



2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
info@batemancivilsurvey.com

DATE: May 21, 2025

RE: *Wait Ave Rezoning Neighborhood Meeting 05/20/25– Meeting Minutes*

Notes:

Ardent Building, LLC formally held a meeting with neighbors adjacent to the property of the proposed rezoning, REZ-24-05. Meeting Notes are below:

- The Meeting was held at the Rolesville Community Center (514 Southtown Circle) and virtually via Microsoft Teams on May 20, 2025 at 6pm.
 - Each Member on behalf of Ardent Building were introduced, which included: Paul (Corey) Schmidt, (Ardent Building/ExperienceOne Homes), David Schmidt (Ardent Building/ExperienceOne Homes), Timothy Grissinger (Bateman Civil Survey Company), Shelby Daniel (Bateman Civil Survey Company).
 - There were 5 in person attendees and 5 virtual attendees.
 - The development team discussed that the requested rezoning was to revise the zoning district to NC-CZ and referenced the submitted site plan for the project that was on display to show areas of residential and commercial. It was noted that the rezoning case was in review with the Town of Rolesville, and that the project aligns with the current land use plan.
 - Neighbors from Carrie May Lane proposed questions about why the project was being rezoned and referenced previously approved PUD. The development team explained that a different entity did that plan to include a school, but that the school has chosen another location within the area. Neighbors included many questions into where the school was going and how traffic will be handled with the school.
 - Neighbors from Carrie May Lane expressed concerns about traffic on Wait Avenue/98. The development team discussed that a traffic impact analysis is underway to help determine what improvements will be necessary for Wait/98. Neighbors from Carrie May Lane expressed interest in the addition of a traffic light at their intersection to help enter and exit their neighborhood, and that they currently wait quite a while to leave their neighborhood. The development team discussed the required improvements to the Averette/Wait that is required with the Elizabeth Springs subdivision and that the TIA will provide more info to what improvements will be needed for the subject property.
 - Neighbors from Carrie May Lane requested clarity on how many entrances/exits the property would have and expressed concerns about whether the entrance across from Carrie May would be the only ones in and out. The development team explained that the ones on the map would be the main egress points but that there would likely be smaller private entrances and exits within the commercial development areas.
 - Neighbors from Carrie May proposed questions about the amount of single-family homes and type of commercial properties. The development team discussed that the site plan will be finalized later, and at this time it would likely be up to 300 homes with a mix of single-family homes and townhomes and that the exact locations of the homes will be determined by the site plan following more design work and environmental analysis. The development team also mentions the desire to bring in a grocer as a part of the commercial area, but that a grocery store might be hard to acquire given the quantity of homes in the area.
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- Neighbors from Carrie May expressed concern over whether multi-family homes would be included in the residential areas. The development team explained that the plan is only for single-family homes and townhomes. The neighbors expressed concern over the architectural design for the homes. The development team mentioned that there could potentially be architectural restrictions on what could be built here, but that they intended to provide homes with architectural interest, similar to other projects the team has developed.
 - Neighbors from Winter Springs Dr proposed questions on when the development team would be required to start building commercial properties. The development team mentions that it is currently 50% of the building permits before 50% of the commercial SF must be permitted, but that they are attempting to revise this to 75% of homes permitted prior to having to start commercial development. Neighbors from Winter Springs express concerns about the type of commercial and bring up the self-storage center on the project. The development team mentions that nothing is locked in at the time, but the desire is to do indoor self-storage.
 - Neighbors from Winter Springs question the timeline of the project. The development team mention that the ideal timeline would be to begin construction in Spring 2026.
 - Neighbors from Kavanaugh Road propose questions about whether there will be a privacy wall along the back of the properties on Kavanaugh that would have commercial behind their property line. The development team explains that a wall likely wouldn't be required, but there will be a landscaping buffer requirement for this area. The neighbors question when this landscape buffer would be required to be constructed. The development team mentions that there isn't a timeline as far as they are aware, but that they intend to build it early in the process of commercial construction.
 - The Kavanaugh neighbors express concerns about the commercial going behind their homes, and that they would prefer it to remain residential, and question what can be done to stop the rezoning. The development team provides information for them to reach out to the Town Staff and Boards with their concerns.
 - Neighbors from Winter Springs ask about connectivity to Elizabeth Springs, and if the residents of the proposed development would be able to use Elizabeth Springs Amenities. The development team explains that the proposed development would have its own Amenity, and would not have access to the Elizabeth Springs Amenities. The team also mentioned that as of right now the intention for connectivity would be no access on Classical Way, but to provide access into the proposed development on Gemstone Way. The development team also mentions the intention to dedicate town park land within the development.
 - A neighbor from Kavanaugh propose questions about the price points of the proposed homes. The development team explains that the prices have not been finalized but they're assuming \$350k+ for townhomes and \$450+ for single-family homes.
 - A neighbor from Carrie May Lane proposes questions on the size of the single family and townhome projects. The development team explains that the sizes are not set in stone but they're assuming 1400-1500 SF for townhomes and 1600+ SF for single-family homes. The neighbors question lot sizes and setbacks. The development team explains that the proposed lot sizes and setback will be determined at plan design following a rezoning approval, but mention the minimum standards for the NC district.
 - Neighbors from Kavanaugh question whether another meeting will be held as the project develops. The development team mentions that another meeting will not be required, but that the project info will be available on Rolesville's website following rezoning approval and plan submission.
 - Neighbors from Carrie May question how many sidewalks will be provided in the community. The development team explains that the sidewalks will be designed and permitted with site plans, but that they typically provide sidewalks on both sides of the street in their other developments.
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- Neighbors from Kavanaugh bring up traffic regarding the Thales Academy project. The development team explains that they will likely be required to provide traffic improvements precautions for carpool but that it is a separate project. The team mentions that they plan to coordinate with the Thales Academy project on traffic improvements.
- The sign-in sheet for the meeting has been attached as an exhibit to this document.



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DATE: May 20, 2025

RE: Wait Ave Rezoning – Meeting Sign-In
Project Address

Meeting Purpose: Neighborhood Meeting

Name	Address	Email or Phone
Elizabeth Henley	1400 Carrie May Lane WF	ehenley@nc.rr.com
George Wrenn	1408 Carrie May Lane ^{WF}	
MAN LEETE	109 KAVANAUGH RD	SOLD@MANLEETE.COM
Christian Onderka	6561 Winter Spring Dr	chrond001@gmail.com
	Virtual Attendees	
Will Apps	108 Kavanaugh Rd	
Carla & Chuck Dequaine	1300 Rose Finch Circle	
Ortals	128 Kavanaugh	
Hi	no info provided	
Kim	no info provided	