

PIN_NUM	OWNER	ADDR1	ADDR2	ZIP
1757675786	CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	0
1757669828	GRO PEG PROPERTIES LLC	481 AIRPORT RD	LOUISBURG NC 27549-6806	27587
1757771603	GRO PEG PROPERTIES LLC	481 AIRPORT RD	LOUISBURG NC 27549-6806	27587
1757684697	GRO PEG PROPERTIES LLC	481 AIRPORT RD	LOUISBURG NC 27549-6806	27587
1757664956	UNDERHILL, GROVER ARCHIE JR	5229 MITCHELL MILL RD	WAKE FOREST NC 27587-7249	0
1757694902	JONES, CHARLES E	3816 JONESVILLE RD	WAKE FOREST NC 27587-8180	27587
1757974973	JONES PROPERTIES, LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757758529	ELLIS LAND INVESTMENT COMPANY, LLC	6801 FALLS OF NEUSE RD STE 108	RALEIGH NC 27615-5387	27587
1757641415	GOODNIGHT, CECIL L GOODNIGHT, JUDY J	1201 ROLESVILLE RD	WAKE FOREST NC 27587-6957	27587
1757956528	HOSS FARM LLC	3920 MARLOWE ST	HOUSTON TX 77005-2046	27587
1757944104	JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757856303	JONES, CHARLES SPENCER JONES, SHARON	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757950297	MILLS, JOSEPHUS DANIELS JR	5517 MITCHELL MILL RD	WAKE FOREST NC 27587-7254	0
1757645809	UNITY THREE BUILDERS INC	104 S MAIN ST STE A	ROLESVILLE NC 27571-9657	0
1757778982	WATKINS, ALAN WATKINS, RANDY	3609 ROCK FARM RD	WAKE FOREST NC 27587-6872	27587
1758802673	DEROUSSE, TERRANCE	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374	27587
1758806894	DEROUSSE, TERRANCE	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374	27587
	GUDURU, KAVITHA EQUITY TRUST COMPANY FBO			
1758604688	SRIVATSA SRINATH	849 RIVER SONG PL	CARY NC 27519-0882	27587
1757856755	JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757859764	VASQUEZ, SUSIE A	3532 MANLY FARM RD	WAKE FOREST NC 27587-9664	27587
1757665301	UNDERHILL, GROVER ARCHIE JR	5229 MITCHELL MILL RD	WAKE FOREST NC 27587-7249	27587
1757857937	JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757868104	ANDERSON, BOBBY G	3605 MANLY FARM RD	WAKE FOREST NC 27587-8489	27587
1757866385	LANGWORTHY, ROBERT JOSEPH	3607 MANLY FARM RD	WAKE FOREST NC 27587-8489	27587
1757962198	BATSTONE, JEREMY C	3608 MANLY FARM RD	WAKE FOREST NC 27587-8488	27587
1757866660	GOLD, SHARIE	3609 MANLY FARM RD	WAKE FOREST NC 27587-8489	27587
1757657746	WATKINS, ALAN DWAIN	3609 ROCK FARM RD	WAKE FOREST NC 27587-6872	27587
1757668628	UNDERHILL, GROVER ARCHIE JR	5229 MITCHELL MILL RD	WAKE FOREST NC 27587-7249	27587
1757658917	NEWELL, RONALD W NEWELL, MARIE J	3617 ROCK FARM RD	WAKE FOREST NC 27587-6872	27587
1757770001	FERLITO, CHRISTOPHER J MORRIS, SARAH L	3620 GRO PEG LN	WAKE FOREST NC 27587	27587
1757772106	FERLITO, CHRISTOPHER J MORRIS, SARAH L	3620 GRO PEG LN	WAKE FOREST NC 27587	27587
1757963564	NICHOLAS, ALLAN W NICHOLAS, JUDY T	3628 MANLY FARM RD	WAKE FOREST NC 27587-8488	27587

1757761273 WATKINS, RANDALL WATKINS, LAURA	3544 DONLIN DR	WAKE FOREST NC 27587-3521	27587
1757963868 LEFRANCOIS CONSTRUCTION CO INC	3716 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757866852 LEFRANCOIS CONSTRUCTION CO INC	3716 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757973045 LEFRANCOIS, THOMAS D LEFRANCOIS, JANET R	3716 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757973137 LEFRANCOIS, THOMAS D LEFRANCOIS, JANET R	3720 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757876015 LEFRANCOIS, MICHAEL L LEFRANCOIS, TONIA	3717 MANLY FARM RD	WAKE FOREST NC 27587-8490	27587
1757973384 LEFRANCOIS, THOMAS D LEFRANCOIS, JANET R	3720 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757879378 LEFRANCOIS, THOMAS D LEFRANCOIS, JANET R	3720 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757972579 JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757875349 BEATTIE, LENORA M	3733 MANLY FARM RD	WAKE FOREST NC 27587-8490	27587
1757878878 JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757874787 LEFRANCOIS, STEPHEN D	3737 MANLY FARM RD	WAKE FOREST NC 27587-8490	27587
1757874938 ADAMS, BENJAMIN ADAMS, WHITNEY	3741 MANLY FARM RD	WAKE FOREST NC 27587-8490	27587
1757780258 CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	27587
1757884137 JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757887363 CORTES, FREDY MORENO	5103 WETLANDS DR	RALEIGH NC 27610-1564	27587
1757884420 JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757884608 JONES, CHARLES SPENCE	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757781960 CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	27587
1757883981 JONES, CHARLES SPENCE	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757696434 CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	27587
1757887850 MCLAMB, REBECCA R	3816 MANLY FARM RD	WAKE FOREST NC 27587-8491	27587
1757790646 CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	27587
1757897244 MCKNIGHT, H BRENT JR MCKNIGHT, ASHLEY E H	3904 MANLY FARM RD	WAKE FOREST NC 27587-8493	27587
1757894101 JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757893394 JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757897740 RGA CONSULTING LLC	3904 MANLY FARM RD	WAKE FOREST NC 27587-8493	27587
1757893647 RGA CONSULTING LLC	3904 MANLY FARM RD	WAKE FOREST NC 27587-8493	27587
1758805145 JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1758704715 ASSOCIATE PROPERTIES LLC	5025 UPCHURCH LN	WAKE FOREST NC 27587-6374	27587
1758707313 FORRESTER, JENNIFER N FORRESTER, HAYES G	4929 UPCHURCH LN	WAKE FOREST NC 27587-6385	27587
1758709579 DAVIS, WILLIAM C DAVIS, KAREN M	4932 UPCHURCH LN	WAKE FOREST NC 27587-6385	27587
1758706961 QUINTO, JEFFERY L QUINTO, BARBARA B	4933 UPCHURCH LN	WAKE FOREST NC 27587-6385	27587
1758803892 DEROUSSE, TERRANCE	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374	27587
1757571035 FOWLER, JAMES ROBERT III BRIGHT, JILL F	7400 FOWLER RD	ZEBULON NC 27597-8318	27587

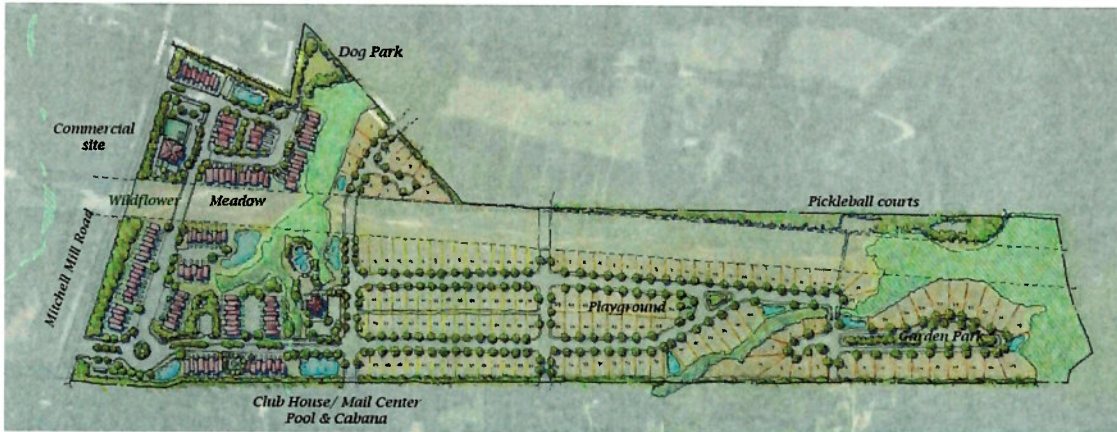
1757650296 GOODNIGHT, CECIL L GOODNIGHT, JUDY J	1201 ROLESVILLE RD	WAKE FOREST NC 27587-6957	27587
1757660324 MT CALVARY HOLINESS CHURCH OF WAKE CO INC	3921 JONESVILLE RD	WAKE FOREST NC 27587-8183	27587
1757653216 PARTIN, BETTY H	5300 MITCHELL MILL RD	WAKE FOREST NC 27587-7250	27587
1757653765 UNDERHILL, G ARCHIE JR UNDERHILL, TERESSA C	5229 MITCHELL MILL RD	WAKE FOREST NC 27587-7249	27587
1757654381 PARTIN, BETTY H	5300 MITCHELL MILL RD	WAKE FOREST NC 27587-7250	27587
1757654161 TIGNOR, GLENN ALLEN TIGNOR, FRANCES P	5304 MITCHELL MILL RD	WAKE FOREST NC 27587-7250	27587
1757656586 PREDDY, GENADIUS MAC PREDDY, MATTIE F	5305 MITCHELL MILL RD	WAKE FOREST NC 27587-7251	27587
1757656231 UNITY THREE BUILDERS INC	104 S MAIN ST STE A	ROLESVILLE NC 27571-9657	27587
1757646703 UNITY THREE BUILDERS INC	104 S MAIN ST STE A	ROLESVILLE NC 27571-9657	27587
1757657280 SUTTON, WILLIE RAY SUTTON, PAMELA Z	5320 MITCHELL MILL RD	WAKE FOREST NC 27587-7250	27587
	10030 GREEN LEVEL CHURCH RD		
1757738451 SOUTHVIEW INVESTMENT LLC	STE 802	CARY NC 27519-8195	27587
1757750520 WATKINS, ALAN WATKINS, RANDY	3609 ROCK FARM RD	WAKE FOREST NC 27587-6872	27587
1757754163 HAMPTON, MELODY L	5400 MITCHELL MILL RD	WAKE FOREST NC 27587-7252	27587
1757849656 JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757859243 MILLS, JOSEPHUS DANIELS	5517 MITCHELL MILL RD	WAKE FOREST NC 27587-7254	27587
1757943559 JONES, CHARLES SPENCER JONES, SHARON K	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757948723 WATKINS, REX I WATKINS, ELLA MAE	12695 SW 84TH AVENUE RD	MIAMI FL 33156-5803	27587
1757946408 WHITE, AARON ANTHONY WHITE, KRISTY IVORY	5608 FIXIT SHOP RD	WAKE FOREST NC 27587-9632	27587



ELLIS
DEVELOPMENTS GROUP

6801 Falls of Neuse Road, Suite 108
Raleigh, NC 27615

Notification of Neighborhood Meeting for Pending Annexation/ Rezoning



You have received this notice because you own property within 500 feet of a property for which an application to rezone or subdivide property has been filed. This notice is to inform you of an upcoming information meeting on this proposed annexation and rezoning.

Dear Property Owner:

Please be advised that a formal application has been submitted to amend the zoning classification for four properties (Wake County Property Identification Numbers 1757750520, 1757758529, 1757761273, and 1757778982) located at 5326 Mitchell Mill Road. The project consists of approximately 115.94 acres which is currently zoned R-30: Residential under the jurisdiction of Wake County. These applications are being presented by Ellis Developments Group on behalf of the property owners.

Ellis Developments Group has applied to rezone the parcels to a combination of NC-CZ (Neighborhood Center Conditional Zoning) and RH-CZ (Residential High Density Conditional Zoning) under the Town of Rolesville's Land Development Ordinance to allow for the construction of a mixed-use residential development featuring a mix of detached homes and townhomes, along with commercial outparcels along Mitchell Mill Road. We believe the proposed rezoning at this location is consistent with the Town of Rolesville Future Land Use Map which calls for Medium Density Residential in this area. In compliance with the requirements of the Town of Rolesville's Land Development Ordinance Code, this Neighborhood Meeting will be held to provide you with an opportunity to review a conceptual plan for the project and to give you an opportunity to ask any questions you may have about the project.

The Neighborhood Meeting will be held on Tuesday, May 23, 2023 from 7:00-8:00 p.m. at the Rolesville Community Center located at 514 Southtown Circle, Rolesville, NC 27571. Should you have questions prior to the meeting, please feel free to contact me via telephone at 919-824-6088 or email at jason@ellisdevgroup.com.

Sincerely,


Jason Pfister
Vice President of Development

Project:**Meeting Date:**

May 23, 2023

Applicant:

Ellis Developments Group

Location:

Rolesville Community Center

[illegible]

Hills at Harris Creek: Neighborhood Meeting

May 23, 2023
Rolesville Community Center



ELLIS
DEVELOPMENTS GROUP

About Us



▶ **Who are We?**

- ▶ Ellis Developments Group – Land Acquisition and Development Company

▶ **Where are We?**

- ▶ Headquarters in Raleigh with an office in Charlotte
- ▶ Projects throughout the Carolinas

▶ **What is our Role?**

- ▶ Develop and deliver high-quality residential development projects that meet demand for growth
- ▶ Foster relationships with landowners, municipalities, and community members to develop projects that enhance communities. Develop and deliver high quality residential development projects that enhance communities and meet demand for growth



Proposed Rezoning

CURRENT STATUS

Rural residential land

Acreage: 115.94 acres

Current Zoning: Wake County R-30 (allows approximately 75 lots)

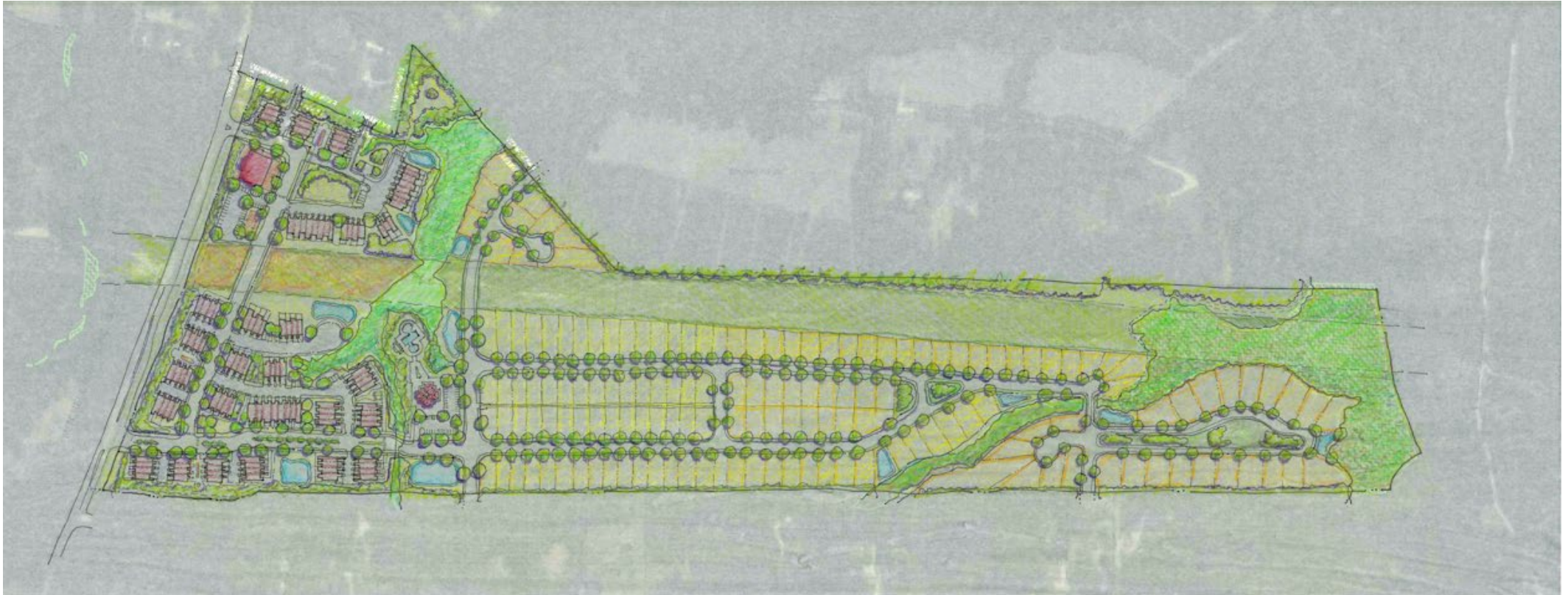
PROPOSED CHANGES

Zoning Change to Neighborhood Center-Conditional Zoning and Residential High Density Conditional Zoning

Proposed construction of 152 single family homes and 115 townhomes (2.3 units/acre)

Approximately 2-acre commercial site (proposed day care facility)

Site Plan



Updates Since Prior Meeting

Reduced units from 318 homes to 267 homes

Minimum lot size increased from 5000 sf to 7500 sf

Improved open space with pollinator garden, bike paths and dog park

Greenway trail integrated into wetland areas

Reduced intensity of commercial parcel

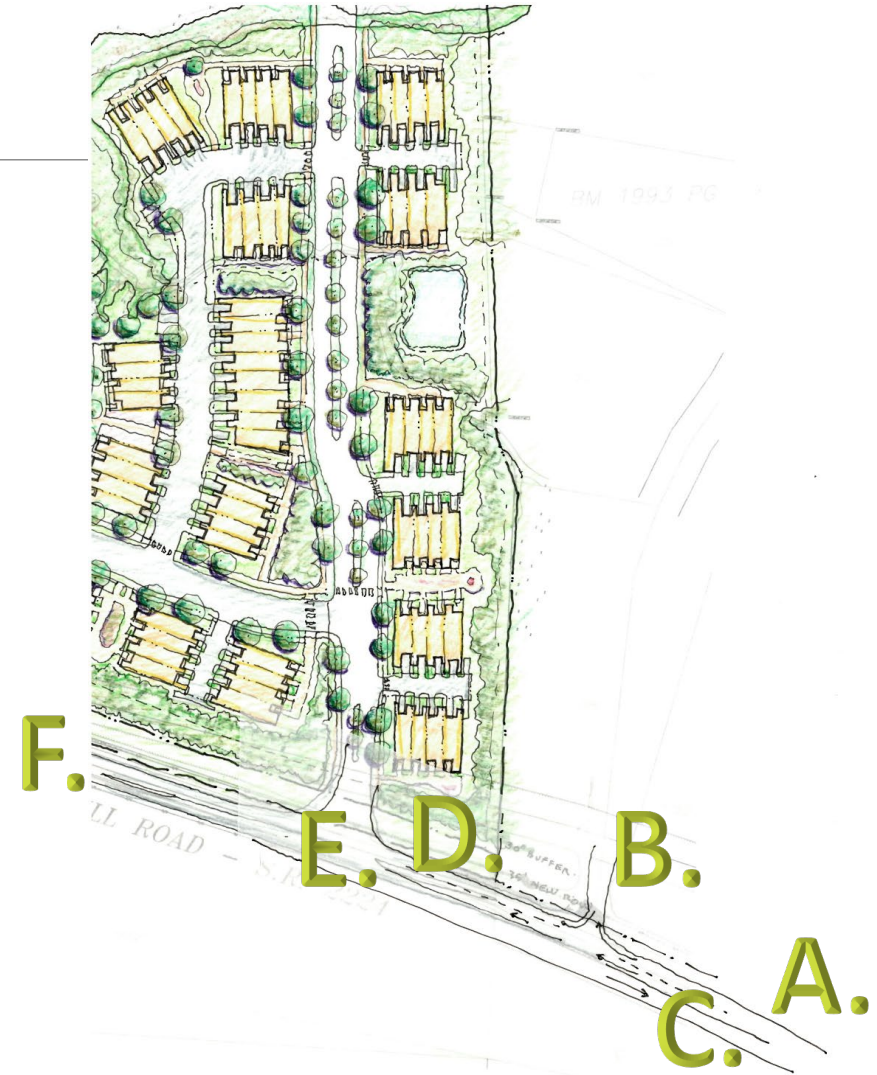
External Road Improvements

- A. Right In/Right Out only Entrance.
- B. Former Rock Farm Road parcels with Separate Drives
- C. Three Lanes total across site.
- D. Left Turn Lane to Main Entrance
- E. Improvements include dedication of new ROW
- F. New Right Turn and lane with wider turn for Manly Farm Road



Manly Road Improvements

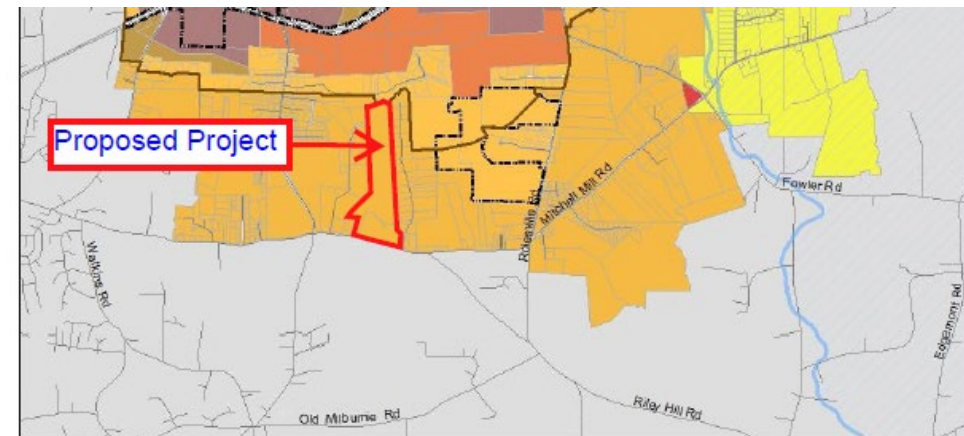
- A. New Right Turn Lane In from East
- B. New Turn Radius at Corners
- C. Passing Lane
- D. New Right Turn Out on Mitchell Mill
- E. Three Dedicated Lanes
- F. All Improvements within Existing ROW



Comprehensive Plan 2017

Rezoning Proposal:

- Consistent with Comprehensive Plan
 - Future Land Use Map designates these parcels at Medium Density Residential (3-5 units/acre)
- Consistent with residential character of adjacent properties



Rolesville: Future Land Use Map





Amenities

COMMUNITY POOL AND CABANA



Amenities

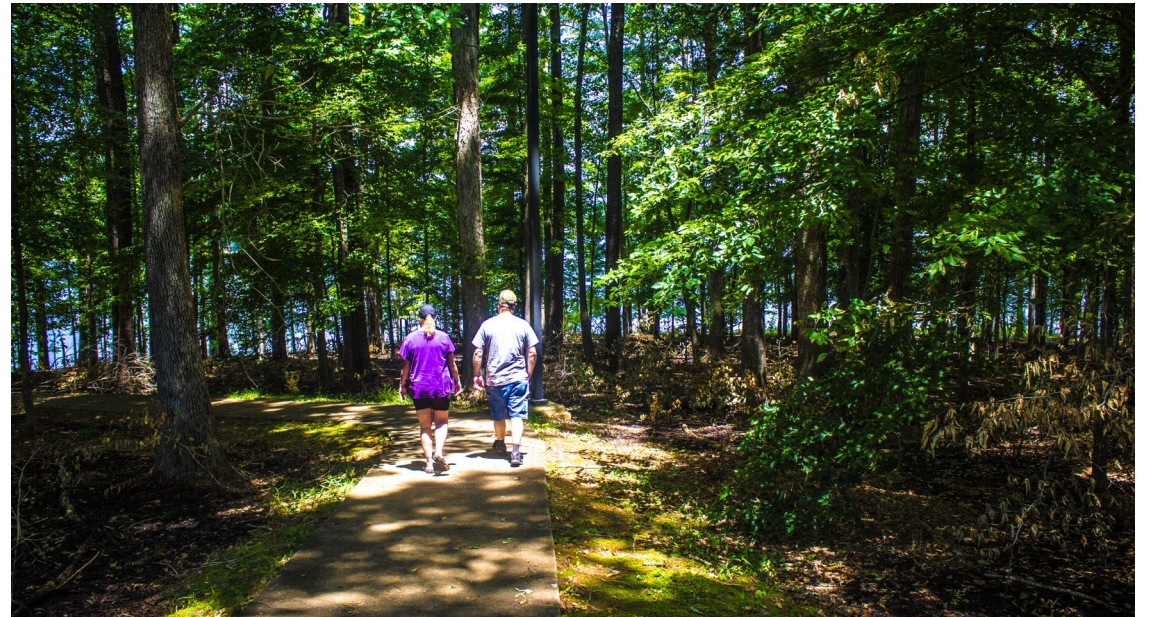
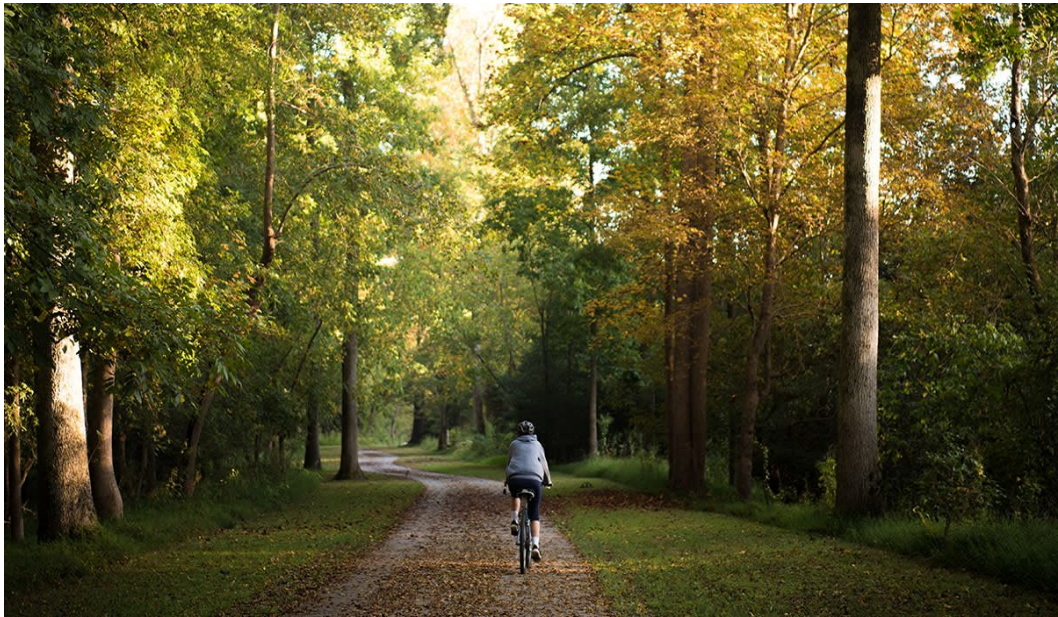
DOG PARK





Amenities

GREENWAY TRAILS



Amenities

POLLINATOR/WILDFLOWER GARDEN



Amenities

LANDSCAPED BOULEVARD STREETSCAPES



Amenities

PICKLEBALL COURT



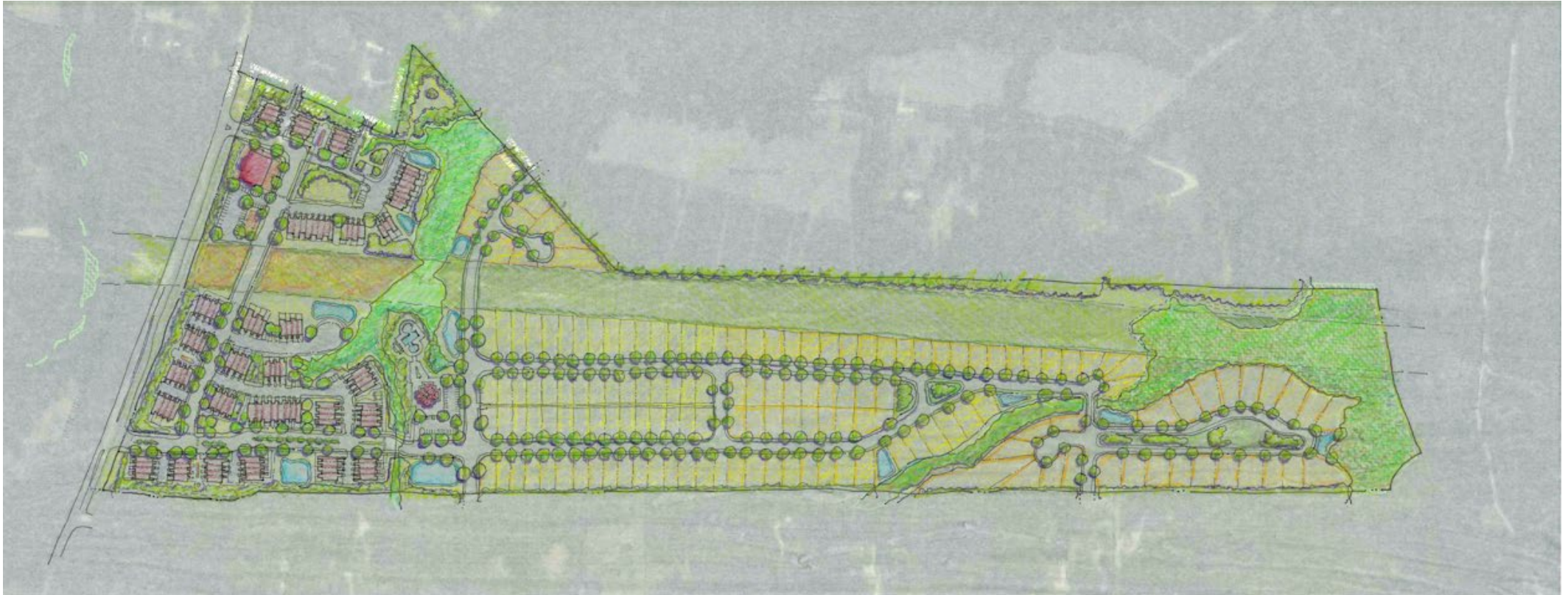
INTEGRATED BIKE PATHS



Commercial Parcel



Site Plan



Hills at Harris Creek Neighborhood Meeting Report

Ellis Developments Group (EDG) hosted an informational meeting for the proposed project on May 23, 2023 at the Rolesville Community Center. Five neighboring residents attended the meeting (attendance sheet attached). During the meeting, EDG presented an overview of the proposed project and provided the attendees with an opportunity to ask questions and express any concerns about the project. More specifically, the following topics were discussed in detail:

- Process and timeline
 - Overview of the rezoning process and upcoming hearings, as well as overall anticipated construction timeline.
- Overview of project
 - Unit mix, overall goal for neighborhood look and feel
 - 116 acres; 115 THs; 152 SF homes
 - Density: 2.3 units/acre
 - Described amenities green space design/walkability of community
 - Commercial: tentative plans for childcare center
- Comparison to prior version of site plan and need for second neighborhood meeting
 - Reduced units from 318 homes to 267 homes
 - Minimum lot size increased from 5000 sf to 7500 sf
 - Improved open space with pollinator garden, bike paths and dog park
 - Greenway trail integrated into wetland areas
 - Reduced intensity of commercial parcel
- Traffic
 - EDG responsible for all traffic improvements called for in the TIA
 - Widen Mitchell Mill Road for entire frontage of site
 - Left turn lanes into development from Mitchell Mill
 - Right in, right out at each entrance with tapered lane to help residents of Manly Farm Road
 - Measures to control traffic including traffic calming boulevard entrance