will be 4 story apartment buildings, which is similar in form to the approved Arden rezoning case a few years ago.

Question: Will there be a buffer along the southern side of the apartment community?

Applicant Response: Yes, a buffer will be provided consistent with the town's requirements for the town center district. This includes a landscaped buffer and restrictions on uses and building form within 50 feet of the property boundary. As you can see on the concept plan, we are planning on placing the stormwater control device along the southern portion of the property, which will help provide additional separation between the properties to the south and the apartment buildings.



**REZ-25-01: Wallbrook Flats
Traffic Impact Analysis**

Rolesville, North Carolina

July 23, 2025

Prepared for:

Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571

Applicant:

Crosland Southeast
801 East Boulevard
Suite 200
Charlotte, NC 28203

Prepared by:

Stantec Consulting Services Inc.
801 Jones Franklin Road
Suite 300
Raleigh, NC 27606

Sign-off Sheet

This document entitled REZ-25-01: Wallbrook Flats Traffic Impact Analysis was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Town of Rolesville (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by *Austyn Beci*
(signature)

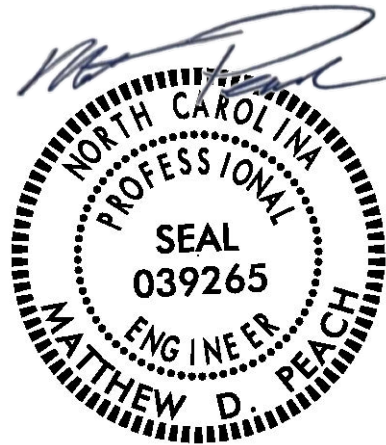
Austyn Beci, PE

Reviewed by *Breyer Roberts*
(signature)

Breyer Roberts, EI

Approved by *Matt Peach*
(signature)

Matt Peach, PE, PTOE



7/23/2025

Table of Contents

EXECUTIVE SUMMARY	I
1.0 INTRODUCTION.....	1.1
2.0 INVENTORY OF TRAFFIC CONDITIONS	2.4
2.1 STUDY AREA	2.4
2.2 PROPOSED ACCESS	2.4
2.3 FUTURE CONDITIONS	2.4
2.3.1 U-6241 (Main Street)	2.5
2.3.2 Pearce Farm (fka Tom's Creek)	2.5
2.3.3 Wallbrook.....	2.5
3.0 TRIP GENERATION AND DISTRIBUTION.....	3.8
3.1 TRIP GENERATION	3.8
3.2 SITE TRIP DISTRIBUTION.....	3.8
4.0 TRAFFIC VOLUMES	4.11
4.1 DATA COLLECTION.....	4.11
4.2 BACKGROUND TRAFFIC GROWTH.....	4.11
4.3 ADJACENT DEVELOPMENT TRAFFIC.....	4.11
4.3.1 Pearce Farm (fka Tom's Creek)	4.11
4.3.2 Wallbrook.....	4.11
4.4 NO-BUILD TRAFFIC VOLUMES	4.12
4.5 BUILD TRAFFIC VOLUMES	4.12
5.0 CAPACITY ANALYSIS.....	5.18
5.1 2025 EXISTING	5.19
5.2 2030 NO-BUILD	5.20
5.3 2030 BUILD.....	5.22
5.4 2030 BUILD IMPROVED	5.24
5.4.1 Proposed Improvements	5.24
5.4.2 Analysis Results	5.24
5.4.3 Traffic Signal Warrants	5.25
5.4.4 Conceptual Design	5.25
6.0 RECOMMENDATIONS.....	6.27
7.0 REFERENCES.....	7.30
8.0 APPENDIX.....	8.30



LIST OF TABLES

Table 1: Existing Conditions	2.4
Table 2: Trip Generation	3.8
Table 3: Level of Service Criteria	5.18
Table 4: 2025 Existing Level of Service and Delay	5.19
Table 5: 2030 No-Build Level of Service and Delay	5.21
Table 6: 2030 Build Level of Service and Delay	5.23
Table 7: 2030 Build Improved Level of Service and Delay	5.25

LIST OF FIGURES

Figure 1: Site Location	1.2
Figure 2: Site Plan	1.3
Figure 3: 2025 Existing Lanes and Traffic Control	2.6
Figure 4: 2030 No-Build Lanes and Traffic Control	2.7
Figure 5: Trip Distribution	3.9
Figure 6: Trip Assignment	3.10
Figure 7: 2025 Existing Traffic Volumes	4.13
Figure 8: Background Traffic Growth	4.14
Figure 9: Adjacent Development Traffic Volumes	4.15
Figure 10: 2030 No-Build Traffic Volumes	4.16
Figure 11: 2030 Build Traffic Volumes	4.17
Figure 12: Recommended Improvements	6.28
Figure 13: Conceptual Design	6.29



Executive Summary

The proposed Wallbrook Flats development is located on the south side of Burlington Mills Road west of Main Street (US 401 Business) at 4724 Burlington Mills Road in Rolesville, NC. The applicant is pursuing a rezoning (REZ-25-01) to a Town Center District - Conditional Zoning (TC-CZ). This rezoning (REZ 25-01) involves two properties, the Wallbrook Flats location (PIN 1758486155), as well as portion of the property at 0 S. Main Street (PIN 1758582090). These parcels are currently zoned as Residential High-Density Conditional Zoning (RH-CZ) and General Commercial-Conditional Zoning (GC-CZ) under the Land Development Ordinance (LDO). The rezoning at 0 S. Main Street will cover a 5.13-acre portion of the 7.07-acre parcel that was included in the preliminary subdivision plat for the broader Wallbrook development (PR21-04). Although the property at 0 S. Main Street is included in the rezoning, the applicant does not intend to change the land uses from what was included in the original Wallbrook TIA dated August 11, 2020. Therefore, this study analyzes the proposed land use, and its impacts on traffic associated with the residential development proposed for 4724 Burlington Mills Road (PIN 1758486155) named Wallbrook Flats.

The 10.64-acre site is anticipated to be completed in 2030. The site plan shows 264 units of multifamily housing on site, however, the applicant has requested the traffic study be based on a maximum unit count of 280 units if in the future there is the possibility to add units on-site. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, it is estimated that at full build-out the development is expected to generate 1,870 new trips per average weekday. In the AM and PM peak hours, the development is expected to generate 110 AM peak hour trips (26 entering and 84 exiting) and 141 PM peak hour trips (89 entering and 52 exiting). Two (2) access points are proposed for the development connecting to Burlington Mills Road. Access A will operate with full movement and be located at the future intersection of Burlington Mills Road at Old Burlington Mills Road. Access B will operate as a right-in / right-out driveway, meaning that left-turns in and out will be restricted, and be located approximately 1,000 feet north of Access A.

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.

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

- 2025 Existing
- 2030 No-Build
- 2030 Build
- 2030 Build Improved

Capacity analysis for the AM and PM peak hours in each scenario was performed for the following existing intersections:

- US 401 Business (Main Street) at SR 2051 (Burlington Mills Road)
- SR 2051 (Burlington Mills Road) at SR 2049 (Forestville Road)



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

The study will also include the following planned (i.e., future) intersections:

- US 401 Business (Main Street) at SR 2051 (Old Burlington Mills Road)
- SR 2051 (Old Burlington Mills Road) at Burlington Mills Road

The results of the capacity analysis at these existing and planned intersections, in addition to the aforementioned driveways, are summarized in Tables ES-1:

Table ES-1: Level of Service Summary Table

Level of Service (Delay in seconds per vehicle)	2025 Existing		2030 No-Build		2030 Build		2030 Build Imp.	
	AM	PM	AM	PM	AM	PM	AM	PM
Burlington Mills Road at Forestville Road	C (34.2)	C (31.2)	E (55.9)	E (56.6)	E (56.8)	E (58.7)		
Burlington Mills Road at Old Burlington Mills Road / Access A			E (37.7)	C (23.2)	F (73.9)	E (46.5)	F (72.7)	E (44.8)
Burlington Mills Road at Access B					B (12.3)	B (10.9)	B (12.3)	B (10.9)
Main Street at Old Burlington Mills Road	B (15.8)	B (12.6)	D (27.4)	C (19.3)	D (27.5)	C (19.7)		
Main Street at Realigned Burlington Mills Road / Virginia Water Drive			D (51.4)	D (49.8)	D (54.4)	D (52.4)		
Not Included:		Signalized:			Stop-Controlled:			

Rolesville's LDO⁸, 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.*

As shown in Table ES-1, the proposed development accounts for a minimal increase in average delay at the existing and planned study intersections.

At the intersection of Burlington Mills Road at Old Burlington Mills Road / Access A, the southbound left turn movement operates at LOS F in both the AM and PM peak hours. With the proposed development in place, the approach increases in delay from an average of 38 seconds per vehicle to an average of 74 seconds per vehicle in the AM peak hour. In the PM peak hour, the same approach operates at LOS E with the proposed development in place. Long delays at this intersection 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, with the Southbound thru/right lane operating at LOS C in both peak hours. A traffic signal was evaluated at the intersection and is not recommended due to low side-street traffic volumes.

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 LDO⁸.

Burlington Mills Road at Forestville Road

- No improvements are recommended at this intersection

Burlington Mills Road at Old Burlington Mills Road / Access A

- Construct Access A as a full-movement access point
- Construct Access A with one ingress lane and two egress lanes consisting of an exclusive left-turn lane and a shared thru/right-turn lane. Construct the access with 75 feet of internal protective stem
- 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.

Burlington Mills Road at Access B

- Construct Access B as a restricted-movement access point allowing right-turns in and right-turns out only.
- Construct Access B with one ingress lane and one egress lane consisting of an exclusive right-turn lane. Construct the access with 50 feet of internal protective stem
- Construct an eastbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper

Main Street at Old Burlington Mills Road

- No improvements are recommended at this intersection

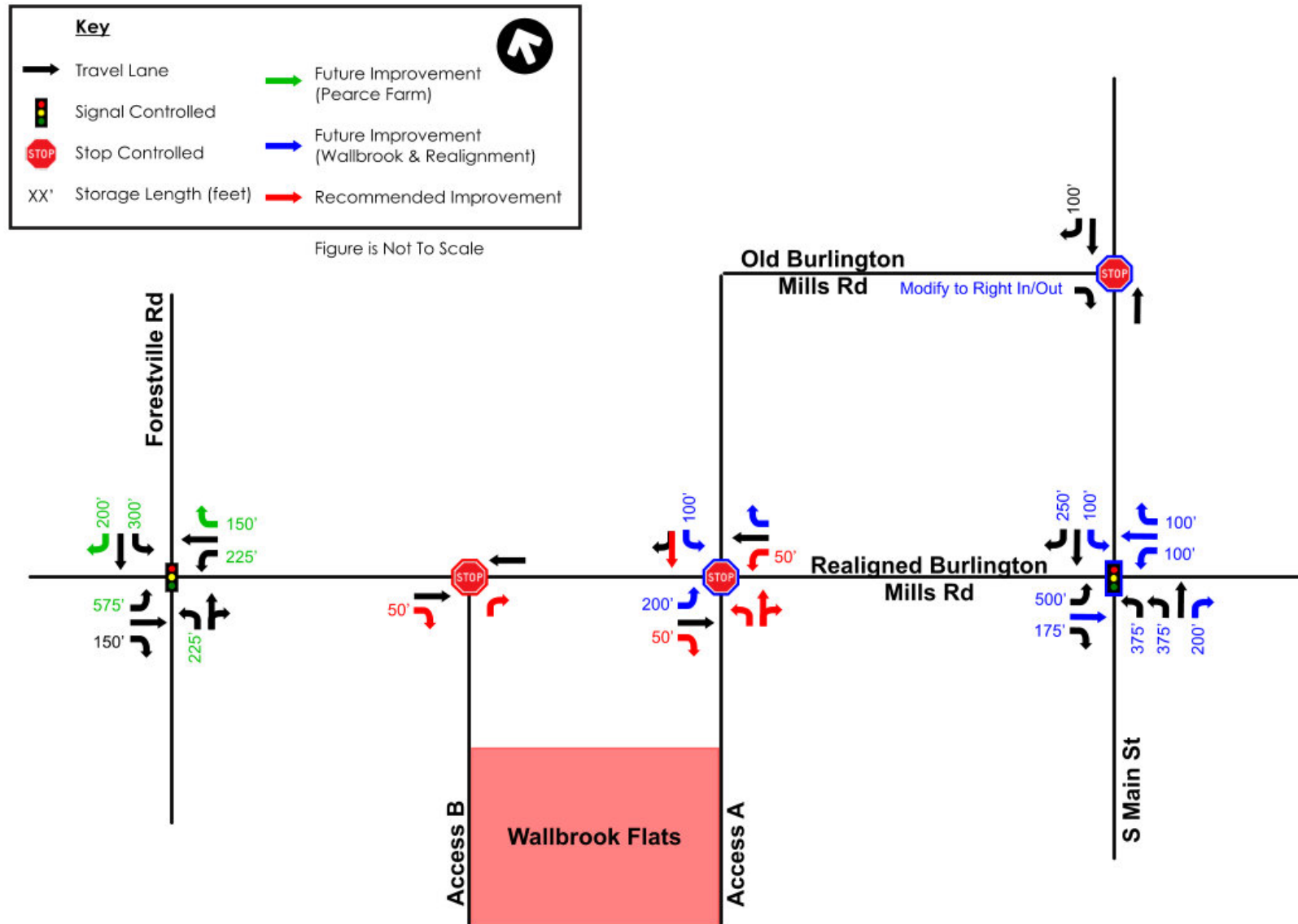
Realigned Burlington Mills Road at Main Street

- No improvements are recommended at this intersection

These recommendations are illustrated in Figure ES-1.



Figure ES-1: Recommended Improvements



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Introduction

July 23, 2025

1.0 INTRODUCTION

The proposed Wallbrook Flats development is located on the south side of Burlington Mills Road west of Main Street (US 401 Business) at 4724 Burlington Mills Road in Rolesville, NC. The applicant is pursuing a rezoning (REZ-25-01) to a Town Center District - Conditional Zoning (TC-CZ). This rezoning (REZ 25-01) involves two properties, the Wallbrook Flats location (PIN 1758486155), as well as portion of the property at 0 S. Main Street (PIN 1758582090). These parcels are currently zoned as Residential High-Density Conditional Zoning (RH-CZ) and General Commercial-Conditional Zoning (GC-CZ) under the Land Development Ordinance (LDO). The rezoning at 0 S. Main Street will cover a 5.13-acre portion of the 7.07-acre parcel that was included in the preliminary subdivision plat for the broader Wallbrook development (PR21-04). Although the property at 0 S. Main Street is included in the rezoning, the applicant does not intend to change the land uses from what was included in the original Wallbrook TIA dated August 11, 2020. Therefore, this study analyzes the proposed land use, and its impacts on traffic associated with the residential development proposed for 4724 Burlington Mills Road (PIN 1758486155) named Wallbrook Flats.

The 10.64-acre site is anticipated to be completed in 2030. The site plan shows 264 units of multifamily housing on site, however, the applicant has requested the traffic study be based on a maximum unit count of 280 units if in the future there is the possibility to add units on-site. The project location is shown in Figure 1. The site plan, prepared by McAdams, can be found in Figure 2.

The traffic analysis considers future build conditions during the build-out year (2030). Access to the site is anticipated to be provided by two driveways on Burlington Mills Road. The analysis scenarios are as follows:

- 2025 Existing
- 2030 No-Build
- 2030 Build
- 2030 Build Improved

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. The analysis examines the AM and PM peak hours for the analysis scenarios.

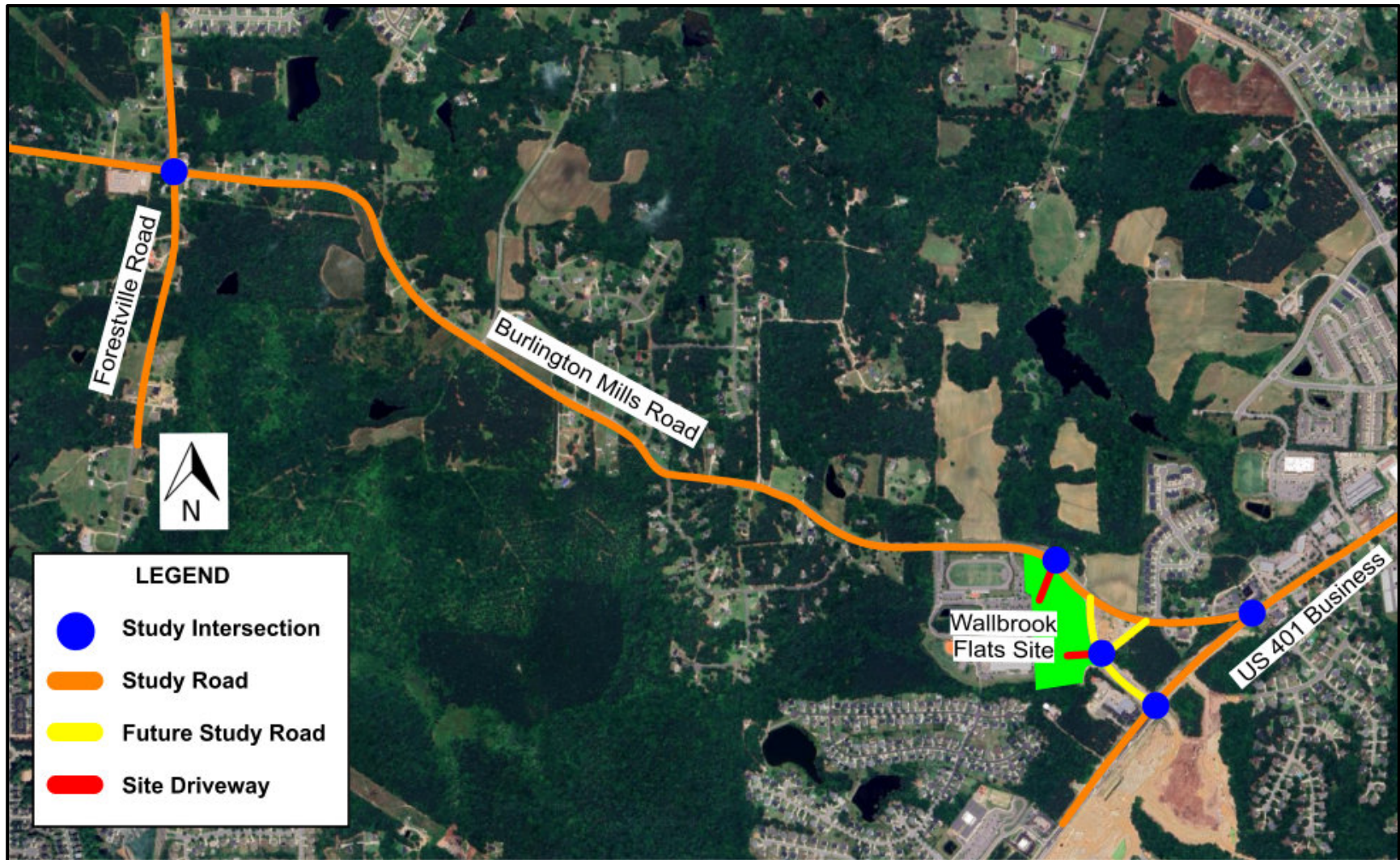


REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Introduction

July 23, 2025

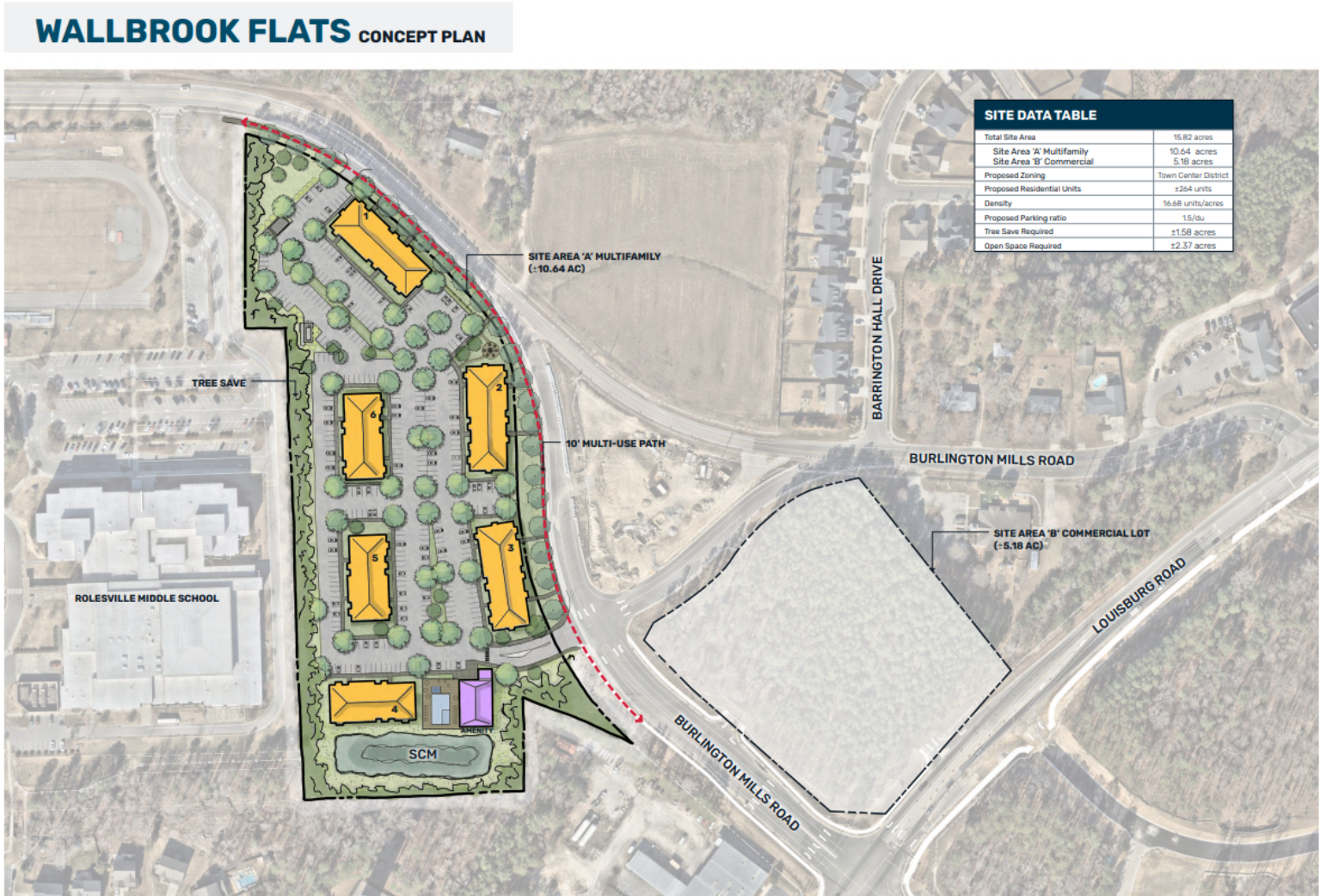
Figure 1: Site Location



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Introduction
July 23, 2025

Figure 2: Site Plan



2.0 INVENTORY OF TRAFFIC CONDITIONS

2.1 STUDY AREA

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

- US 401 Business (Main Street) at SR 2051 (Burlington Mills Road)
- SR 2051 (Burlington Mills Road) at SR 2049 (Forestville Road)

2.2 PROPOSED ACCESS

Access to the site is envisioned to be provided by two access points along Burlington Mills Road. Access A will operate with full movement and be located at the future intersection of Burlington Mills Road at Old Burlington Mills Road. This will add a fourth leg to the future three-legged, stop-controlled intersection. The second access, Access B, will be located approximately 1,000 feet north of Access A and will operate with restricted movement, allowing right in/ right out.

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	AADT ² (year)	Speed Limit (mph)	Maintenance Agency
Burlington Mills Road	SR 2051	Two-Lane Undivided	Major Collector	4,400-9,000 vpd (2023)	35-45	NCDOT
Forestville Road	SR 2049	Two-Lane Undivided	Minor Arterial	15,000-17,500 vpd (2023)	45	NCDOT
Main Street	US 401 Business	Two-Lane w/ TWLTL*	Principal Arterial	11,000-14,500 vpd (2023)	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.

2.3 FUTURE CONDITIONS

The following sub-sections discuss the projects that are anticipated to modify the study area intersections between 2025 and the future year 2030. The future year lane configuration and traffic control for the study area intersections are illustrated in Figure 4.



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions

July 23, 2025

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. The access point to the proposed development is located approximately 700 feet west of where the realigned Burlington Mills Road will tie into the existing alignment of Burlington Mills Road (a.k.a. Old Burlington Mills Road). This will create a new, three-legged, stop-controlled intersection.

The project will convert the existing signalized intersection of Main Street at Burlington Mills Road to an unsignalized (i.e., stop-controlled) intersection. Furthermore, Burlington Mills Road will be converted from full-movement access onto Main Street to right-in / right-out only access.

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 4.3.1.

2.3.3 Wallbrook

The following improvements were committed to by the Wallbrook development:

Main Street at Realigned 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
- 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

A copy of the TIA is contained in the Appendix. The Wallbrook development is discussed in more detail in Section 4.3.2.



Figure 3: 2025 Existing Lanes and Traffic Control

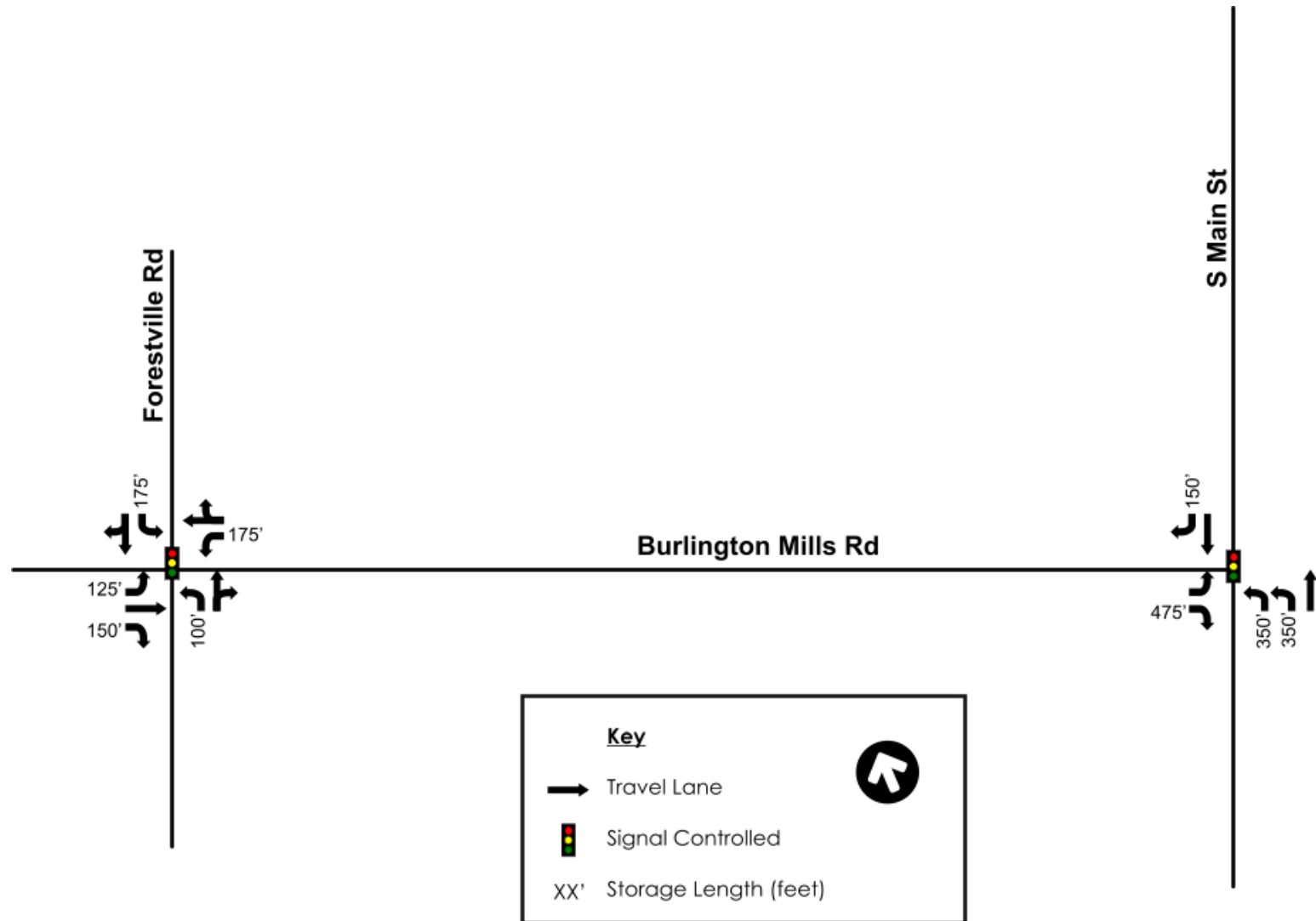


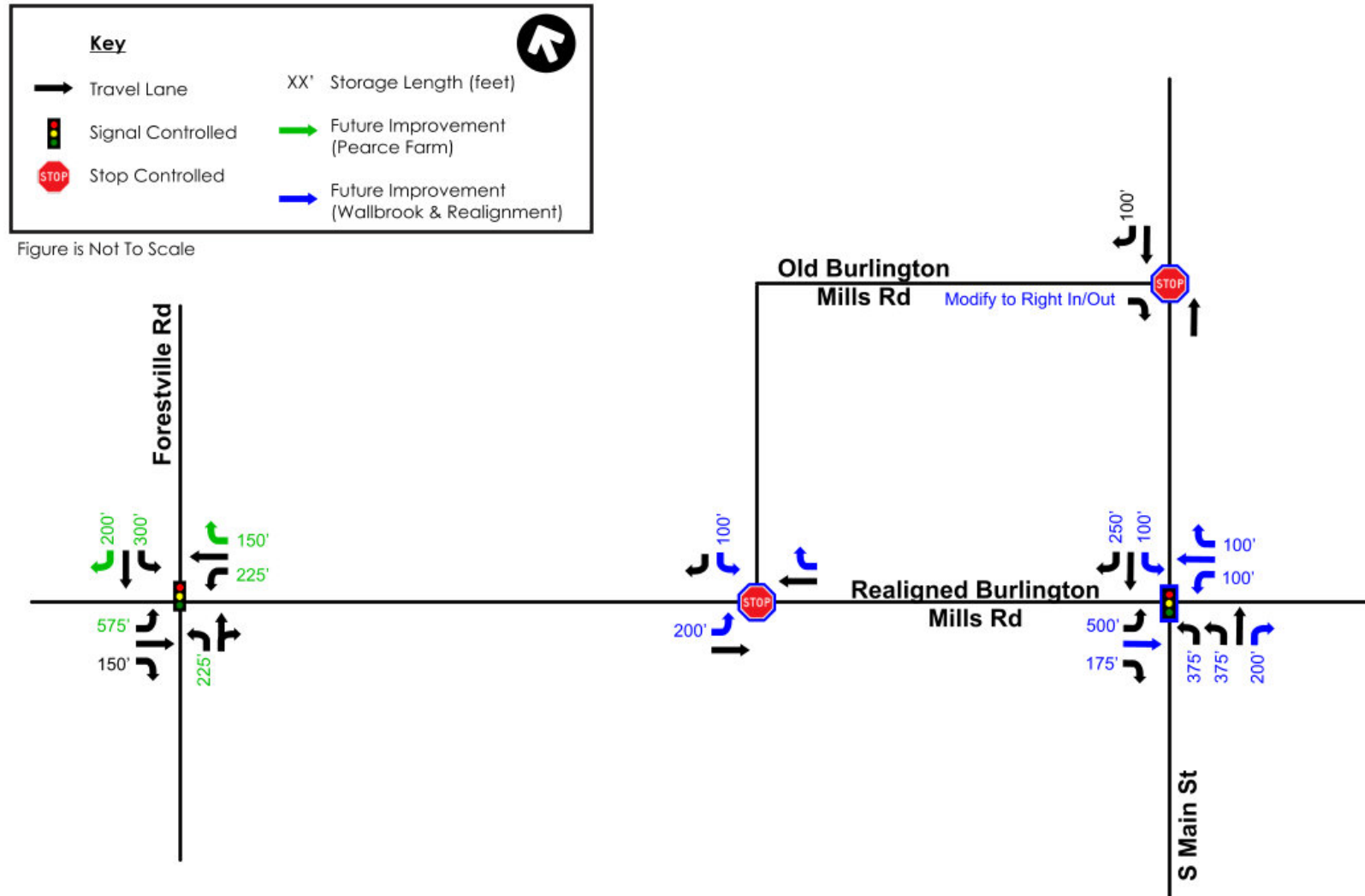
Figure is Not To Scale



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
July 23, 2025

Figure 4: 2030 No-Build Lanes and Traffic Control



3.0 TRIP GENERATION AND DISTRIBUTION

3.1 TRIP GENERATION

Trip generation for the proposed development was performed using the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual³. The Rate Versus Equation spreadsheet published by NCDOT⁴ was used to supplement the ITE methodology. No trip reductions were taken for internal capture or pass-by traffic. Trip generation for the proposed development is shown in Table 2.

Table 2: Trip Generation

Land Use	Size	Daily			AM Peak			PM Peak		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Multifamily Housing (LUC 220)	280 Units	1870	935	935	110	26	84	141	89	52
Total Trips Generated		1870	935	935	110	26	84	141	89	52

3.2 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.

- 40% to/from the south on Main Street
- 25% to/from the north on Main Street
- 25% to/from the north on Forestville Road
- 10% to/from the west on Burlington Mills Road

The trip distribution for the proposed development is shown in Figure 5. The trip assignment is shown in Figure 6.



Figure 5: Trip Distribution

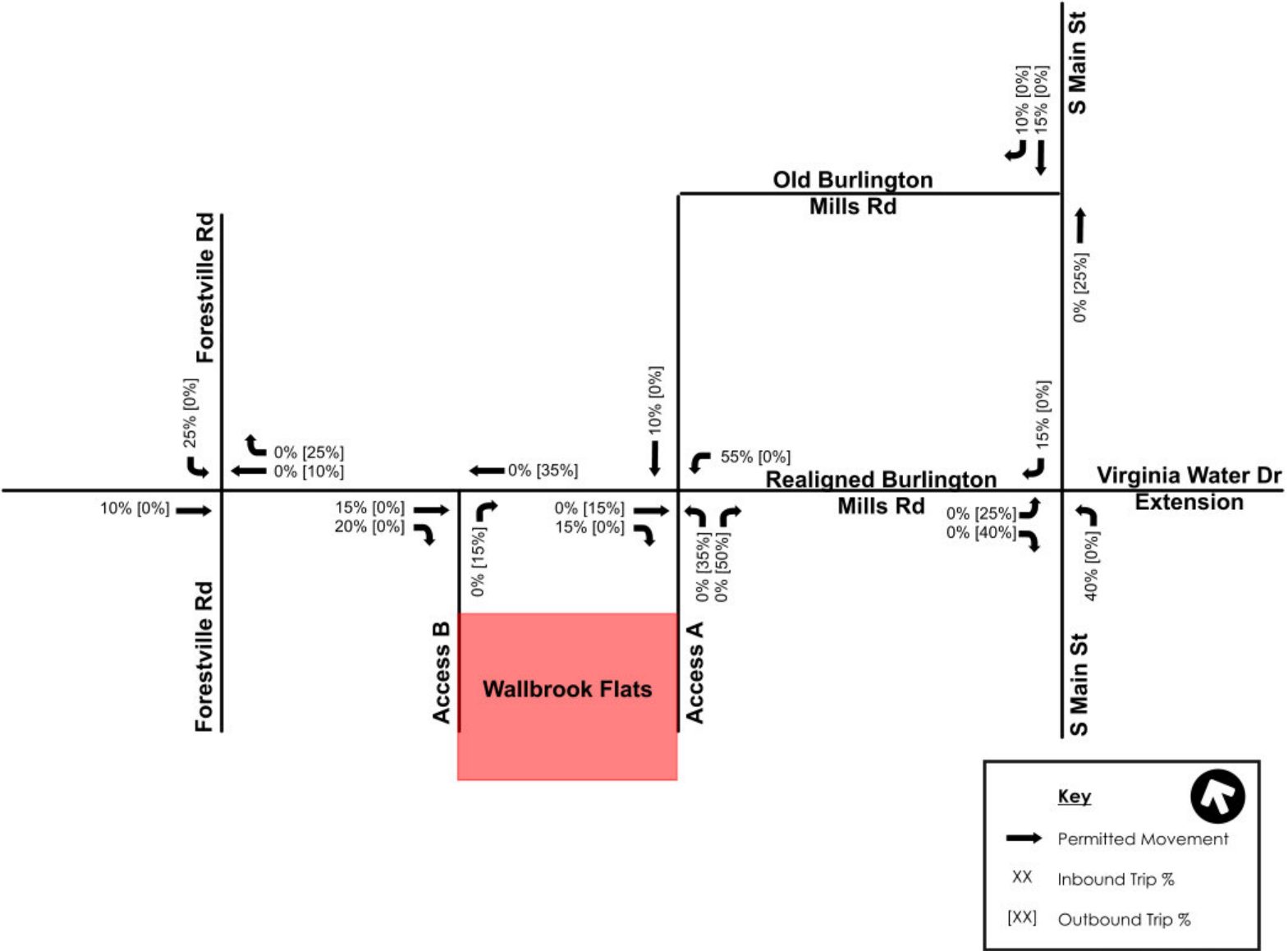
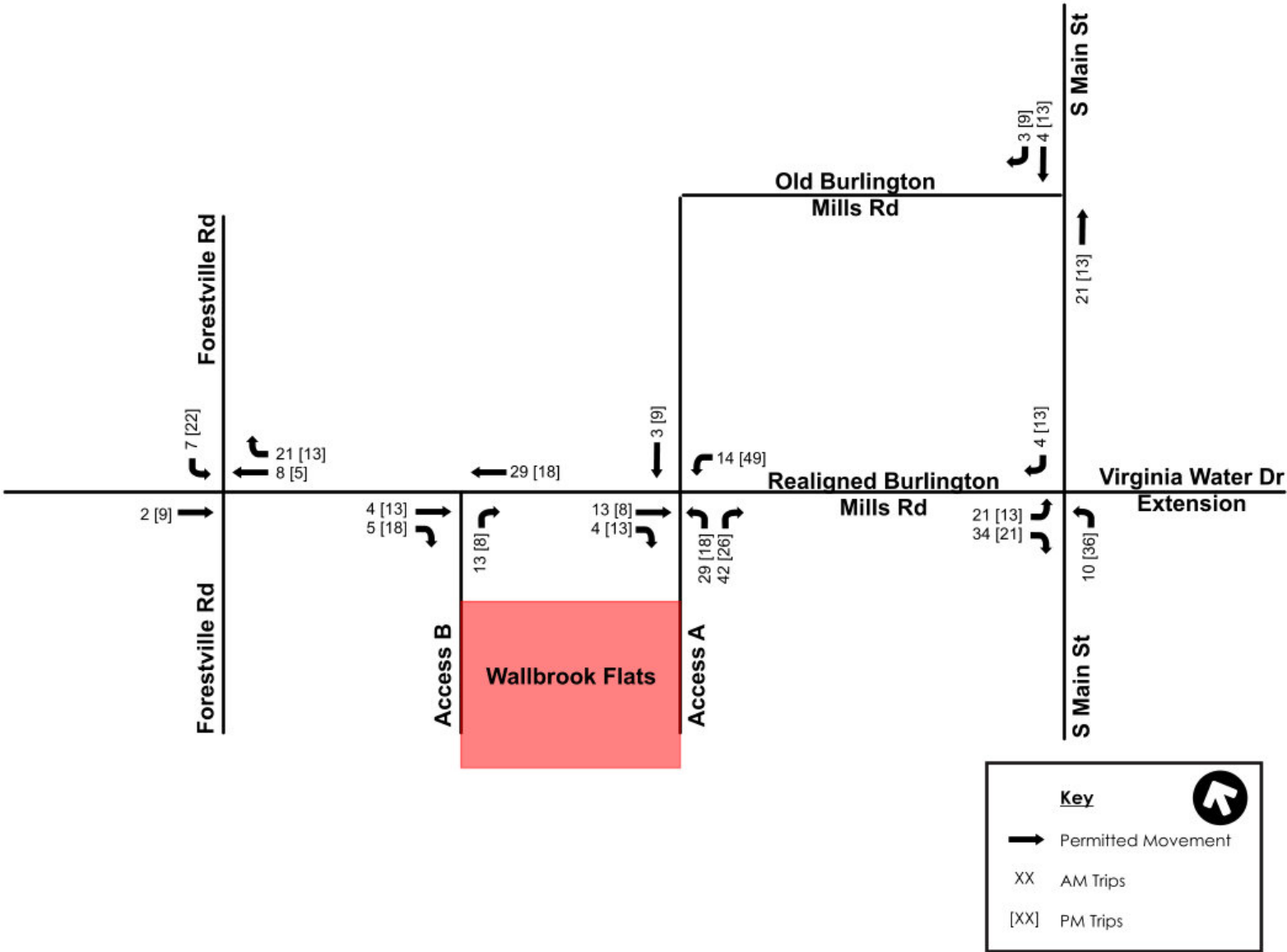


Figure 6: Trip Assignment



4.0 TRAFFIC VOLUMES

All traffic volume calculations can be found in the Appendix.

4.1 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 May 13, 2025, 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 (2025) traffic volumes are shown in Figure 7.

4.2 BACKGROUND TRAFFIC GROWTH

Background traffic growth is the increase in traffic volumes due to usage increases and non-specific growth throughout the area. The 2025 existing volumes were grown by a 2.0 percent annual rate to estimate the 2030 volumes. The growth in vehicles as a result of this future traffic growth is shown in Figure 8.

4.3 ADJACENT DEVELOPMENT TRAFFIC

There are two (2) developments proposed to be constructed within and nearby the study area: Pearce Farm (fka Tom's Creek), and Wallbrook. The total trips associated with these developments are shown in Figure 9. Figures showing the individual development trips can be found in the appendix. The following subsections highlight salient data for each of the approved developments.

4.3.1 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 2.4.3. To provide a conservative analysis, it was assumed that the entire project would be built out and completed by the construction of the Wallbrook Flats. 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.

4.3.2 Wallbrook

Wallbrook is a proposed 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. The development is currently under construction and not yet completed. The improvements associated with the Wallbrook development are discussed in Section 2.4.3. The trips attributed to the Wallbrook development, as well as a copy of the traffic study prepared by Stantec, can be found in the Appendix.



4.4 NO-BUILD TRAFFIC VOLUMES

The 2030 No-Build traffic volumes consist of the sum of the 2025 Existing traffic volumes, the Background traffic growth, and the adjacent development growth. The 2030 No-Build traffic volumes are shown in Figure 10.

4.5 BUILD TRAFFIC VOLUMES

The 2030 Build traffic volumes include the 2030 No-Build traffic and the proposed development traffic discussed in Section 3.0. The 2030 Build traffic volumes are shown in Figure 11.



Traffic Volumes
July 23, 2025

Figure 7: 2025 Existing Traffic Volumes

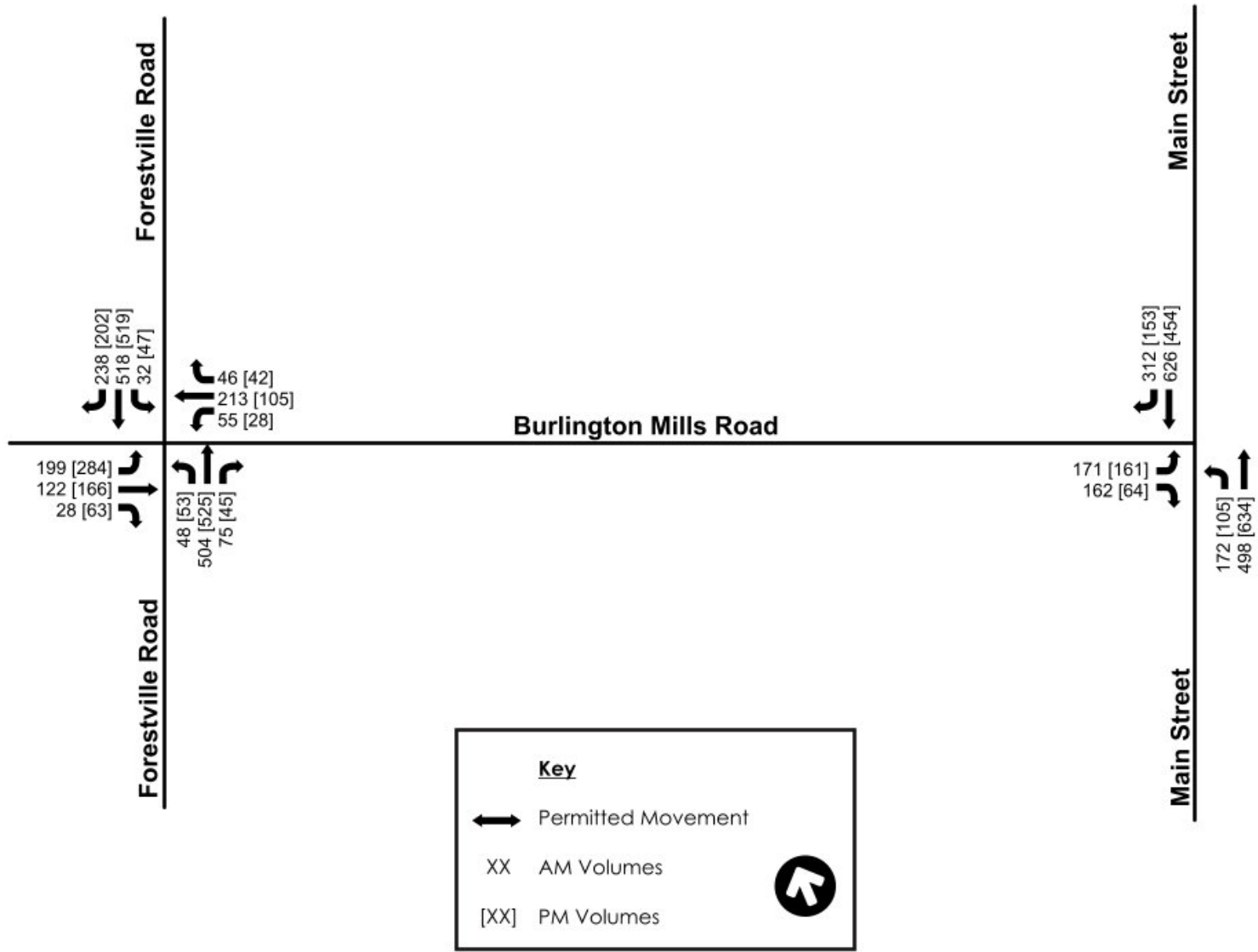


Figure is Not To Scale



Figure 8: Background Traffic Growth

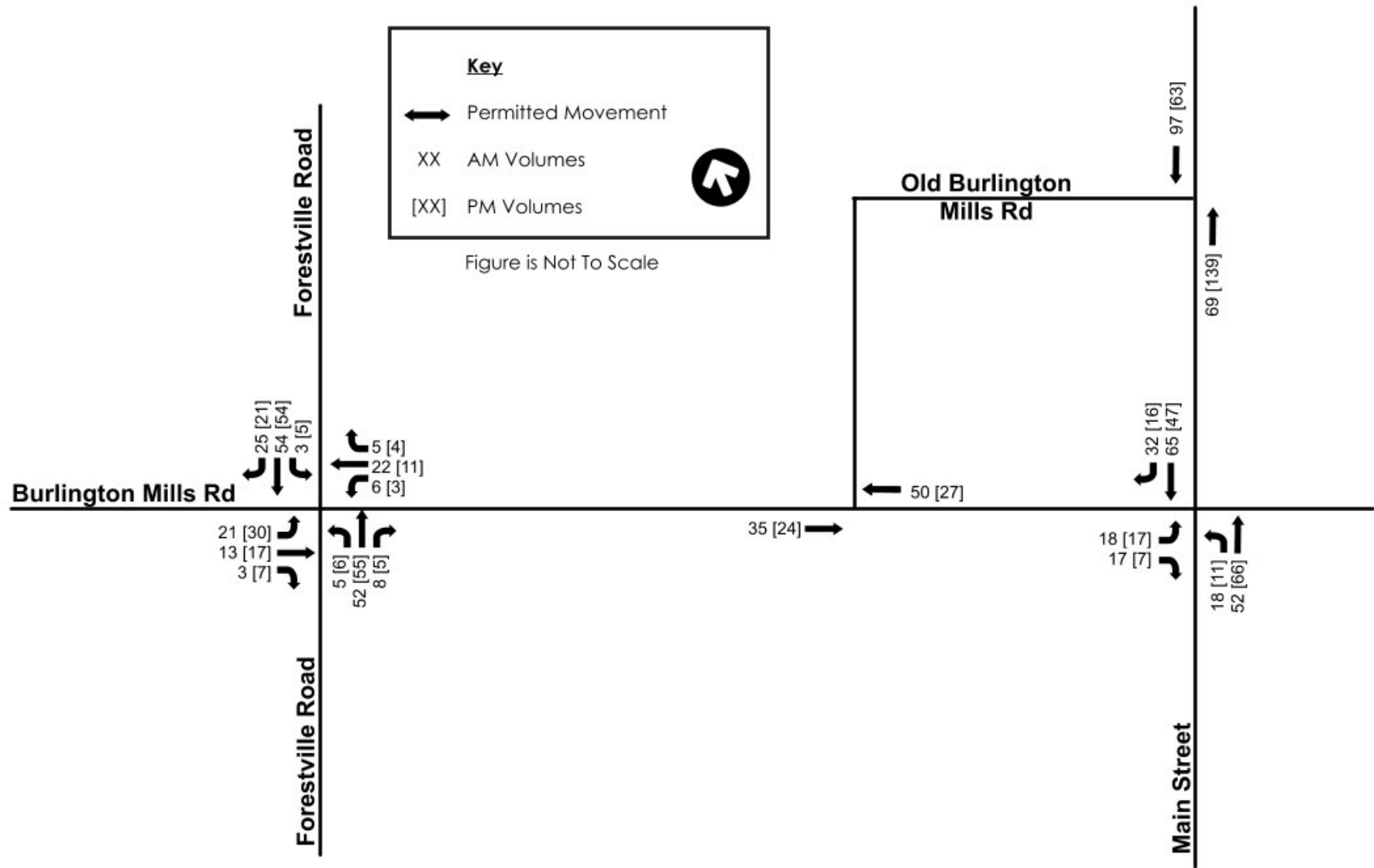
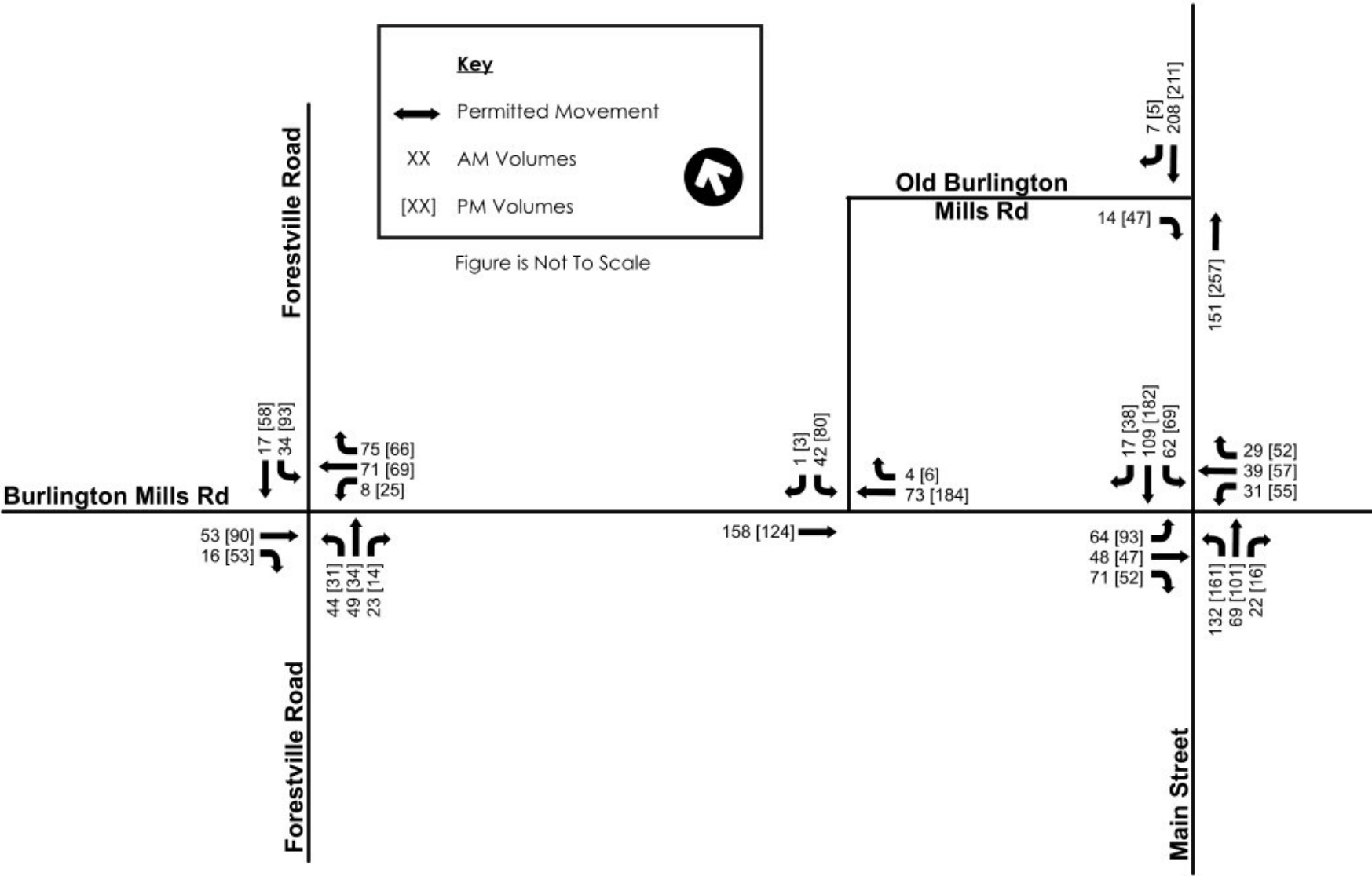


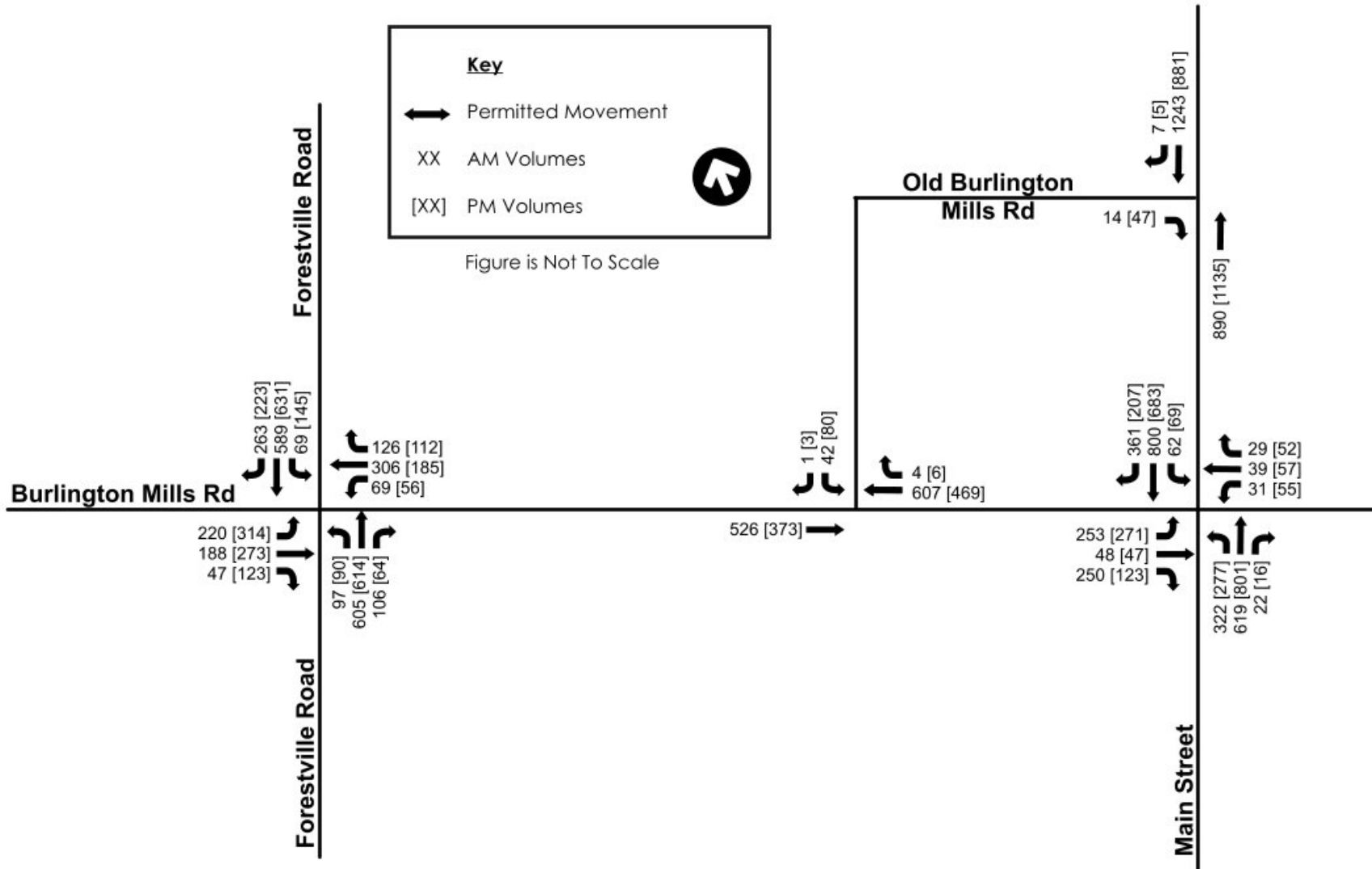
Figure 9: Adjacent Development Traffic Volumes



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Traffic Volumes
July 23, 2025

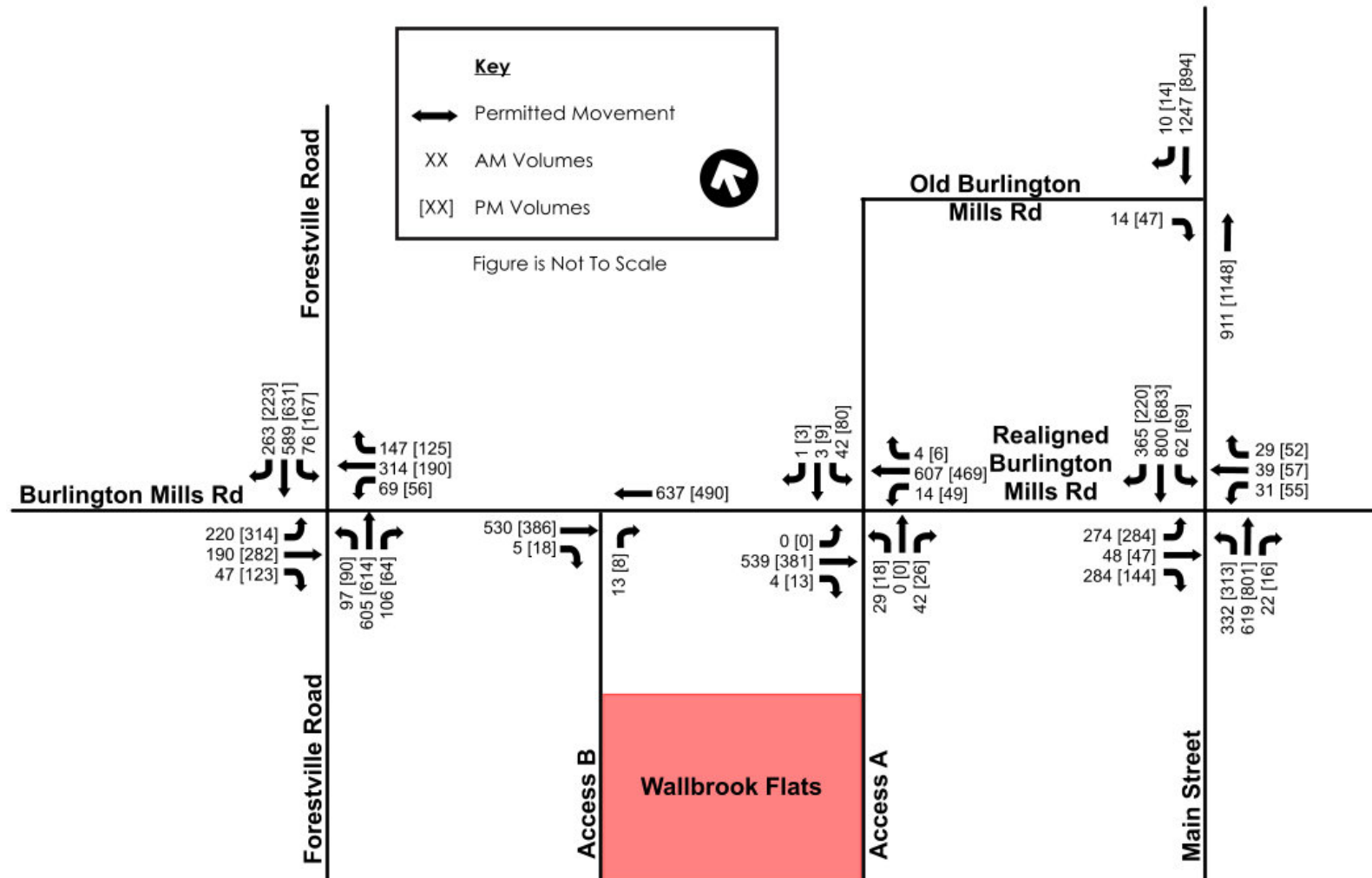
Figure 10: 2030 No-Build Traffic Volumes



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Traffic Volumes
July 23, 2025

Figure 11: 2030 Build Traffic Volumes



5.0 CAPACITY ANALYSIS

Capacity analyses were performed for the roadway network in the study area. The traffic analysis program Synchro Version 11 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.*



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Capacity Analysis

July 23, 2025

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

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

5.1 2025 EXISTING

In the base year under the existing geometric conditions, both study intersections operate at an overall acceptable LOS. It should be noted that the Burlington Mills Road at Forestville Road eastbound left, operates at LOS F and LOS E in the AM and PM peak hours; respectively. The results from the 2025 existing analysis are shown in Table 4. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.

Table 4: 2025 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		34.2	31.2	C	C				
		EB	L	99.5	71.9	F	E	274	344	223	224
			T	25.9	26.8	C	C	106	139	631	588
			R	15.0	15.5	B	B	26	48	130	214
		WB	L	19.3	17.2	B	B	43	23	120	59
			TR	24.8	19.5	C	B	155	81	253	181
		NB	L	8.6	9.0	A	A	24	26	165	160
			TR	12.6	12.7	B	B	290	284	352	340
		SB	L	14.1	14.9	B	B	29	39	274	274
TR	42.5		37.8	D	D	724	674	734	596		
	Burlington Mills Road at Main Street	Overall		15.8	12.6	B	B				
		EB	L	41.0	38.9	D	D	87	57	140	116
			T	5.4	6.3	A	A	174	245	229	260
		WB	T	15.5	11.6	B	B	396	256	472	232
			R	2.6	1.9	A	A	51	27	250	124
		SB	L	40.5	32.7	D	C	171	152	301	247
			R	21.5	14.1	C	B	136	33	186	107

 Intersection or Lane Group Operates at LOS E

 Intersection or Lane Group Operates at LOS F



5.2 2030 NO-BUILD

In the 2030 No-Build conditions, the analysis assumes the improvements associated with the adjacent developments and NCDOT projects are constructed. These improvements, discussed in Section 2.4, are listed below:

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

Main Street at Realigned 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
- 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

Main Street at Old Burlington Mills Road

- The existing signalized and full-movement intersection will be converted to a stop-controlled right-in / right-out intersection.

Synchro LOS and delay results for the 2030 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. The intersection of Main Street at Realigned Burlington Mills Road is projected to operate at an overall LOS D in both peak hours with individual movements operating at LOS E and F. The intersection of Burlington Mills Road at Forestville Road is projected to operate at an overall LOS E in both peak hours with individual movements operating at LOS E and F.

At the unsignalized intersection of Burlington Mills Road at Old Burlington Mills Road, the southbound left-turn from Old Burlington Mills Road onto Realigned Burlington Mills Road operates at LOS E in the AM peak hour. This is attributed to high thru volumes on Burlington Mills Road due to traffic to / from Rolesville Middle School.

SimTraffic observations noted queues exceeding 1,000 feet on the northbound approach of Burlington Mills Road at Forestville Road. Similarly, the northbound (AM) and southbound (AM & PM) approaches of Main Street resulted in a maximum observed queue greater than 1,000 feet.



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Capacity Analysis

July 23, 2025

Table 5: 2030 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		55.9	56.6	E	E				
		EB	L	104.7	90.9	F	F	390	464	430	504
			T	31.9	32.0	C	C	198	263	271	331
			R	19.1	18.8	B	B	49	100	80	188
		WB	L	59.1	64.3	E	E	117	94	263	199
			T	94.7	100.6	F	F	500	312	644	370
			R	26.8	25.5	C	C	115	88	250	213
		NB	L	88.9	86.9	F	F	189	169	325	325
			TR	59.6	61.1	E	E	924	821	1091	1334
		SB	L	85.1	122.0	F	F	142	269	321	400
			T	41.7	42.5	D	D	649	700	623	953
			R	8.7	7.8	A	A	105	100	300	300
	Burlington Mills Road at Old Burlington Mills Road	EB	L	9.2	8.5	A	A	0	0	28	30
		SB	L	40.1	23.8	E	C	33	33	68	96
			R	12.2	10.7	B	B	0	0	26	25
	Main Street at Old Burlington Mills Road	EB	R	27.4	19.3	D	C	8	15	289	171
	Realigned Burlington Mills Road at Main Street	Overall		51.4	49.8	D	D				
		EB	L	134.6	125.3	F	F	516	518	362	456
			T	60.3	54.5	E	D	92	84	342	230
			R	44.4	32.1	D	C	313	134	271	164
		WB	L	79.5	79.6	E	E	74	110	81	114
			T	78.7	74.4	E	E	87	108	116	133
			R	54.2	38.0	D	D	58	67	95	100
		NB	L	68.0	75.8	E	E	236	257	468	475
			T	25.5	35.6	C	D	674	1058	585	1186
			R	9.9	5.9	A	A	21	11	219	273
		SB	L	81.3	90.5	F	F	124	142	200	200
			T	54.2	35.7	D	D	1248	785	1106	1084
			R	12.1	5.2	B	A	257	54	350	350

 Intersection or Lane Group Operates at LOS E

 Intersection or Lane Group Operates at LOS F


5.3 2030 BUILD

As part of the 2030 Build analysis, the proposed driveways were added to the network as detailed in Section 2.2.

With the proposed development in place, a minimal increase in average delay at the study intersections without a proposed driveway was observed when compared with the 2030 No-Build analysis. At the intersection of Main Street at Realigned Burlington Mills Road, individual movements at the intersection experience longer delays when compared to the no-build analysis, however, the overall intersection continues to operate at LOS D. Queuing observed in the No-Build analysis is still present in the Build scenario with long queues observed at the intersections of Burlington Mills at Forestville Road and Realigned Burlington Mills Road at Main Street.

At the intersection of Burlington Mills Road at Old Burlington Mills Road / Access A, the southbound left turn movement operates at LOS F in both the AM and PM peak hours. With the proposed development in place, the approach increases in delay from an average of 38 seconds per vehicle to an average of 74 seconds per vehicle in the AM peak hour. In the PM peak hour, the same approach operates at LOS E with the proposed development in place. Long delays at this intersection 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, with the Southbound thru/right lane operating at LOS C in both peak hours.

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

- Burlington Mills Road at Forestville Road – EBL, WBT, NBL, SBL – AM and PM peak hours
- Burlington Mills Road at Old Burlington Mills Road / Access A – SBL – AM and PM peak hours
- Realigned Burlington Mills Road at Main Street – EBL, WBL, SBL – AM and PM peak hours, WBT – AM peak hour, NBL – PM peak hour

Synchro LOS and delay results for the 2030 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.



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Capacity Analysis

July 23, 2025

Table 6: 2030 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		56.8	58.7	E	E				
		EB	L	106.5	102.5	F	F	390	476	398	576
			T	31.3	34.2	C	C	197	279	239	693
			R	18.6	20.0	B	C	48	104	76	203
		WB	L	57.4	68.5	E	E	116	101	304	287
			T	92.5	126.5	F	F	505	334	500	728
			R	27.2	25.7	C	C	130	98	250	250
		NB	L	89.6	86.9	F	F	189	169	325	325
			TR	62.1	61.1	E	E	936	821	1112	1160
		SB	L	91.3	110.3	F	F	158	294	372	398
			T	42.9	38.4	D	D	659	635	730	822
			R	9.0	7.4	A	A	109	97	300	300
	Burlington Mills Road at Old Burlington Mills Road / Access A	EB	L	9.2	8.5	A	A	0	0	29	21
		WB	LT	8.8	8.4	A	A	0	5	321	203
		NB	LTR	41.3	21.2	E	C	55	18	80	81
		SB	L	83.3	50.6	F	F	58	70	62	104
			TR	24.9	21.2	C	C	3	5	29	46
	Burlington Mills Road at Access B	NB	R	12.3	10.9	B	B	3	0	31	31
	Main Street (US 401 Business) at Old Burlington Mills Road	EB	R	27.5	19.6	D	C	8	15	263	240
	Realigned Burlington Mills Road at Main Street (US 401 Business)	Overall		54.4	52.4	D	D				
		EB	L	143.0	126.4	F	F	569	551	414	492
			T	59.7	55.2	E	E	92	86	389	320
			R	45.2	33.1	D	C	356	155	270	206
		WB	L	85.8	82.9	F	F	77	113	88	112
			T	81.6	77.4	F	E	89	111	124	146
			R	56.2	39.5	E	D	61	68	81	97
		NB	L	69.6	86.3	E	F	248	291	463	475
			T	26.6	36.4	C	D	694	1086	641	1231
			R	11.0	6.3	B	A	23	11	218	219
		SB	L	83.3	95.4	F	F	127	149	199	200
			T	57.7	37.2	E	D	1299	828	1107	1094
			R	12.5	5.3	B	A	271	58	350	350

 Intersection or Lane Group Operates at LOS E

 Intersection or Lane Group Operates at LOS F


5.4 2030 BUILD IMPROVED

5.4.1 Proposed Improvements

Burlington Mills Road at Old Burlington Mills Road / Access A

- Construct Access A as a full-movement access point
- Construct Access A with one ingress lane and two egress lanes consisting of an exclusive left-turn lane and a shared thru/right-turn lane. Construct the access with 75 feet of internal protective stem
- 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.

Burlington Mills Road at Access B

- Construct Access B as a restricted-movement access point allowing right-turns in and right-turns out only.
- Construct Access B with one ingress lane and one egress lane consisting of an exclusive right-turn lane. Construct the access with 50 feet of internal protective stem
- Construct an eastbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper

5.4.2 Analysis Results

The 2030 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. 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.

While delay per vehicle is high for left-turning traffic on the side street approaches to the intersection of Burlington Mills Road at Old Burlington Mills Road / Access A, the queues are contained within the turn-lanes, with the thru/right lane operating at LOS C in both peak hours. A traffic signal was evaluated at the intersection and is not recommended due to low side-street traffic volumes. This is discussed in section 5.4.3.



Table 7: 2030 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 Old Burlington Mills Road / Access A	EB	L	9.2	8.5	A	A	0	0	30	13
		WB	L	8.8	8.4	A	A	0	5	32	62
		NB	L	58.5	29.3	F	D	33	10	54	43
			TR	15.6	13.0	C	B	10	5	59	45
		SB	L	81.9	48.7	F	E	58	68	64	90
			TR	24.7	20.9	C	C	3	5	36	44
	Burlington Mills Road at Access B	NB	R	12.3	10.8	B	B	3	0	31	27

 Intersection or Lane Group Operates at LOS E

 Intersection or Lane Group Operates at LOS F

5.4.3 Traffic Signal Warrants

The results shown in Table 7 show that high delays (in seconds per vehicle) are anticipated on the side street approaches of Old Burlington Mills Road and the proposed Site Access A. These high delays are observed in the AM peak hour which can be attributed to traffic traveling to/from Rolesville Middle School. The intersection operates above LOS F in the PM peak hour.

The intersection is planned to be located approximately 650 feet from the future signalized intersection of Main Street at Burlington Mills Road / Virginia Water Drive. If signalized, queues could spill back and affect operations at either Main Street or the proposed driveway.

Volumes on the side streets of Old Burlington Mills Road and the proposed driveway are lower than the threshold established by the Manual on Uniform Traffic Control Devices (MUTCD)⁹ peak hour warrant for the installation of a traffic signal (i.e., Warrant 3). As a result, the intersection of Burlington Mills Road at Old Burlington Mills Road / Access A is not recommended for the installation of a traffic signal.

5.4.4 Conceptual Design

A conceptual design of the intersection of Burlington Mills Road at Old Burlington Mills Road / Access A has been produced to determine the amount of storage that can be provided with minimal impact to U-6241 currently under construction. The design shown in Figure 13 provides the following:

Left-Turn Lane at the Proposed Access A

The design shown provides 100 feet total of full-width turn lane which can be broken down into 50 feet of full-width deceleration length and 50 feet of full-width storage. The combined length is greater than the SimTraffic maximum observed queueing of 62 feet as shown in Table 7.



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Capacity Analysis
July 23, 2025

U-6241 Left-Turn Lanes at Main Street

The conceptual design reduces the storage of the left-turn lanes by approximately 15 feet.



6.0 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. A conceptual design is provided in Figure 13. Intersections where no improvements are recommended are locations that meet the LOS Standards specified in the LDO⁸.

Burlington Mills Road at Forestville Road

- No improvements are recommended at this intersection

Burlington Mills Road at Old Burlington Mills Road / Access A

- Construct Access A as a full-movement access point
- Construct Access A with one ingress lane and two egress lanes consisting of an exclusive left-turn lane and a shared thru/right-turn lane. Construct the access with 75 feet of internal protective stem
- 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.

Burlington Mills Road at Access B

- Construct Access B as a restricted-movement access point allowing right-turns in and right-turns out only.
- Construct Access B with one ingress lane and one egress lane consisting of an exclusive right-turn lane. Construct the access with 50 feet of internal protective stem
- Construct an eastbound right-turn lane on Burlington Mills Road with 50 feet of full-width storage and appropriate taper

Main Street at Old Burlington Mills Road

- No improvements are recommended at this intersection

Realigned Burlington Mills Road at Main Street

- No improvements are recommended at this intersection



REZ-25-01: WALLBROOK FLATS TRAFFIC IMPACT ANALYSIS

Recommendations
July 23, 2025

Figure 12: Recommended Improvements

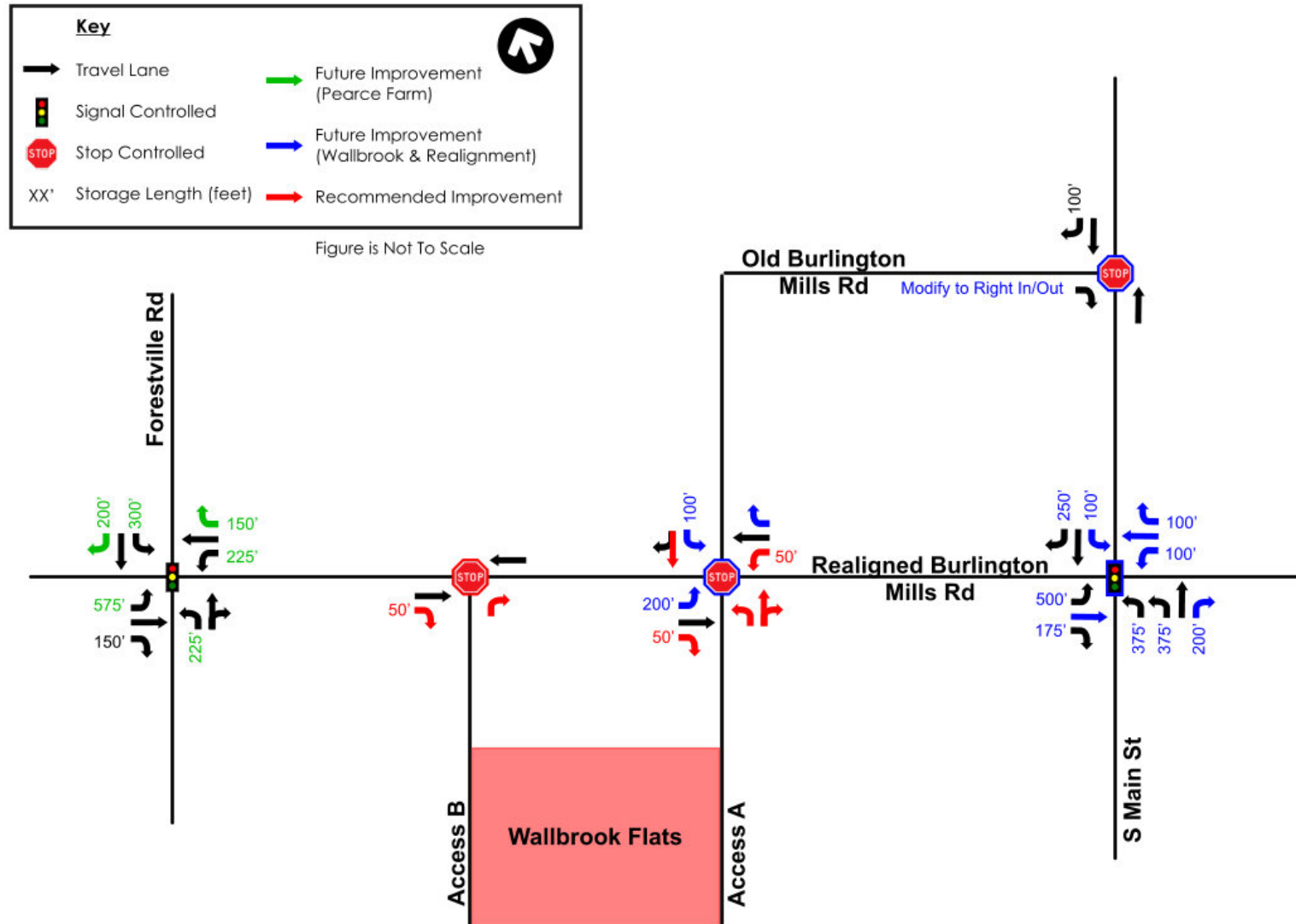
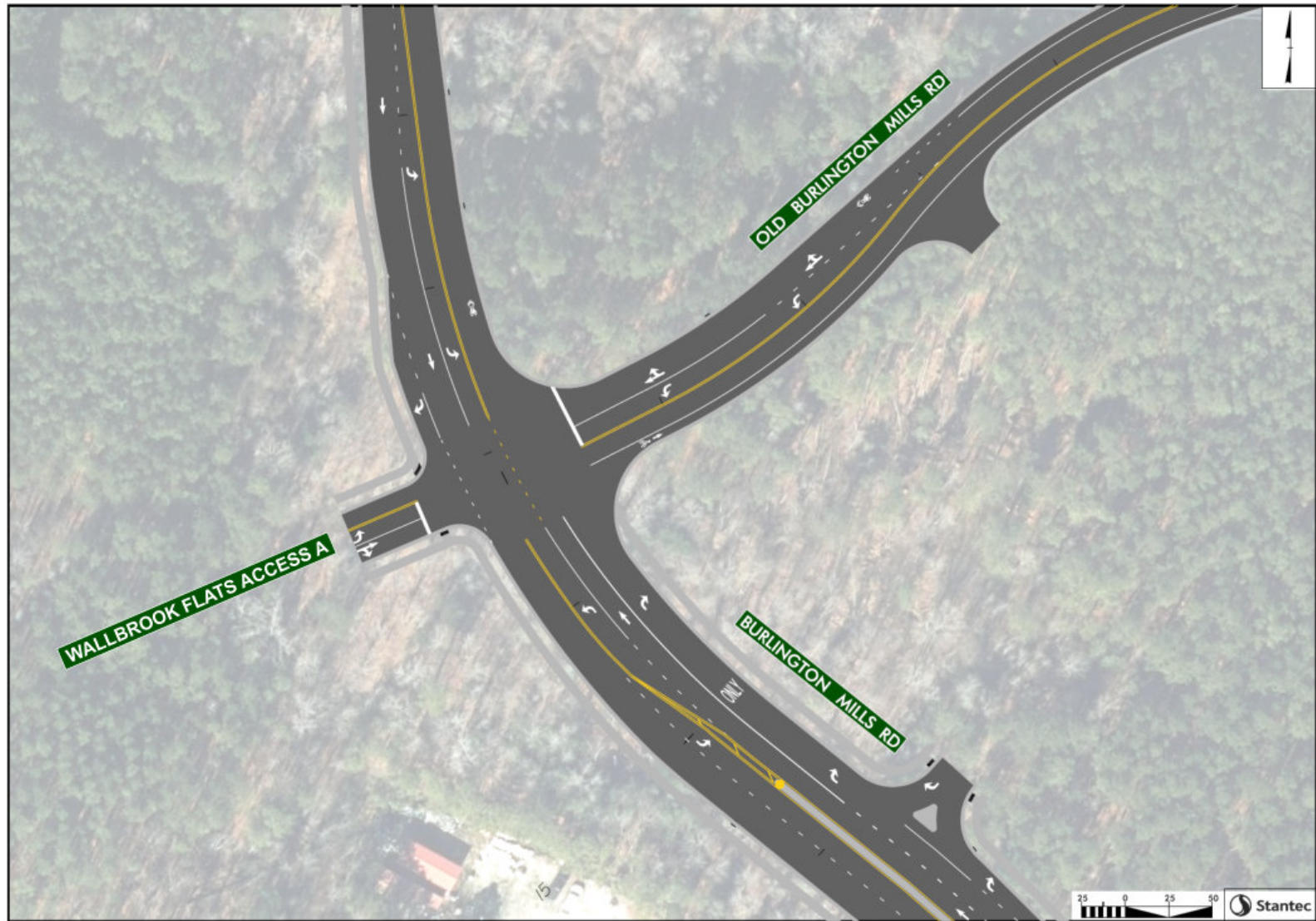


Figure 13: Conceptual Design



References

July 23, 2025

7.0 REFERENCES

¹ **NCDOT Functional Classification Map**,

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

² **2020 NCDOT Average Daily Traffic Volumes**,

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

³ **Trip Generation (11th Edition)**, Institute of Transportation Engineers (ITE), September 2021.

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 6th Edition: A Guide for Multimodal Mobility Analysis**. Washington D.C.: Transportation Research Board, 2016.

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>

⁹ **Manual on Uniform Traffic Control Devices**. United States Department of Transportation - Federal Highway Administration, last modified September 14, 2022,

https://mutcd.fhwa.dot.gov/pdfs/2009r1r2r3/pdf_index.htm

8.0 APPENDIX

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



TOWN OF ROLESVILLE

ORDINANCE OF THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS
AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ROLESVILLE TO
CHANGE THE ZONING OF APPROXIMATELY 15.61 ACRES LOCATED AT 4724
BURLINGTON MILLS ROAD AND TWO UNADDRESSED PROPERTIES ON
BURLINGTON MILLS ROAD, BEING WAKE COUNTY PINS 1758486155, 1758479823,
AND 1758574837
FROM RESIDENTIAL HIGH CONDITIONAL ZONING DISTRICT (RH-CZ) AND
GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICT (GC-CZ)
TO TOWN CENTER CONDITIONAL ZONING DISTRICT (TC-CZ)

ORDINANCE ORD-2025-24
REZ-25-01 WALLBROOK FLATS
PINS 1758486155, 1758479823, AND 1758574837

ORDINANCE ORD-2025-24

**ORDINANCE OF THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS
AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ROLESVILLE
TO CHANGE THE ZONING OF APPROXIMATELY 15.61 ACRES LOCATED AT
4724 BURLINGTON MILLS ROAD AND TWO UNADDRESSED PROPERTIES ON
BURLINGTON MILLS ROAD,
BEING WAKE COUNTY PINS 1758486155, 1758479823, AND 1758574837
FROM RESIDENTIAL HIGH CONDITIONAL ZONING DISTRICT (RH-CZ)
AND GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICT (GC-CZ)
TO TOWN CENTER CONDITIONAL ZONING DISTRICT (TC-CZ)**

REZ-25-01 WALLBROOK FLATS__

WHEREAS the application submitted by Brothers Forty Six LLC and Wallbrook LandCo LLC for the rezoning of land hereinafter described was duly filed with the Planning Department and

WHEREAS the Planning Board reviewed the application for recommendation on August 25, 2025, and the Board of Commissioners held a Legislative Hearing on October 09, 2025; and

WHEREAS, mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance and

WHEREAS the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes.

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

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Exhibit 1 – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1758486155, 1758479823, and 1758574837, and described in Exhibit 1, are currently located within the Town’s Corporate Limits.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Residential High Conditional Zoning District (RH-CZ) and General Commercial Conditional Zoning District (GC-CZ) to Town Center Conditional Zoning District (TC-CZ) as shown on Exhibit 1, subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all the standards and conditions in Exhibit 2 – Conditions of Approval, which are imposed as part of this rezoning.

Section 5: The Land Development Administrator is hereby authorized and directed to cause the said Official Zoning Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative Hearing and the Town of Rolesville plans, policies, and ordinances, the Town of Rolesville Board of Commissioners finds the Rezoning map amendment request reasonable and consistent with the 2017 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

Section 7: The “Rezoned Lands” shall be perpetually bound to the Conditions imposed, including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this 9th day of October 2025.

Ronnie Currin
Mayor

ATTEST:

Christina Yncian
Town Clerk

Exhibit 1: Legal Description

Commencing at a control point having Localized NC Grid Coordinates of Northing: 788,406.137' and a Easting: 2,154,917.263'; thence from said point of commencement S88°24'57"W 60.75' to a computed point at the intersection of the new southern right-of-way Burlington Mills Road as described in Deed Book 18598 Page 229 and western right-of-way of Burlington Mills Road, said point being the Point of Beginning; thence from the point of beginning with and along the western right-of-way of Burlington Mills Road S01°15'17"E 264.09' to an existing railroad spike marking the northern corner of Wallbrook Landco LLC as described in Deed Book 17801 Page 1550 and depicted in Book of maps 1996 Page 1582; thence leaving the said western right-of-way with and along the western line of Wallbrook Landco LLC S01°27'18"E 358.94' to an existing iron bar marking the north west corner of Grand Park Properties LLC (0347224); thence with and along the western line of Grand Park Properties LLC (0347224) S01°27'18"E 171.42' to an existing iron pipe marking the northern most corner of Grand Park Properties (0523115) as described in Deed Book 8438 Page 1116 and depicted in Book of Maps 2024 Page 2423 and the north east corner of the City of Raleigh as described in Deed Book 10133 Page 750 and depicted in Book of Maps 2003 Page 614; thence with and along the northern line of the City of Raleigh S87°50'05"W 302.76' to an existing iron pipe marking the north west corner of the city of Raleigh and the north east corner of John P. Briand III and spouse Jennifer A. Briand as described in Deed Book 16281 Page 207 and depicted in Book of Maps 2006 Page 814; thence with and along the northern line of Briand S88°02'49"W 93.90' to an existing iron pipe marking the south east corner of Wake County Board of Education (Rolesville Middle School) as described in Deed Book 13179 Page 1360 and depicted in Book of Maps 2008 Page 1281; thence with and along the eastern line of Wake County N02°10'47"W 851.80' to an existing iron pipe; thence continuing with a jog in the said eastern line N89°48'04"W 74.95' to a computed point; thence continuing with and along the said eastern line N00°13'39"E 353.18' to a computed point in the southern right-of-way Burlington Mills Road; thence with and along the said southern right-of-way 311.36' along a curve to the right having a radius of 567.00' and a chord of S61°41'13"E 307.46' to a computed point; thence S46°37'46"E 42.97' to a computed point; thence with and along the new southern right-of-way as described in Deed Book 18598 Page 229 S37°52'58"E 106.82' to a computed point; thence continuing with and along said new southern right-of-way S41°24'08"E 166.49' to a computed point; thence continuing with and along said new southern right-of-way S25°56'35"E 12.50' to the Point and Place of Beginning containing 438,369 square feet or 10.064 acres.

Exhibit 2: Conditions of Approval

REZ-25-01: Wallbrook Flats Rezoning
July 30, 2025

1. Development of the property shall be in substantial conformance with the accompanying Wallbrook Flats Concept Plan, dated July 28, 2025. Locations shown for committed elements including, but not limited to, setbacks, greenways, streets, access points, driveways, and open areas shown on the Concept Plan are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
2. No more than 280 dwelling units shall be permitted within Site Area A as identified on the Concept Site Plan.
3. The following Principal Uses otherwise listed in the Principal Use Table of LDO Section 5.1 as Permitted or Special Uses in the Town Center district shall be prohibited within Site Area B identified on the Concept Plan: College/University; Telecommunication Tower.



621 Hillsborough Street
Suite 500
Raleigh, NC 27603
919. 361. 5000

CPR24002.00

March 31, 2025

Austin Williams
Crosland Southeast
4700 Six Forks Road, Suite 150
Raleigh, North Carolina 27609
704.621.6430

RE: 4724 Burlington Mills Road Rezoning – Parking Reduction Study

Dear Mr. Williams,

Parking Reduction Study

This letter presents the findings of a parking reduction study for the proposed mixed-use development in Rolesville, North Carolina. The purpose of the parking reduction study is to provide data supporting alternative parking requirements to accommodate the peak parking demand for the proposed development at full build out based on data published within the Institute of Transportation Engineers (ITE) Parking Generation Manual. This development is located east of Rolesville Middle School, along Burlington Mills Road and is expected to consist of 264 multifamily dwelling units (Site Area A) as well as a commercial parcel (Site Area B). The focus of this study is the residential use located within Site Area A. There is sidewalk present on the Burlington Mills Road which will facilitate walk/bike to school. Per section 6.4.3.K of the Town of Rolesville (Town) Land Development Ordinance (LDO) It is our understanding that an alternative parking plan could be utilized to justify the parking reduction to reflect the needs of the proposed development.

ROLESVILLE LAND DEVELOPMENT ORDINANCE

The Town LDO provides parking requirements for various developments within Chapter 6.4.3.J. Refer to Table 1 for a summary of the development density as currently proposed and the associated Town parking requirements.

TABLE 1: PARKING REQUIREMENTS (PER TOWN LDO)			
Proposed Use	Parking Rate	Size	Parking Spaces Required
Mixed Use Residential – Town Center District	2.0 Spaces Per Dwelling Unit	264 Dwelling Units	528 Spaces

As shown in Table 1, without a parking reduction the Wallbrook Flats development would be required to provide 528 parking spaces to accommodate the proposed development density of the residential use of the site.

SIMILAR SITE DATA

Data published by the Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition was reviewed to determine the peak parking demand and parking supplies of similar developments based on the number of total dwelling units provided. The ITE land use code 221 – “multi-family housing – 2+ bedrooms (mid-rise) – not close to rail transit” was utilized for these calculations based on comparable site and development parameters. These calculations are provided according to data collected at 44 similar sites for weekday calculations and 2 similar sites for Saturday calculations. Refer

to Table 2, for a summary of these calculations. Excerpts of this parking demand data from the ITE Parking Generation Manual is provided as an attachment.

TABLE 1: ITE PARKING DATA				
	Weekday		Saturday	
	Rate	Total Parking Spaces	Rate	Total Parking Spaces
Average Parking Period Rate	1.23 Spaces / Dwelling Unit	325 spaces	1.04 Spaces / Dwelling Unit	275 spaces
Average Peak Period Equation	$P = 1.32(X) - 19.46$	329 spaces	--	--

P = number of parking spaces

X = number of dwelling units

Based on review of the data found in the ITE manual, peak parking demand is expected to occur 12 AM – 4 AM on a typical weekday. The calculation for peak parking demand was based on the total number of dwelling units as the independent variable with “General Urban/Suburban (no nearby rail transit)” as the location. The peak parking demand for a development of this size was found to be 329 parking spaces during a peak typical weekday period.

In order to allow for sufficient parking on-site, additional parking beyond the peak parking demand is typically recommended for motorist convenience and for additional buffer during times of exceptional demand. A parking buffer of 20% over peak parking demand would equate to a parking need of 395 parking spaces or approximately 1.5 parking spaces per dwelling unit. Due to these reasons, a minimum parking supply of 1.5 parking spaces per dwelling unit is expected to adequately serve the residential land use of the proposed site.

Summary

This parking demand study was conducted to provide alternative parking rates required to accommodate the expected peak parking demand for the proposed site. With review of the peak parking demand expected for the proposed development, a minimum parking supply of 1.5 parking spaces / dwelling unit is expected to adequately serve the residential use of the proposed site.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.961.4065.

Sincerely,
McAdams

Nate Bouquin, PE | Practice Lead, Traffic Engineering
 bouquin@mcadamsco.com | 919. 961.4065



WALLBROOK FLATS CONCEPT PLAN



SITE DATA TABLE	
Total Site Area	15.82 acres
Site Area 'A'	10.64 acres
Site Area 'B'	5.18 acres
Proposed Zoning	Town Center District
Proposed Residential Units	224 units
Density	16.68 units/acre
Proposed Parking ratio	1.5/du
Tree Save Required	21.58 acres
Open Space Required	22.37 acres

Land Use: 221 Multifamily Housing— 2+ BR (Mid-Rise)

Description

Mid-rise multifamily housing with two or more bedrooms is a residential building with between four and 10 floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Time-of-Day Distribution for Parking Demand

The following table presents a composite (weekday and Saturday) Time-of-Day distribution of parking demand for three general urban/suburban study sites.

Hour Beginning	Percent of Peak Parking Demand
	Weekday/Saturday Composite
12:00-4:00 a.m.	100
5:00 a.m.	96
6:00 a.m.	86
7:00 a.m.	77
8:00 a.m.	66
9:00 a.m.	60
10:00 a.m.	57
11:00 a.m.	55
12:00 p.m.	52
1:00 p.m.	50
2:00 p.m.	52
3:00 p.m.	51
4:00 p.m.	57
5:00 p.m.	62
6:00 p.m.	65
7:00 p.m.	68
8:00 p.m.	75
9:00 p.m.	82
10:00 p.m.	87
11:00 p.m.	91

Multifamily Housing - 2+ BR (Mid-Rise) Not Close to Rail Transit (221)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

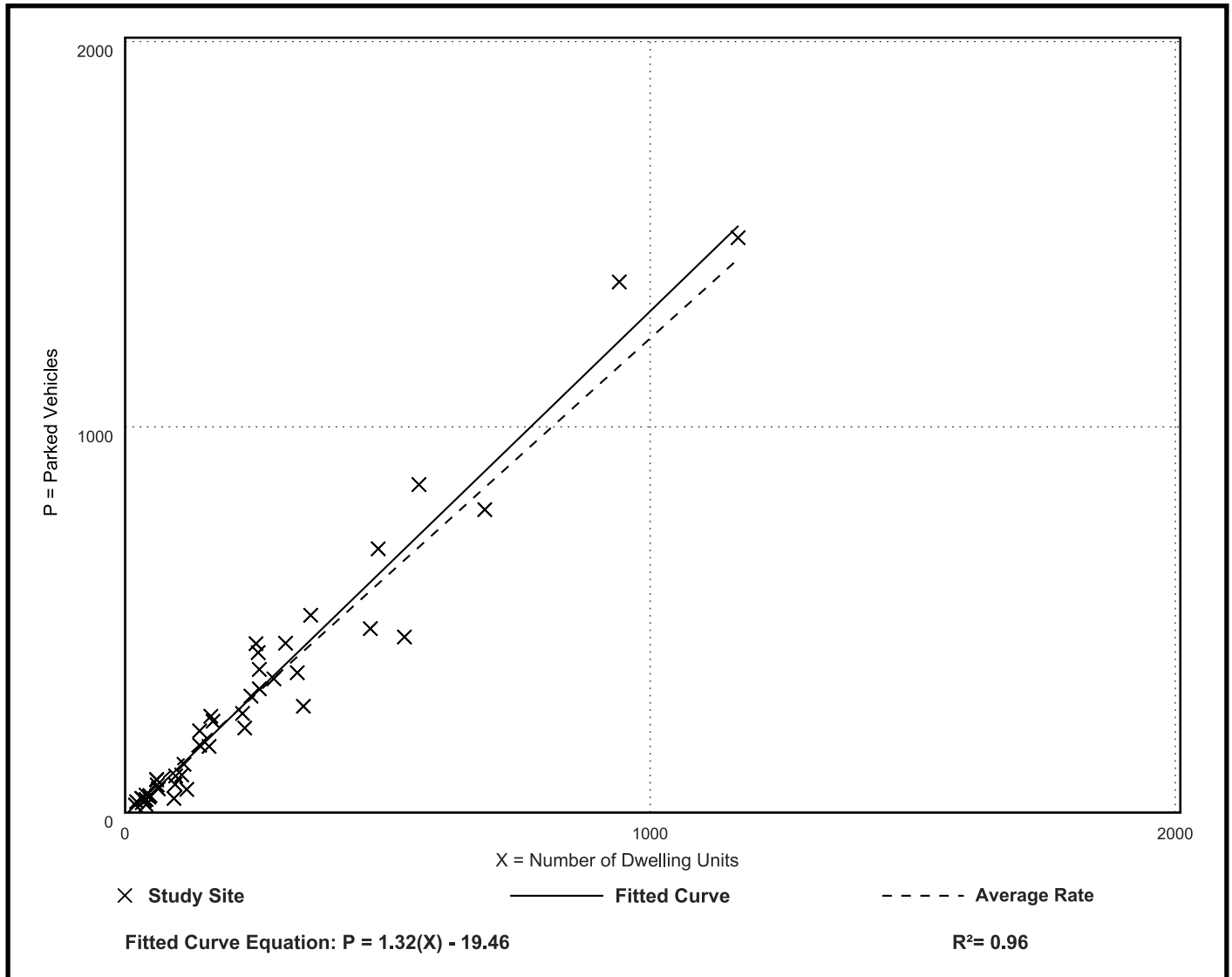
Number of Studies: 44

Avg. Num. of Dwelling Units: 231

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.23	0.39 - 1.75	0.98 / 1.45	1.15 - 1.31	0.27 (22%)

Data Plot and Equation



Multifamily Housing - 2+ BR (Mid-Rise) Not Close to Rail Transit (221)

Peak Period Parking Demand vs: Dwelling Units

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 486

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.04	0.92 - 1.14	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size

