



ELIZABETH SPRINGS

January 13, 2026

Feedback on the proposed Atticus Woods Development

As homeowners of Elizabeth Springs, we have a strong interest in the proposed Atticus Woods development as it is directly adjacent to our neighborhood. As both residents and members of the community, we support economic development and recognize the importance to maximize Rolesville's economic resilience while meeting residents' needs for more work and lifestyle opportunities. Our intention for this document is to raise specific concerns and provide suggestions for development of the site that will both mitigate the impact to Elizabeth Springs and nearby neighborhoods and enhance the small-town feel and community that all residents value.

OUR CONCERNS

Classical Way Extension (as a connector road)

Extending Classical Way from Kavanaugh Rd to Wait Ave will have a great impact on our neighborhood. Classical Way was built as a residential road, intended to connect to another residential neighborhood. Changing that to a connector road connecting residential to commercial will have a significant negative impact on our residential neighborhood.

- Will push cut-through traffic onto Kavanaugh to bypass the traffic light at Wait/Averette. This will impact about 25% of the single family homes on Kavanaugh.
- Trucks making deliveries to the retail areas (particularly 18-wheel trucks to a potential grocery store) could use Kavanaugh to access loading docks at Atticus Woods. This would impact all homes on Kavanaugh between Averette and Classical Way (25% of homes on Kavanaugh).

- Increased traffic along Kavanaugh as neighboring residents (Austin Green, Meadows at Jones Dairy) use the road to access the commercial area. We have already raised concerns with the town about excessive speed along Kavanaugh (*visible test signs and police cars slow down traffic when they are present, but once they are gone, speeding continues*). There are many children in this neighborhood who cross Kavanaugh frequently to visit their friends. Increased traffic could be very hazardous.

Our request

Do not connect Elizabeth Springs/Kavanaugh Rd to Wait Ave via a Classical Way extension as this would significantly impact the safety and conditions of our neighborhood, possibly impacting home values in Elizabeth Springs.

Buffer zone

(between the commercial area of Atticus Woods and homes on the north side of Kavanaugh Rd).



The southern side of the commercial area runs directly behind residential backyards. A standard buffer zone of 25 feet would not suffice to block light pollution, mechanical noise, trash dumpsters, etc.



Our request

This buffer would need to be both wide (minimum 50 feet, ideally 75) and tall (to account for changes in elevation of the commercial area). Height should be at the same level or higher than commercial buildings on the residential edge (we would also request height restrictions near residential – 1-2 stories max). We would like fence and evergreen screening be required, with evergreen and native vegetation on the residential side of the fence. This buffer should be installed prior to construction.

Other requests include:

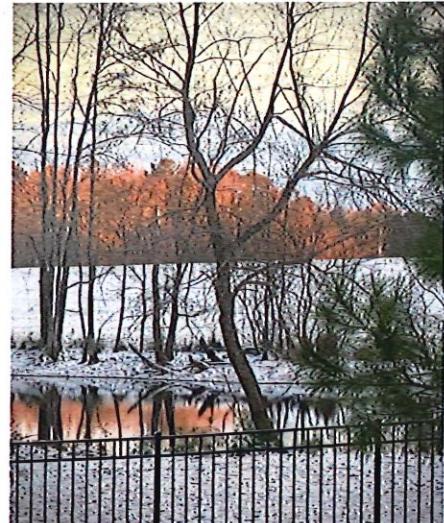
- No rear-oriented service areas facing residential
- Cutoff light requirements (downward shielding, 'dark sky' compliant)
- No 24-hour commercial operations on areas near homes

Pond

(on the edge of the commercial area and north side of Kavanaugh Rd)

The existing farm pond and natural area with old growth trees is a desirable feature of our neighborhood. It was a strong reason why many of us bought homes here. Kids fish from the banks and explore the woods surrounding it.

The pond attracts wildlife – from frogs and turtles, to muskrats and hooded merganser ducks, hawks and blue herons (one which we named Kevin). The pond drains into a partly underground spring that runs through the woods behind the homes on the north side of Kavanaugh. Native plants such as Jack in the Pulpit grow near the spring.



Our request

We would like that pond preserved as a natural pond or a constructed wetland with equal or greater ecological function. This is supported by the recent community survey that showed preserving the natural environment and wetlands is the #1 priority (almost 60% of survey respondents). We would also like the old growth trees and vegetation in the riparian area be preserved as well as it acts as a natural buffer zone.

We would not want this pond to be converted to a standard stormwater detention basin, lose the natural attraction and decrease home values of those residences behind it.



COMMERCIAL DEVELOPMENT SUGGESTIONS

We recognize that this is just the zoning phase of this project, but would like to contribute our thoughts on the plan development of the commercial zone for your consideration. We intend to stay involved, but are sharing our suggestions early in the process.

We love the small town feel and community of Rolesville and would not want to lose that. We suggest that any commercial development recognizes the proximity to residential and strives to mitigate traffic congestion. Some of our suggestions:

Walkability

The design of the commercial area should encourage walkability. To us, this does not mean a strip of shops and a large parking area. It should be smaller scale commercial spaces and parking that encourages people to walk or ride their bikes (e.g., Cobblestone, a scaled down North Hills).

- Research shows that homes and businesses in more walkable neighborhoods raise property values. A study in Chapel Hill found a 4-15% premium in housing and another study showed that a 10 point increase in walkability score was associated with a 1-9% premium for office and retail with pedestrian-friendly design ([source](#)).
- Encouraging walkability will help mitigate traffic congestion along Averette and Wait and support community building.

Community Design

We would love to see a walkable neighborhood hub that provides value to all Rolesville residents, while minimizing the traffic congestion and noise common with conventional commercial centers.

- Central plaza for community movie nights, pop-ups
- Direct pedestrian access to the park
- Bicycle parking, benches to encourage and support walkability
- Designated pedestrian crossings on Old Pearce extension

Types of commercial businesses

We would like Rolesville to grow but still maintain that small-town feel. We recognize the need for economic development, but do not want to sacrifice the personality and character of Rolesville with mainly national chain stores and restaurants. Our suggestions:

- Retail that encourages community, e.g., coffee shops/cafes/bakeries, local restaurants (no fast food drive-thru)
- Professional services: lawyers, accountants/financial, insurance, bank
- Small medical / dental offices
- Wellness and enrichment: fitness studios, therapy, tutoring, arts, book store or library
- Coworking space (Raleigh ranks #2 in the US for remote work, Durham is #9 [source](#)). This could support Rolesville's plan to build a small business & entrepreneurship program (source: Rolesville 2050)

- If a grocery store is considered in the plan, it should be more neighborhood focused with a smaller footprint than a standard Publix or Harris Teeter. For example, Trader Joe's (averaging 10-15K sq ft of sales space), Fresh Market (20K-24K sq ft), Sprouts (20K-27K) or even Whole Foods new "Daily Shop" (7K-14K sq ft). With the existing Food Lion and Publix, a smaller space specialty would provide more shopping diversity
- If a gas station must be included, it should follow a neighborhood-friendly design (smaller footprint, not 24-hours, cut-off light requirements)

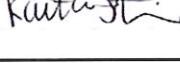
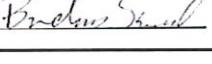
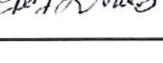
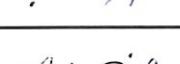
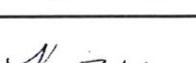
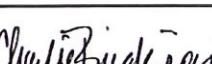
ADDITIONAL CONSIDERATION

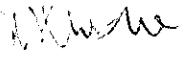
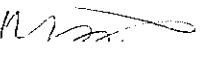
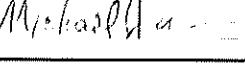
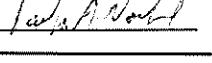
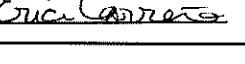
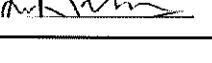
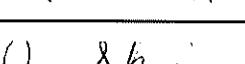
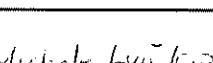
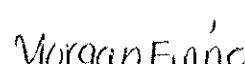
One suggestion that we had to address our buffer zone concern would be to consider moving the proposed town park (2 acres) to the area behind the homes on Kavanaugh. It could be easily accessed via Averette Rd or a greenway (assuming the greenway would be extended even if Classical Way is not).

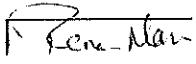
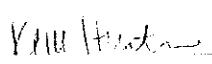
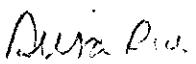
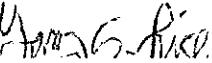
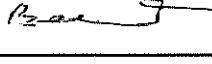
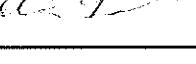
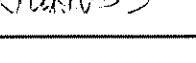
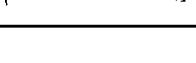
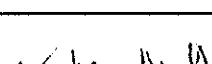
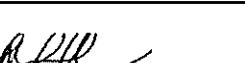
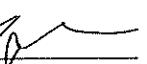
We would like to work collaboratively with you to help build Rolesville for the future while honoring the character and history of our town. We hope this development will exceed minimum standards and create something truly distinctive — something that reflects Rolesville's personality, serves current neighbors' needs, and attracts future residents and businesses to one of the best places to live and work in the Triangle.

Name	Address	Signature
April Thigpen	104 Kavanaugh Rd	April Thigpen
Man Leete	109 Kavanaugh Rd	M. Leete
David Autry	120 Kavanaugh Rd	David Autry
Pam Rodico	116 Kavanaugh Rd	Pam Rodico
Marcus Petway	124 Kavanaugh Rd	Marcus Petway
Prakash Patel	125 Kavanaugh Rd	Prakash Patel

Frannie McGaha	121 Kavanaugh Rd	<u>Frannie McGaha</u>
Gina Lawrence	1220 Marsh Hawk Way	<u>Gina Lawrence</u>
Doug Bartlett	112 Kavanaugh Rd	<u>Doug Bartlett</u>
Darrell Labarbera	129 Kavanaugh Rd	<u>Darrell Labarbera</u>
Molly Hurst	208 Kavanaugh Rd	<u>Molly Hurst</u>
Josh Hurst	208 Kavanaugh Rd	<u>Josh Hurst</u>
Linda Gilbert	212 Kavanaugh Rd	<u>Linda Gilbert</u>
Steven Gilbert	212 Kavanaugh Rd	<u>Steven Gilbert</u>
Heather Engard	216 Kavanaugh Rd	<u>Heather Engard</u>
Kristin Engard	220 Kavanaugh Rd	<u>Kristin Engard</u>
Curtis Robinson	240 Kavanaugh Rd	<u>Curtis Robinson</u>
Tyler Robinson	253 Kavanaugh Rd	<u>Tyler Robinson</u>
Dale Delserone	244 Kavanaugh Rd	<u>Dale Delserone</u>
Kimberly Cohen	252 Kavanaugh Rd	<u>Kimberly Cohen</u>
Dina and Larry Bangle	260 Kavanaugh Rd	<u>Dina and Larry Bangle</u>

Larry Bangle	321 Kavanaugh Rd	
C. Jackson	272 Kavanaugh Rd	
Eric Bavisotto	304 Kavanaugh Rd	
Crystal Winfree	312 Kavanaugh Rd	
Andrew Winfree	312 Kavanaugh Rd	
Thomas Miller	316 Kavanaugh Rd	
D Zaleski	213 Shingle Oak	
B Zaleski	213 Shingle Oak	
Kaitlyn Strickland	1204 Marsh Hawk Way	
Brandon Strickland	1204 Marsh Hawk Way	
Jody Givens	204 Kavanaugh Rd	
Michael Givens	204 Kavanaugh Rd	
Lisa Bilyj	205 Kavanaugh Rd	
Kevin Bilyj	205 Kavanaugh Rd	
Lisa Breakiron	209 Kavanaugh Rd	
Charlie Breakiron	209 Kavanaugh Rd	

Emma Meyer	217 Kavanaugh Rd	
Jared Thomas	221 Kavanaugh Rd	
Abhishek Kumar	224 Kavanaugh Rd	
Teresa Kumar	224 Kavanaugh Rd	
Veronica James	225 Kavanaugh Rd	
Michael James	225 Kavanaugh Rd	
Carolyn Nevlad	229 Kavanaugh Rd	
Erica Carreno	233 Kavanaugh Rd	
Luis Carreno	233 Kavanaugh Rd	
Steve Earnhart	245 Kavanaugh Rd	
Christine Sakay	6552 Winter Spring Dr	
Ray Sakay	6552 Winter Spring Dr	
Michele Lyn Tripp	1308 Rose Finch Cr	
Morgan Finney	250 Shingle Oak Rd	
Trevor Finney	250 Shingle Oak Rd	
Meredith Boorady	128 Kavanaugh Rd	
Andre Boorady	128 Kavanaugh Rd	

Remon Manssour	265 Kavanaugh Rd	
Dalia Grace	265 Kavanaugh Rd	
Kim Hunter	257 Kavanaugh Rd	
Mary Pollack	256 Kavanaugh Rd	
Susan Rice	317 Kavanaugh Rd	
Garry S. Rice	317 Kavanaugh Rd	
Josh Bangle	321 Kavanaugh Rd	
Elliot York	1212 Golden Aster	
Xiomara Austin	1208 Golden Aster	
Belkin Austin	1208 Golden Aster	
Kelvin Yarborough	1204 Golden Aster	
Alicia Yarborough	1204 Golden Aster	
Jason Wilkens	1200 Golden Aster	
Jessica Wilkens	1200 Golden Aster	
Madeline Simon	216 Shingle Oak	
Kate Mulhearn	6556 Winter Spring Dr	
Mavis Maynard	237 Kavanaugh Rd	
Reid Maynard	237 Kavanaugh Rd	

Ed Ortals	308 Kavanaugh Rd	<i>Ed Ortals</i>
Eileen Ortals	308 Kavanaugh Rd	<i>Eileen Ortals</i>
Renee Sullivan	1200 Marsh Hawk	<i>Renee Sullivan</i>