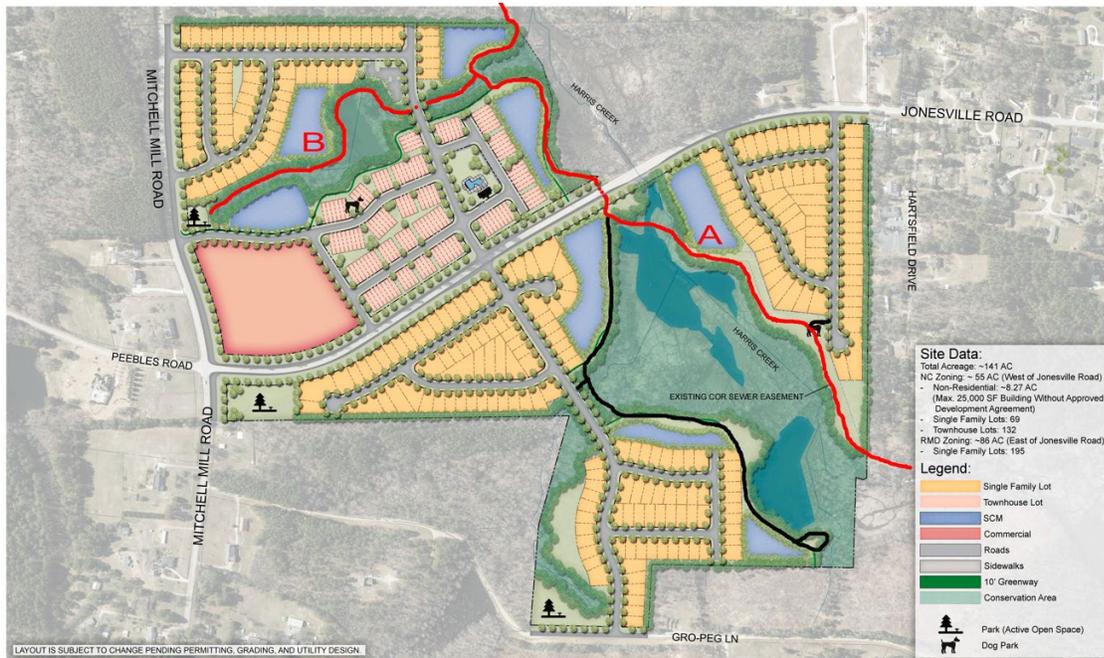


MA 22-06 – 5109 Mitchell Mill Map Amendment



With this property there is at least one public greenway that I do not see so I marked that in red - (Red Line A). This would be on the north side of Harris Creek going east/west using the existing sewer easement as much as possible, if not entirely.

The second possible public greenway would be off Mitchell Mill Road. This is currently marked on the map but it shares the neighborhood road. If the BMP was tucked along the road and had the pollinator flowers planted on its inside banks, some bush and tree buffering would make the entrance to the neighborhood more secluded/private especially as the vegetation matures. With the adjacent lot designated for commercial (probably a gas station) the secluded entrance will be welcomed. If the Mitchell Mill Road trail (Red Line B) was designated as public there would be, ideally, another small designated area for public parking. This would be one of the southernmost access points to the Rolesville Greenway network and some public parking there would give a lot of access to the greenway to residents in the Rolesville RTJ. I think this along with the surrounding area being looked at in a study for being more industrial, it will be easier to sell the town on the lower density. The stub out to the west will turn north, following that creek until it hits the future Fowler Road extension and/or runs into the bypass.

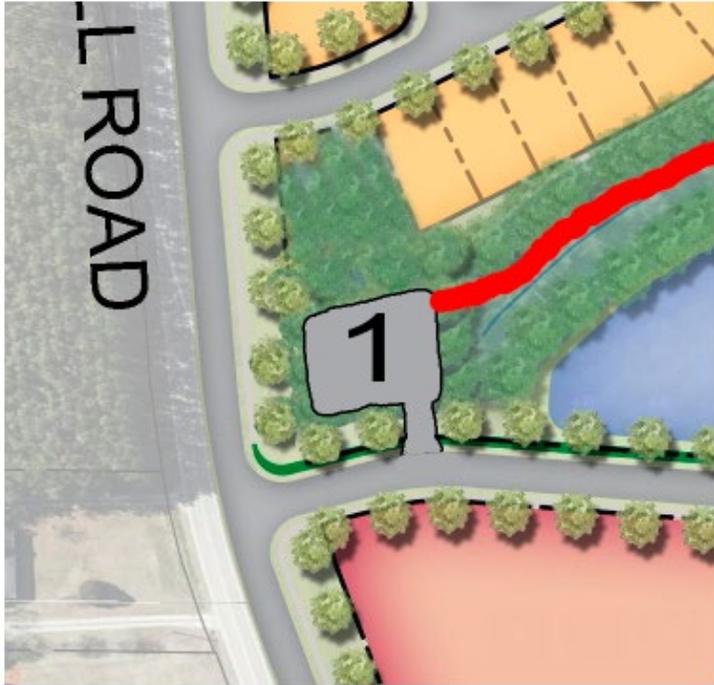
The black line would be the private trail. A unique amenity with a lollipop. At the top, dead end of the private greenway, the turnaround could have a fishing dock or scenic viewing spot - again, this would be a private amenity. This black line would also provide access to the public greenway for the east side of the development while the west side has access from within the neighborhood.

Additional Notes:

#1

Having a trail head with public parking would give a lot of the surrounding resident's access to Rolesville's greenway network. Ideally. That corner lot (to the west) could be sacrificed as a natural

buffer for the neighborhood too - giving it a little more country feel and an opportunity for a nice entrance sign/monument while making more room for public parking. And the parking isn't access from a main road or from a neighborhood road (at least where there are houses. Sacrificing the corner lot also creates more separate from the commercial space.

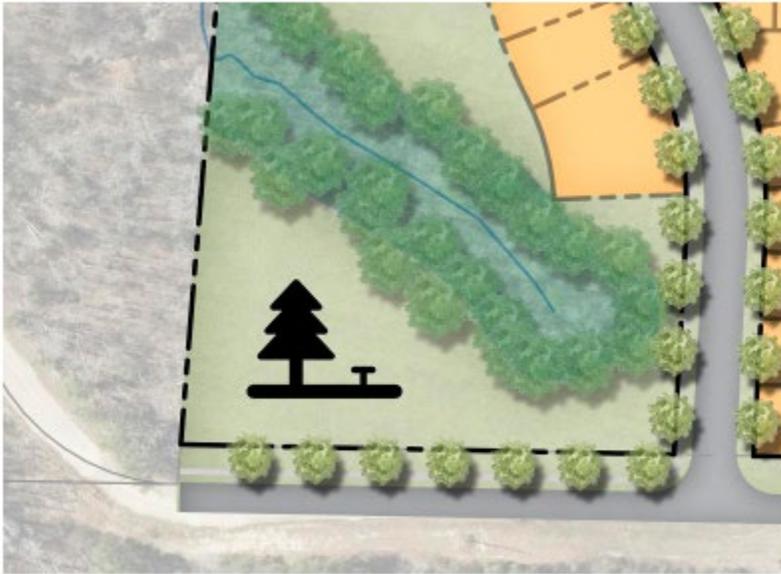


#2

Consider donating this area to the town. A covered pavilion could be constructed along with a small parking lot.



Lastly, The park on Gro-peg Lane should remain untouched, not clear cut (as implied by the image). Adding two or three parallel parking spots on the road to give direct access to a covered pavilion - again, another one donated to the town.



Additional Consideration

Making this section (red along pond) of the trail public, crossing the street, and stubbing out to the east so that property can connect.

