

T

MEETING MEMORANDUM

PROJECT:	Wheeler Tract	JOB NUMBER:	43398
REPORT BY:	R. Wingate	CLIENT:	Hopper Communities
DATE/TIME:	February 19, 2020 @ 6:30PM	LOCATION:	Rolesville Community Center 514 Southtown Cir Rolesville NC

ATTENDANCE

Total Attendance: Neighbors (Please see attendance list); 1 Town of Rolesville Staff; 5 Members from Project Team

Town of Rolesville Staff:

Danny Johnson

Project Team Members:

Bill Harrell	Hopper Communities
Beth Trahos	Nelson Mullins
Josh Reinke	Ramey Kemp
Patrick Barbeau	Timmons Group
Robert Wingate	

MEETING NOTES

Welcome and Introduction: Beth Trahos

Purpose of meeting to introduce the Wheeler Tract Project and Project staff to neighbors. We want feedback and thoughts from neighbor on proposed rezoning. There was an ad hoc meeting with several neighbors on Friday February 14, 2020 at the request of residents of Lonely Oaks and Woods Crossing subdivisions.

Project Overview:

90-acre parcel currently within Wake County that is zoned R-30 (30,000 SF residential lots). Proposed annexation to Rolesville. Currently proposed as R2-CZ (Single Family lots)

and R3-CZ (Townhomes). Amenities included in zoning are a community pool, cabana, tot lot, dog park, public greenway.

Total number of lots are 370, with a maximum of 130 townhomes, and no apartments.

Buffers have been added by zoning condition to Rolesville Rd and Mitchell Mill Rd frontages, as well as along the northern property line shared with an agricultural use.

A conceptual plan was displayed.

Neighbors at Friday's meeting mentioned a buffer along adjoining properties within the Lonely Oaks and Woods Crossing subdivisions. This was reiterated at this evening's meeting.

Rezoning Information: Beth Trahos, Bill Harrell, Patrick Barbeau

Since Kalas Falls has been annexed, this would be a contiguous annexation to Town of Rolesville. There is a 25' rear setback for the single-family lots.

Traffic: Josh Reinke

Brief introduction of how a traffic impact analysis ("TIA") is conducted.

5 intersections were included in study area. Counts used to ascertain existing traffic at worst 2-hours anticipated for proposed development (7-9am; 4-6pm). Future traffic for 2026 build out was added. Approved developments (including Kalas Falls and The Pointe) was added. Projected impacts from Wheeler Tract development were added. With consultation from NCDOT and Town of Rolesville, the TIA recommended that turn lanes be added along Rolesville Rd and Mitchell Mill Rd, as well as a contribution towards a stop light at the intersection of Rolesville Rd and Mitchell Mill Rd

Recommended turn lanes would be constructed within the existing rights-of-way or within right-of-way dedication from the proposed project.

TIA did not show a traffic signal warranted at the proposed intersection of Rolesville Rd and Wheeler Tract/Kalas Falls connection points.

Internal roads and intersections would be designed to accommodate fire trucks and school buses. Wake County Public Schools ("WCPSS") would be notified of this development during planning phase. WCPSS would assign bus stops based on their criteria.

Neighbors mentioned the proposed fire station at the intersection of Mitchell Mill Rd and Fowler Rd.

The proposed connection on Rolesville Rd was aligned with the proposed connection from Kalas Falls.

Neighbors mentioned there are several other residential and commercial projects approved and proposed that would increase traffic on the existing road network.

A few neighbors stated they feel that the proposed density is too intense and would prefer the property to develop under the existing county zoning. Neighbors were concerned that the development be not consistent with the rural/semi-rural area they moved to.

The project team stated that building at the current zoning is unlikely and not in accordance with town plans. There was discussion of Rolesville's Future Land Use Map designation of Medium Density Residential (defined as predominately single-family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.).

Project Team confirmed that the rezoning was planned to be heard at the Planning board on March 23rd.

Project Infrastructure: Patrick Barbeau

Project Team stated that the infrastructure (turn lanes, internal roads, sanitary sewer pump station/force main, gravity sanitary sewer, internal potable water network, and storm sewer network and stormwater control measures would be installed by Hopper Communities. The completed lots will be sold to builders.

A pump station will be installed to direct wastewater to the gravity system proposed in Kalas Falls. Pump station would have an automatic onsite backup generator and odor controls. Potable water will be extended through the site from the proposed 16" water main extension down Rolesville Rd. All sanitary sewer and water would be owned and maintained by the City of Raleigh Public Utilities after construction.

Neighbors asked if public water and sewer would be extended to existing subdivisions. Project team shared that utility stubs would likely be required to adjacent properties.

Erosion and Sedimentation Control measure would be applied for construction per County and State Code in order to limit offsite impacts.

Stormwater would not be redirected to a different basin. It would be slowed to current rates and treated per Wake County regulations. The stormwater runoff would continue to flow to Buffalo Creek.

Project Team mentioned the desire to have the whole project addressed with Rolesville addresses.

Project Team stated that no properties other than the two parcels included in the Project are to be annexed with this project. This is a voluntary annexation.

Current Project schedule would anticipate start of construction no sooner than a year from now. Neighbor stated this is a similar timeline to Kalas Falls.

Neighbors wondered about home types. Project team stated that all homes in R-2 CZ will have crawl space or stem wall foundations. A stem wall is structure that connects the foundation to the walls that rises above the ground level.

Neighbors stated there is a gas pipeline proposed through the property.

Close of formal meeting: 7:21PM

Additional question and answer session with Project Team.