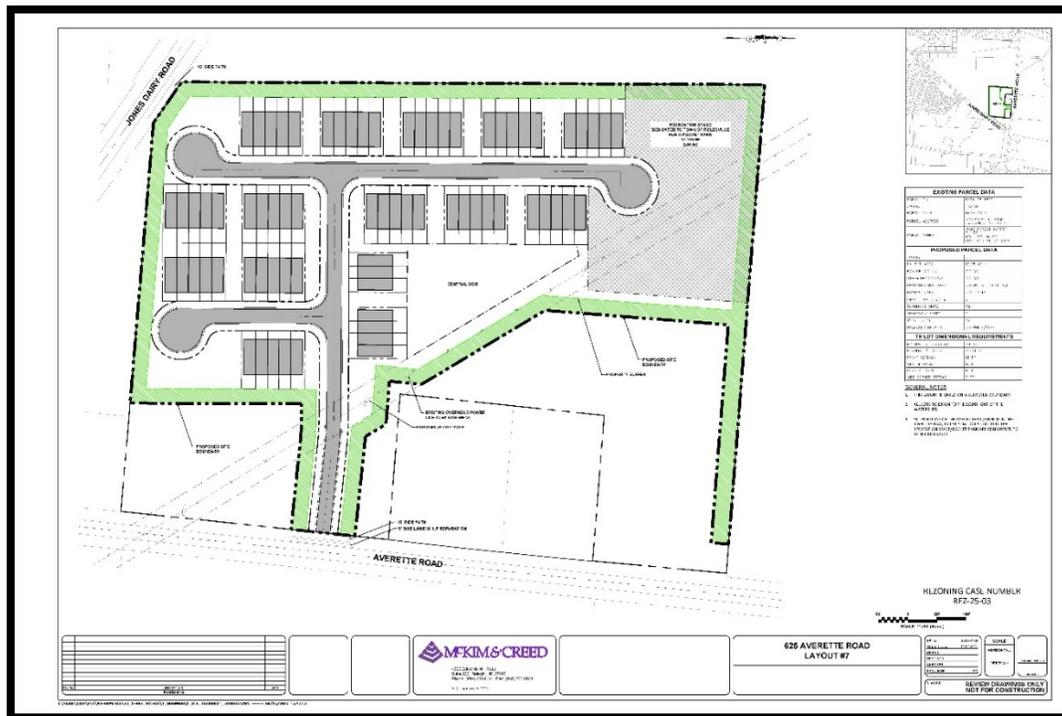


Memo

To: Mayor Currin & Town Board of Commissioners
From: Stephen Wensman, Planning Director; Michael Elabarger, Assistant Planning Director; & Meredith Gruber, Senior Planner
Date: Meeting Held February 3, 2026
Re: REZ-25-03 - 625 Averette Road

Rezoning Application & Site Data

The Town of Rolesville Planning Department received a Rezoning application in June 2025 for property located at 625 Averette Road to change the zoning from Residential & Planned Unit Development (R&PUD) to Residential High Conditional Zoning District (RH-CZ). The applicant has included a Concept Site Plan as a condition of the rezoning request with a statement that the development of the property shall be in general conformance with the plan.



625 Averette Road Concept Site Plan (North points to the right.)

Key information from the rezoning application is in the Site Data Table below:

Site Data Table	
Case Number and Name	REZ-25-03 – 625 Averette Road
Address(es)	625 Averette Road (portion of)
Owner	Wake Forest Baptist Church
Applicant	David Peoples, Azure Development LLC
Area	12.283 Acres
PIN(s)	1769085810 (portion of)
Current Zoning	Residential & Planned Unit Development (R&PUD)
Proposed Zoning	Residential High Conditional Zoning District (RH-CZ)
Associated Previous Case Number(s)	MA-07-07 – Averette Farms
Current Use	Vacant
Proposed Use	Single Family Attached Housing

Proposed Conditions of Approval

Following is a summary of the Applicant’s Proposed Conditions of Approval:

- Subject property shall be developed in accordance with the Concept Site Plan;
- Maximum residential density shall not exceed 5.9 units per acre;
- Parkland dedication of a minimum of two (2) acres.

Applicant Justification

The Applicant provided a Justification Statement for their rezoning request; it is included as Attachment 3. The Justification Statement notes the proposed development is consistent with the Comprehensive Plan and fits well into the nearby area.

Neighborhood Meeting

The applicant held a neighborhood meeting at the Rolesville Community Center on October 15, 2025. A neighborhood meeting report is included as Attachment 6.

Comprehensive Plan

Land Use

The Rolesville 2050 Comprehensive Plan’s Future Land Use Map identifies the subject property as Mixed-Residential Community. These parcels are largely single family subdivisions with limited nonresidential development at key intersections. The intent of this district is to provide unique and diverse residential opportunities and amenities through the Town while encouraging interconnectivity via multi-modal connections.

Community Transportation Plan

The Town of Rolesville’s Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections.

Thoroughfare Recommendations

- Averette Road: 4-lane divided (narrow raised median) with curb & gutter, bike lanes, and sidewalks. Such cross-section entails an ultimate right-of-way width of 110 feet; existing Right-of-way width is 60 Feet, hence ½ of the missing amount – 25' of 50' - would be required at the time of Preliminary Subdivision Plat.
- Jones Dairy Road: 4-lane divided (narrow raised median) with curb & gutter and sidewalks. Such cross-section entails an ultimate right-of-way width of 110 feet; existing Right-of-way width is 60 Feet, hence ½ of the missing amount – 25' of 50' - would be required at the time of Preliminary Subdivision Plat.

Collector Recommendations

- None

Intersection Recommendations

- The nearby intersection of Jones Dairy Road and Averette Road is identified for realignment in the CTP.

Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian routes are shown in the following location:

- Bike lanes and sidepaths are required along Averette Road.
- A sidepath is required along Jones Dairy Road.

Consistency

The Applicant's rezoning request is **consistent** with the Town of Rolesville's Comprehensive Plan for the following reasons:

- Single family attached housing is consistent with the Mixed-Residential Community District.
- CTP thoroughfare requirements for Averette Road and Jones Dairy Road will be addressed at the time of Preliminary Subdivision Plat.
- Greenway and Bike Plan requirements are shown on the REZ-25-03 Concept Site Plan.

Traffic

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) report was not required due to peak hour and daily trips falling below the LDO's threshold.

TIA Summary - Trip Generation Letter	Entering	Exiting	Total
<i>AM Peak (7-9 am)</i>	8	24	32
<i>PM Peak (4-6 pm)</i>	23	16	39
<i>Weekday Daily Trips</i>	498		

Development Review

The Technical Review Committee (TRC) reviewed two full submittals followed by two partial submittals of the Rezoning application and attachments, with nearly all comments being resolved. One noteworthy comment was about LDO Section 4.2. Watershed Overlay; most of the subject property is in the Little River Water Supply and Critical Watershed. The applicant will seek to re-grade the property out of the Watershed, which is an engineering planning and construction effort ultimately reviewed and approved by the North Carolina Department of Environmental Quality.

Planning Board Recommendation

At their October 27, 2025 meeting, the Planning Board continued REZ-25-03 – 625 Averette Road to the December 15, 2025 meeting to allow the applicant to be present to answer questions. At the December meeting, the Planning Board unanimously recommended approval of the Rezoning Application.

Staff Recommendation

Based on consistency with Rolesville's Comprehensive Plan, staff recommends approval of REZ-25-03 – 625 Averette Road. In addition, the proposed density of 5.9 units per acre is in compliance with the Residential High (RH) zoning district in the LDO; the maximum allowed density for single family attached housing is 9 units per acre.

Consistency and Reasonableness

As noted above in both the *Comprehensive Plan* and *Staff Recommendation* sections of this memo, rezoning request REZ-25-03 – 625 Averette Road is consistent with Rolesville's Comprehensive Plan and is therefore reasonable.

Proposed Motions

- Motion to (*approve or deny*) rezoning request REZ-25-03 – 625 Averette Road based on (*consistency or inconsistency*) with Rolesville's Comprehensive Plan. (*Please include examples of consistency or inconsistency.*)
- (*If approved*) Motion to adopt a Statement of Consistency and Reasonableness as REZ-25-03 is consistent with Rolesville's Comprehensive Plan—as per the Mixed Residential Future Land Use Category, the Community Transportation Plan Network, and the Bike and Greenway Plans Network—and is therefore reasonable.

Or

- Motion to continue REZ-25-03 – 625 Averette Road to a future Town Board of Commissioners' meeting (*provide date certain*).

Attachments

1	Application
2	Survey and Legal Description of Rezoning Boundary
3	Justification Statement
4	Proposed Conditions of Approval
5	Concept Site Plan
6	Neighborhood Meeting Report
7	Trip Generation Letter
8	Ordinance 2026-ORD-XX



Zoning Map (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Planning Department Home Page: [Official Town Webpage](#)

Complete one form for each parcel identification number.

APPLICATION INFORMATION:	
Site Address: 625 Averette Rd	Site Area (in acres): 16.77
Rezoning Type: <input type="checkbox"/> General <input checked="" type="checkbox"/> Conditional	Total area requested to be rezoned (in acres): 16.77
Voluntary Annexation Application Submitted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ANX-	Current Location: <input type="checkbox"/> County Limits <input checked="" type="checkbox"/> ETJ <input type="checkbox"/> Town Limits
Existing Zoning District: R&PUD	Proposed Zoning District(s): RH
PIN: 1769086810	Associated Previous Case(s):
Current Use(s): Vacant	Proposed Use(s): Residential Attached and Detached

APPLICATION REQUIREMENTS:	
<input checked="" type="checkbox"/> Complete Application and checklist.	<input checked="" type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner- See page 5.
<input checked="" type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	<input checked="" type="checkbox"/> A Concept (nee site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be incorporated into a written condition for "general compliance" upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
<input checked="" type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or a Letter/Email from Planning staff confirming that a TIA is not required. (LDO Section 8.C.5)	<input type="checkbox"/> * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts require the submission of a Concept Plan (also known as a site plan) as per LDO Sections 3.4.1 and 3.4.2.
<input checked="" type="checkbox"/> Legal Metes & Bounds	<input checked="" type="checkbox"/> Deeds with Book of Map & Page Number
<input type="checkbox"/> Sketch/Pre-submittal meeting held on: _____	<input type="checkbox"/> Meeting Notes submitted
<input checked="" type="checkbox"/> Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.	

Financially Responsible Party (*REQUIRED: Who will pay invoices related to this application?)

Name: David Peoples Company Name: Azure Development LLC

Title: Manager Signature:

Mailing Address 4214 Batiste Rd City/State/Zip Raleigh/NC/27613

Phone 336-399-2133 Email david@azuredevnc.com

Property Owner (First name on Deed)

Name: _____ Signature: _____

Address: _____ Email: _____

Property Owner (Second name on Deed or Spouse information required if applicable)

Name: _____ Signature: _____

Address: _____ Email: _____

Preferred Point of Contact: Owner Agent Applicant Architect Attorney Engineer

Please add contact information if applicable.

Agent Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Applicant Name: David Peoples Title/ Firm Manager/Azure Development LLC

Phone: 336-399-2133 Email: david@azuredevnc.com

Architect Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Attorney Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Engineer Name: Jon Eakins Title/ Firm Senior Engineer/McKim&Creed

Phone: 919-233-8091 Email: JEakins@mckimcreed.com

Owner Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Concept Plan Minimum Requirements (Required for AC or NC Districts, Optional for Conditional Districts):

- A vicinity map of the site, illustrating the boundaries of the site, the north arrow, and the scale reference
- Site Data Table: Typical Property Information (Property Legal Description, Acreage/Square Footage, etc.)
- * If Commercial, include the square footage of the proposed building, use, or development, the approximate proposed Impervious Coverage, approximate parking calculations, and if it is a multi-family development, the number of Dwelling units, etc.
- * If Residential - Number of proposed development lots (including by type of lot and use), density (proposed and permitted), and approximate parking calculations.
- * Calculations for open space are required and provided.
- Existing and Proposed Use and Zoning District of the property and adjacent properties
- A drawing depicting the details provided above as a general concept of the development, including such details as –
 - Residential - Lot layout and a "typical" lot size/dimension exhibit.
 - Non-res/multifamily - Proposed building layout and/or general footprint locations.
 - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private);
 - Pedestrian circulation, including general greenways, side paths, and bike lane locations.
 - General Utility access and points of connection/extensions,
 - Buffer Spaces (street and perimeter), open communal spaces, stormwater control measures, etc.
- Name, address, and contact information for the property owner and/or Applicant
- Name/information of the professional who created the Concept Plan
- Any other information requested by the Planning Department staff

Rezoning Justification Statement – Complete the attached form

Provide a **separate document** titled "Statement of Justification" (including Date) that addresses each/all the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present when it was adopted?
4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Neighborhood Meeting- (Complete the attached form)

Per [LDO Section 2.2, Appendix A / 2.3.D., and 2.3.F Rezoning \(Zoning Map Amendment\)](#); and TA-23-01, all applicants shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners. This meeting will enable the applicant to explain the proposed request and address the neighborhood's concerns. A summary of the meeting in the form of meeting notes or minutes, along with a list and contact information (as shown below) for all attendees and a list of property owners and Homeowners' Associations within 500 feet of the subject property as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they are required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled).

Conditions of Approval – Provide a separate list of voluntary conditions proposed by the applicant to be signed upon presentation to the Town Board at the Legislative Hearing (if applicable).

Please visit the [Submittal Process webpage](#) for information on submission timing.

Submission Packet Document Review- Please be sure to include the following:

Required documents to be submitted with the Application

<input checked="" type="checkbox"/> Complete Application	<input checked="" type="checkbox"/> Legal Metes and Bounds
<input checked="" type="checkbox"/> Concept Plan (if applicable)	<input checked="" type="checkbox"/> Property Owner Consent form(s)
<input checked="" type="checkbox"/> Conditional Zoning Proposed List (if applicable)	<input checked="" type="checkbox"/> Rezoning Boundary Survey with Total Area Requested and Zoning Districts labeled
<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Rezoning Justification Statement
<input checked="" type="checkbox"/> Financial Responsible Party information	<input type="checkbox"/> Sketch Plan meeting notes (if applicable)

Required documents for Planning Board and/or Town Board meeting

<input type="checkbox"/> Neighborhood Meeting Information	<input type="checkbox"/> PowerPoint slides (or other digital media) to include in the Planning Board and Town Board Agenda Packets.
<input type="checkbox"/> Signed Proposed Conditions (for approval by the Town Board at Legislative Hearing)	



Town of Rolesville Planning Department
 Property Owner Consent & Authorization Form
 planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: 625 Averette
 Site Address: 625 Averette Rd. Wake Forest NC, 27587
 Parcel ID: 1769086810 Deed Reference: D.B. 17840, Page 738

Property Owner *This field is required.

1) Name: Wake Forest Baptist Church Signature: Michael K. P. [Signature]
 (Type or print clearly.)
 Mailing Address: 118 E. South Ave City/State/Zip: Wake Forest, NC 27587
 Phone: 919-550-5141 Email: mike@pbm-lawfirm.com

2) Name: _____ Signature: _____
 (Type or print clearly.) (spouse if applicable)
 Mailing Address: _____ City/State/Zip: _____
 Phone: _____ Email: _____
 Company Name: _____ Title: _____

Applicant P.O.A. Agent Legal Representative
 Check all that apply.

1) Name: David Peoples Signature: [Signature]
 (Type or print clearly.)
 Mailing Address: 4214 Batiste Rd City/State/Zip: Raleigh/NC/27613
 Phone: 336-399-2133 Email: david@azuredevnc.com
 Company Name: Azure Development LLC Title: Manager

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



Voluntary List of Proposed Conditions: (Please use additional pages as needed)

- 1. see separate doc submitted
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____

Property Owner (First name on Deed)

Printed Name: _____ Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Property Owner (Second name on Deed)

Printed Name: _____ Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PRELIMINARY

FOR REVIEW PURPOSES ONLY

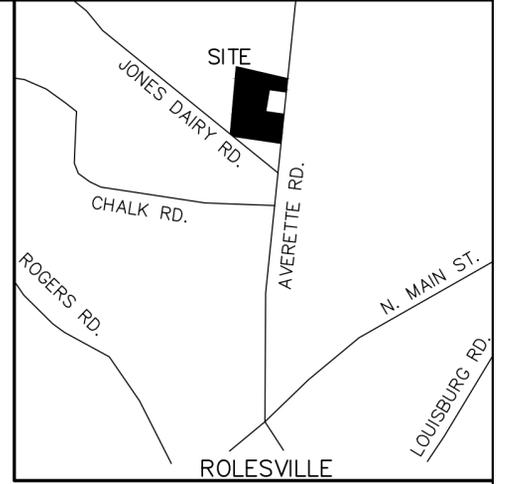
LEGEND:

EIP - EXISTING IRON PIPE
 EIB - EXISTING IRON BAR
 BEIP - BENT IRON PIPE
 BEIB - BENT IRON BAR
 CM - CONCRETE MONUMENT
 EPK - EXISTING PK NAIL
 SPK - SET PK NAIL
 NIP - NEW IRON PIPE SET
 R/W - RIGHT OF WAY
 CATV - CABLE TV BOX
 EB - ELECTRIC BOX
 TEL - TELEPHONE PEDESTAL
 PP - POWER POLE
 OHL - OVERHEAD LINE
 LP - LIGHT POLE
 WM - WATER METER
 WV - WATER VALVE
 CO - SEWER CLEAN-OUT
 CC - CONCRETE
 CB - CATCH BASIN
 MH - MANHOLE
 FH - FIRE HYDRANT

LINE	BEARING	DISTANCE
L-1	N 02°30'06" W	472.75'
L-2	N 85°04'39" W	5.00'
L-3	N 85°04'39" W	162.39'
L-4	S 85°11'55" E	10.06'
L-5	N 55°23'54" W	84.84'
L-6	N 85°30'10" W	6.67'
L-7	S 05°59'03" W	156.01'
L-8	S 05°58'21" W	194.95'
L-9	S 04°29'50" W	30.00'
L-10	S 05°58'21" W	54.55'
L-11	N 87°46'45" W	69.99'

LINE TYPE LEGEND

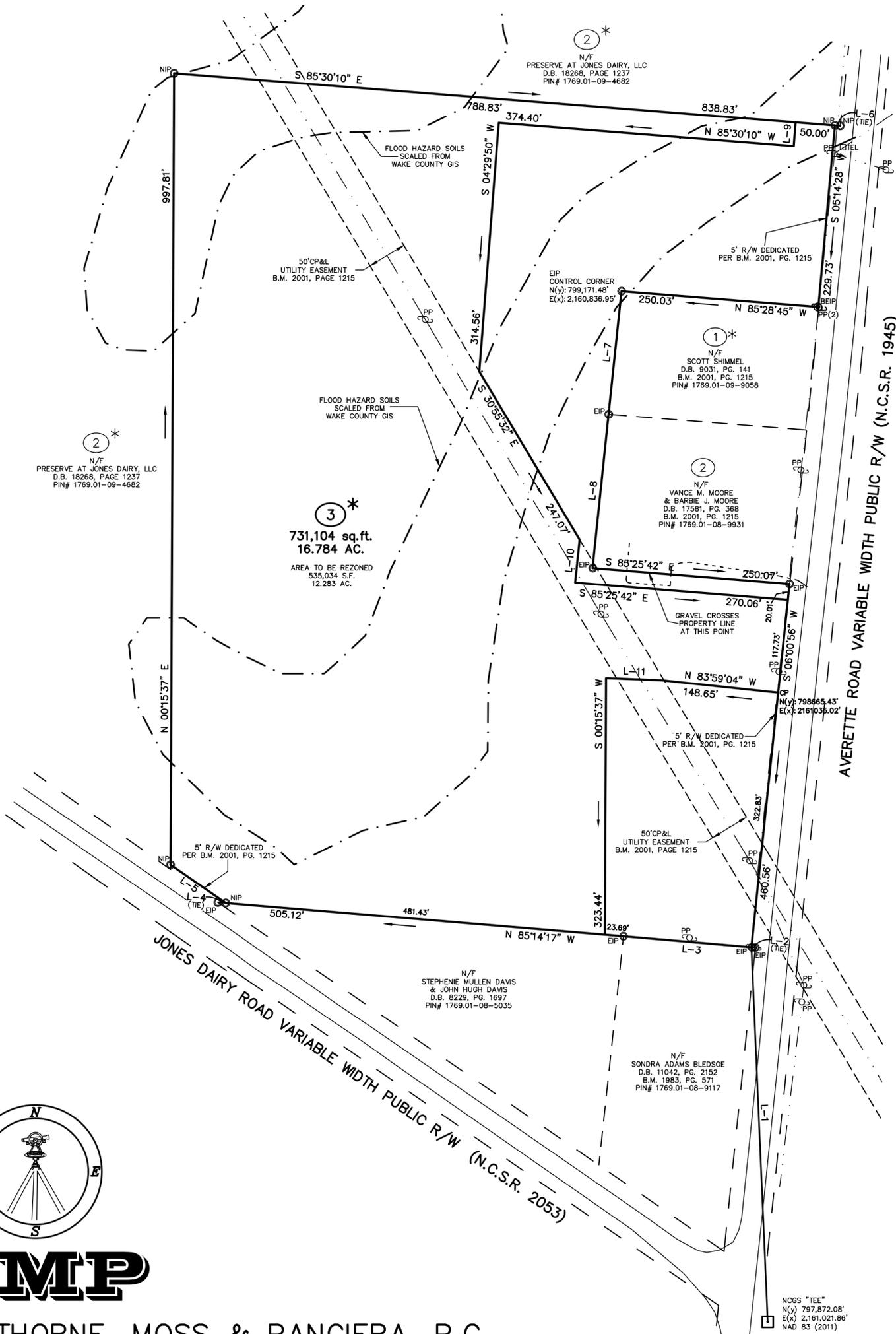
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS



VICINITY MAP

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE SHALL BE NO FILLING OR THE ERECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY OR FEMA.
- 3) BEFORE ACQUIRING A BUILDING PERMIT FOR LOTS MARKED BY "*" THE BUILDER MAY NEED TO OBTAIN A FLOOD HAZARD AREA USE PERMIT FROM WAKE COUNTY ENVIRONMENTAL SERVICES. THE BUILDER'S ENGINEER, ARCHITECT, AND OR SURVEYOR (AS APPROPRIATE) MUST CERTIFY THAT ALL FLOOD HAZARD REQUIREMENTS ARE MET.



REZONING PLAT FOR INA F. PEARCE ESTATE LOT 3

AVERETTE ROAD
 OWNER: WAKE FOREST BAPTIST CHURCH
 REF: D.B. 17840, PAGE 738
 REF: B.M. 2001, PAGE 1215
 TOWN OF ROLESVILLE
 WAKE COUNTY, NORTH CAROLINA

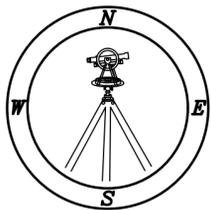


SCALE 1"=100'

OCTOBER 17, 2025

ZONED R&PUD

PIN #1769.01-08-6810



CMP

CAWTHORNE, MOSS & PANCIERA, P.C.

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

(X:\PROJECTS\INA PEARCE 3 - JC)

ANNEXED AREA LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY OF AVERETTE ROAD, SAID POINT HAVING NAD 83' (2011) NC GRID COORDINATES OF N(y):798,665.43' E(x):2,161,035.02'; THENCE, LEAVING SAID RIGHT OF WAY, N 83°59'04" W A DISTANCE OF 148.65' TO A POINT; THENCE N 87°46'45" W A DISTANCE OF 69.99' TO A POINT; THENCE S 00°15'37" W A DISTANCE OF 323.44' TO A POINT; THENCE N 85°14'17" W A DISTANCE OF 481.43' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING ON THE NORTHERN RIGHT OF WAY OF JONES DAIRY ROAD; THENCE, FOLLOWING SAID RIGHT OF WAY, N 55°23'54" W A DISTANCE OF 84.84' TO A NEW IRON PIPE; THENCE, LEAVING SAID RIGHT OF WAY, N 00°15'37" E A DISTANCE OF 997.81' TO A NEW IRON PIPE; THENCE S 85°30'10" E A DISTANCE OF 788.83' TO A POINT; THENCE S 04°29'50" W A DISTANCE OF 30.00' TO A POINT; THENCE N 85°30'10" W A DISTANCE OF 374.40' TO A POINT; THENCE S 04°29'50" W A DISTANCE OF 314.56' TO A POINT; THENCE S 30°55'32" E A DISTANCE OF 247.07' TO A POINT; THENCE S 05°58'21" W A DISTANCE OF 54.55' TO A POINT; THENCE S 85°25'42" E A DISTANCE OF 270.06' TO A POINT, SAID POINT BEING ON THE WESTERN RIGHT OF WAY OF AVERETTE ROAD; THENCE, FOLLOWING SAID RIGHT OF WAY, S 06°00'56" W A DISTANCE OF 117.73' TO A POINT; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 535,034 SQUARE FEET, 12.283 ACRES.

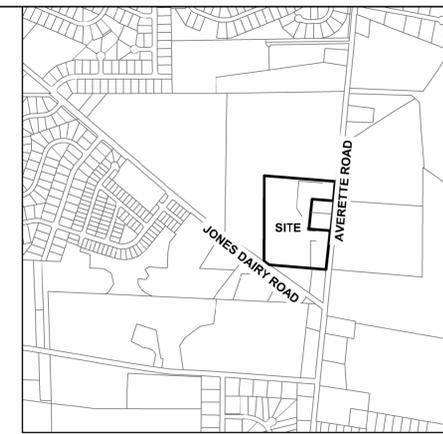
Statement Of Justification
625 Averette Rd.
REZ-25-03

09/11/2025

To Whom It May Concern:

We are writing to justify the rezoning submission for 625 Averette Road from R&PUD to RH under the LDO. We believe that the proposed zoning coupled with the conditions deliver a proper balance of residential homes and recreation space having an overall density of 5.9 du/acre well within a medium density range of 3-6du/acre. The neighboring developments have both attached and detached residential units and their densities exceed our proposed density. We believe the proposed zoning and sketch plan are either consistent or will be consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans and Adopted Town Policy Plans after the Site Plan and Construction Drawing process are completed. To our knowledge the application doesn't conflict with any provision of the LDO or the Town Code of Ordinances. This application, we believe, does address a current issue with its R&PUD entitlements. Currently the site is zoned R&PUD with RM use and under its vested rights can only have development containing commercial elements consistent with SUP 07-05. Part of this parcel is in the Non-Critical Little River Watershed and as such no commercial development can occur. Commercial traffic and development would produce a far greater impact and level of traffic and congestion than our proposed concept. We believe that through rezoning to medium density under RH Zoning, consistent with earlier future use maps, we will bring desirable homes to the area. Under the current zoning the property undevelopable as commercial and as such needs appropriate zoning. The parcel is in an easily accessible area and ensures efficient development within the Town including public facilities and other similar considerations. As such we believe that the proposed development would result in a logical and orderly development pattern. Our proposed design isn't anticipated to have any adverse effects on water, air, noise, stormwater, wildlife, vegetation, wetlands, and the natural functioning of the environment. The proposed conditions to zoning do not jeopardize any of the statements in this Justification Letter. We believe that the conditions provided deliver the needed flexibility given the uncertainty of engineering.

Respectfully,
Azure Development LLC

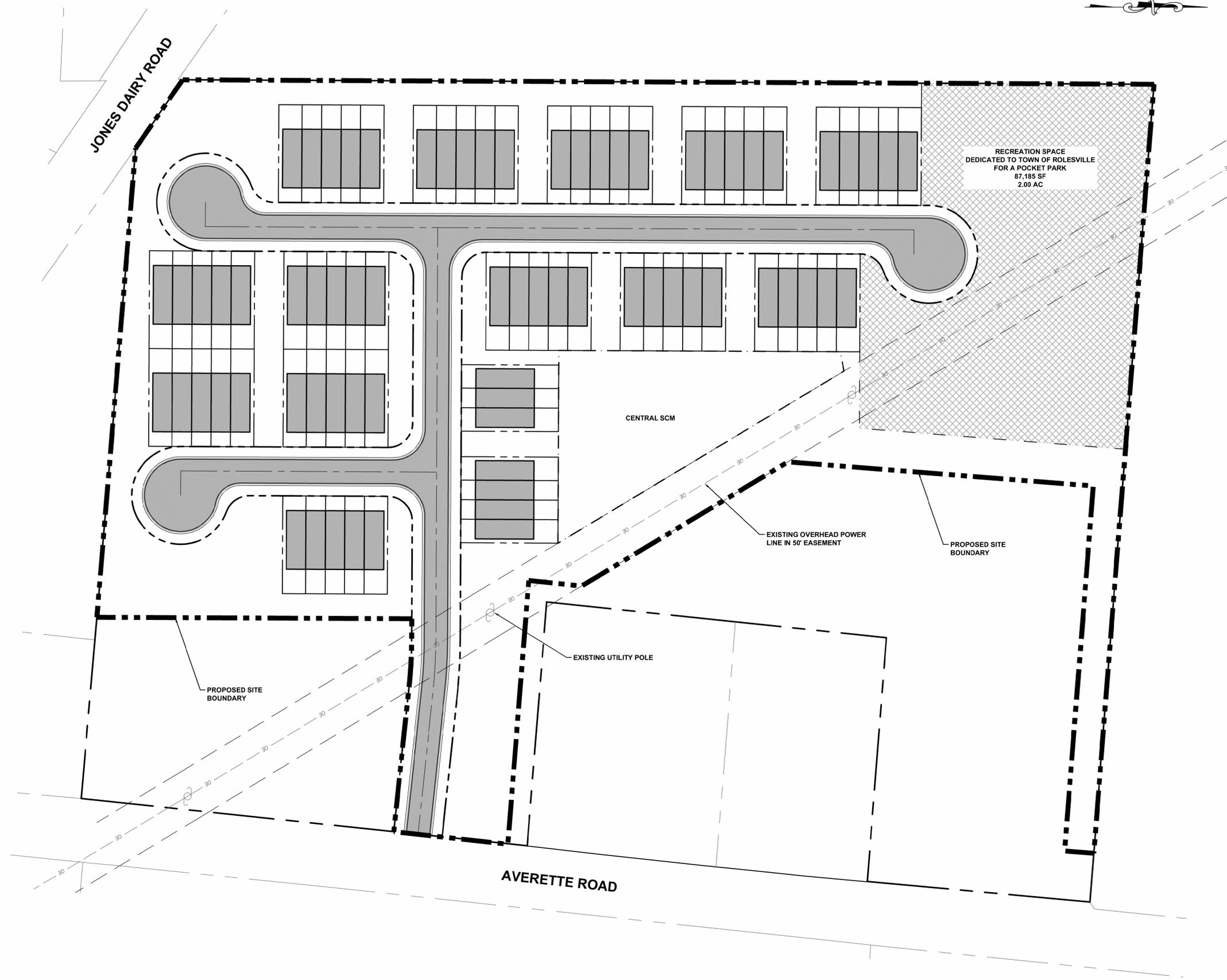


EXISTING PARCEL DATA	
PARCEL PIN	1769-08-6810
ZONING	R&PUD
PARCEL AREA	12.28 AC ±
PARCEL ADDRESS	625 AVERETTE ROAD ROLESVILLE, NC 27571
PARCEL OWNER	WAKE FOREST BAPTIST CHURCH 118 E SOUTH AVE WAKE FOREST, NC 27587

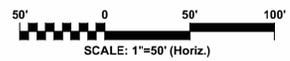
PROPOSED PARCEL DATA	
ZONING	RH
EX. SITE AREA	12.28 AC ±
R/W DEDICATION	0.0 AC
OTHER DEDICATIONS	0.0 AC
PROPOSED SITE AREA	535,017 SF (12.28 AC)
PROPOSED USE	RESIDENTIAL
SINGLE FAMILY UNITS	0
TOWNHOME UNITS	72
APARTMENT UNITS	0
TOTAL UNITS	72
PROPOSED DENSITY	5.9 UNITS/ACRE

TH LOT DIMENSIONAL REQUIREMENTS	
MINIMUM LOT FRONTAGE	20 FEET
MINIMUM LOT AREA	2,000 SF
FRONT SETBACK	15 FT
SIDE SETBACK	10 FT
REAR SETBACK	15 FT
SIDE CORNER SETBACK	0 FT

- GENERAL NOTES**
- THIS LAYOUT IS BASED ON A SURVEYED BOUNDARY
 - ALL LOTS TO DRAIN TO THE SOUTH OUT OF THE WATERSHED
 - ALL PORTIONS OF THE PARCEL THAT ARE NOT IN THE RIGHT-OF-WAY, IN THE SCM, ON A LOT OR IN THE RECREATION SPACE/POCKET PARK ARE CONSIDERED TO BE IN OPEN SPACE



REZONING CASE NUMBER
REZ-25-03



REV. NO.	DESCRIPTIONS REVISIONS	DATE

4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

**625 AVERETTE ROAD
LAYOUT #7**

DATE: 2025-07-29	SCALE:
MCE PROJ. #: 10300-0001	HORIZONTAL:
DRAWN:	VERTICAL:
DESIGNED:	DRAWING NUMBER:
CHECKED:	REVISION:
PROJ. MGR. XXX	

STATUS: **REVIEW DRAWINGS ONLY
NOT FOR CONSTRUCTION**

Azure Development

September 16th, 2025

RE: 625 Averette Rd
REZ-25-03

Dear Property Owner:

By way of this letter, the Town of Rolesville wants to officially notify you of a proposed rezoning adjacent to your property known as 625 Averette Rd. Azure Development will hold a neighborhood meeting on 15th of October 2025 from 5:30 PM to 7:30 PM at The Rolesville Community Center at 514 Southtown Circle Rolesville, NC to explain our proposal.

Azure Development will receive your comments at this meeting and then present the proposed rezoning to the Town Board of Commissioners for consideration. The Planning Board will most likely review and consider this case on a date determined by Rolesville at Rolesville Town Hall (502 Southtown Circle).

This case involves a rezoning request for:

625 Averette Rd. REZ-25-03

The Town of Rolesville encourages you to attend these meetings and submit your input. The more involved citizens are in our government, the more trusted, transparent, and efficient the municipality will be.

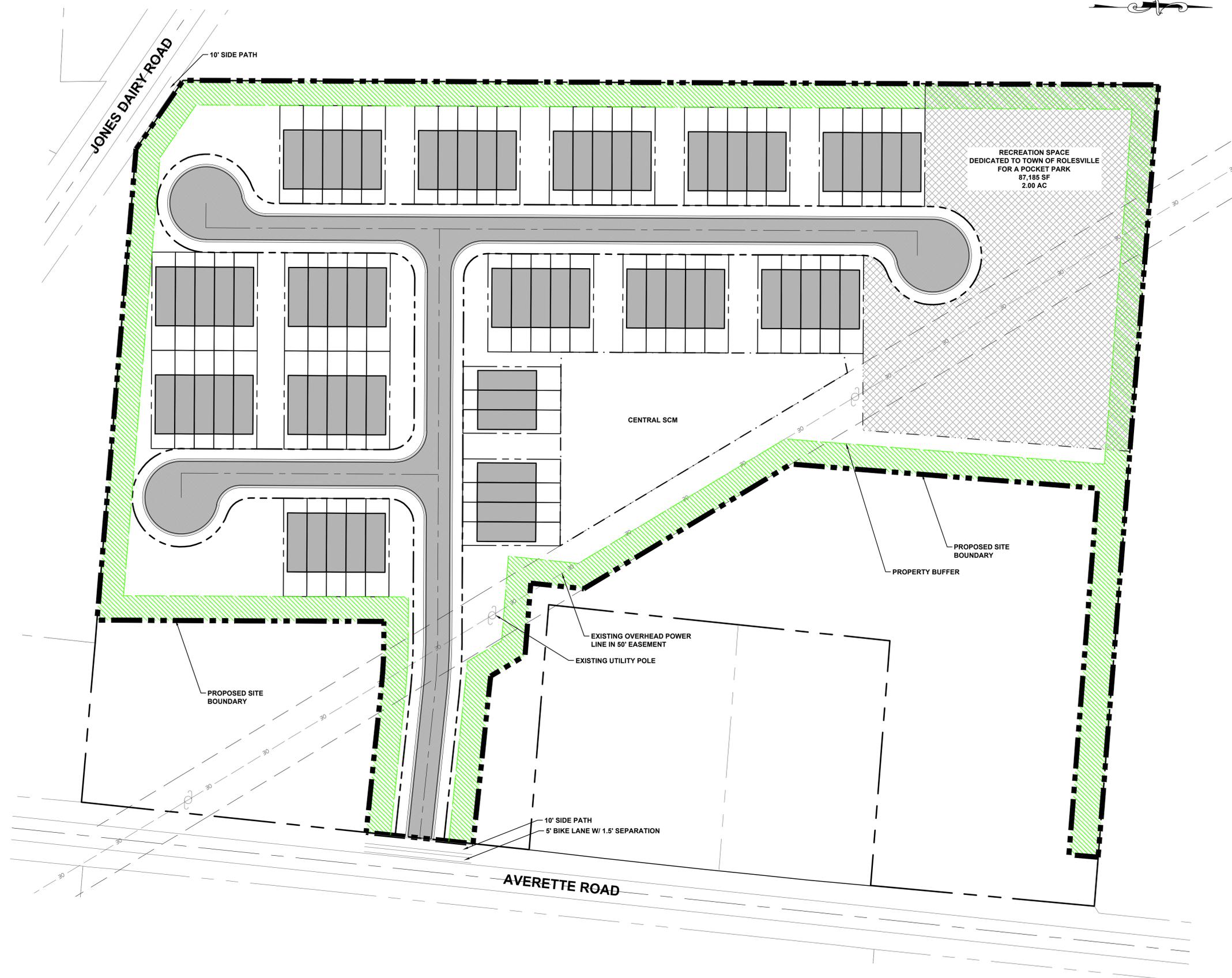
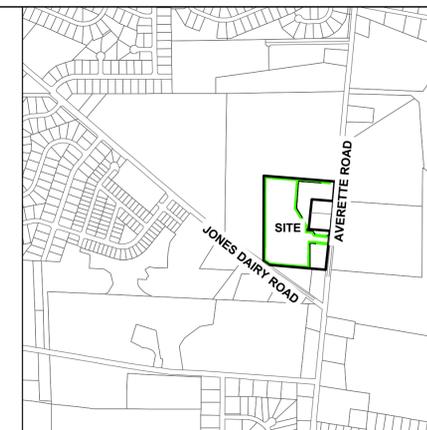
Town Board of Commissioners are the elected body that will make the final determination and decision on this proposal.

After consideration by the neighborhood meeting by the applicant, a public hearing will be held by the Town Board of Commissioners on a future date. You will receive another similar notification about the date, time, and location of this public hearing. These hearings may be administrative, legislative, or quasi-judicial (depending upon the North Carolina State Statute requirements), but you will still have the opportunity to be heard once again.

Sincerely,

Azure Development

David Peoples



RECREATION SPACE
DEDICATED TO TOWN OF ROLESVILLE
FOR A POCKET PARK
87,185 SF
2.00 AC

CENTRAL SCM

PROPOSED SITE
BOUNDARY

PROPERTY BUFFER

EXISTING OVERHEAD POWER
LINE IN 50' EASEMENT

EXISTING UTILITY POLE

PROPOSED SITE
BOUNDARY

10' SIDE PATH
5' BIKE LANE W/ 1.5' SEPARATION

AVERETTE ROAD

JONES DAIRY ROAD

10' SIDE PATH

EXISTING PARCEL DATA

PARCEL PIN	1769-08-6810
ZONING	R&PUD
PARCEL AREA	12.28 AC ±
PARCEL ADDRESS	625 AVERETTE ROAD ROLESVILLE, NC 27571
PARCEL OWNER	WAKE FOREST BAPTIST CHURCH 118 E SOUTH AVE WAKE FOREST, NC 27587

PROPOSED PARCEL DATA

ZONING	RH
EX. SITE AREA	12.28 AC ±
R/W DEDICATION	0.0 AC
OTHER DEDICATIONS	0.0 AC
PROPOSED SITE AREA	534,991 SF (12.28 AC)
PROPOSED USE	RESIDENTIAL
SINGLE FAMILY UNITS	0
TOWNHOME UNITS	72
APARTMENT UNITS	0
TOTAL UNITS	72
PROPOSED DENSITY	5.9 UNITS/ACRE

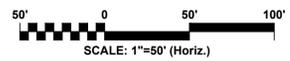
TH LOT DIMENSIONAL REQUIREMENTS

MINIMUM LOT FRONTAGE	20 FEET
MINIMUM LOT AREA	2,000 SF
FRONT SETBACK	15 FT
SIDE SETBACK	10 FT
REAR SETBACK	15 FT
SIDE CORNER SETBACK	0 FT

GENERAL NOTES

1. THIS LAYOUT IS BASED ON A SURVEYED BOUNDARY
2. ALL LOTS TO DRAIN TO THE SOUTH OUT OF THE WATERSHED
3. ALL PORTIONS OF THE PARCEL THAT ARE NOT IN THE RIGHT-OF-WAY, IN THE SCM, ON A LOT OR IN THE RECREATION SPACE/POCKET PARK ARE CONSIDERED TO BE IN OPEN SPACE

REZONING CASE NUMBER
REZ-25-03



REV. NO.	DESCRIPTIONS	DATE

4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

**625 AVERETTE ROAD
LAYOUT #7**

DATE: 2025-07-29
MCE PROJ. #: 10300-0001
DRAWN: _____
DESIGNED: _____
CHECKED: _____
PROJ. MGR.: XXXX

SCALE: _____
HORIZONTAL: _____
VERTICAL: _____

STATUS: **REVIEW DRAWINGS ONLY
NOT FOR CONSTRUCTION**

Address	Owner
529 SHORTHORN DR	PRESERVE AT JONES DAIRY LLC
701 HOLSTEIN DAIRY WAY	DR HORTON INC
1612 JONES DAIRY RD	DAVIS, STEPHENIE MULLEN DAVIS, JOHN HUGH
369 SPELT CT	CAMPBELL, JOSLN
372 SPELT CT	DIETRICH, MICHAEL D DIETRICH, HALEY
525 AVERETTE RD	WFINV, LLC
609 AVERETTE RD	BLEDSE, SONDRAD ADAMS
612 RAMO GRANDE DR	MOERLEN, FRANCOIS MOERLEN, ERICA RAKOTONINDRAINY
1512 JONES DAIRY RD	TAYLOR, JOSHUA R TAYLOR, DANIELLE D
701 AVERETTE RD	MOORE, VANCE M MOORE, BARBIE J
709 AVERETTE RD	MOORE'S RENTALS LLC
712 HOLSTEIN DAIRY WAY	COACHMAN, DEBORAH A.
810 AVERETTE RD	PEARCE, KIRBY VAUGHN PEARCE, TERRY JONES
732 AVERETTE RD	PEARCE, KIRBY VAUGHN PEARCE, TERRY JONES
1624 JONES DAIRY RD	CITY OF RALEIGH

PIN	Mailing Address 1	Mailing Address 2
1769092846	10534 ARNOLD PALMER DR	RALEIGH NC 27617-7775
1759997531	1341 HORTON CIR	ARLINGTON TX 76011-4310
1769085035	1608 JONES DAIRY RD	ROLESVILLE NC 27571-8295
1759987279	369 SPELT CT	ROLESVILLE NC 27571-7708
1759987271	372 SPELT CT	ROLESVILLE NC 27571-7708
1769078778	4641 PARAGON PARK RD STE	RALEIGH NC 27616-3407
1769089117	609 AVERETTE RD	WAKE FOREST NC 27587-8203
1759998600	612 RAMO GRANDE DR	WAKE FOREST NC 27587-3051
1759987489	6501 RIDGEMOUNT ST	WAKE FOREST NC 27587-3622
1769089931	701 AVERETTE RD	WAKE FOREST NC 27587-8205
1769099058	701 AVERETTE RD	WAKE FOREST NC 27587-8205
1759997248	712 HOLSTEIN DAIRY WAY	WAKE FOREST NC 27587-3048
1860106234	808 AVERETTE RD	WAKE FOREST NC 27587-8206
1769197611	PO BOX 160	ROLESVILLE NC 27571-0160
1769077986	RALEIGH CITY ATTORNEY	219 FAYETTEVILLE ST

Neighborhood Meeting Minutes
625 Averette Rd.
REZ-25-03

10/15/2025

Start Time: 5:30PM

Attendees: See Sign-in Sheet for details

The applicant held a neighborhood meeting during a 2-hour time slot window in which three neighbors attended. Due to the small number of attendees the meeting began with handing out copies of the latest concept site plan to aid in the discussion. The applicant explained the proposed rezoning and the historical limitations of the existing zoning on the site. The neighbors were concerned about SCM design and maintenance, and most of the discussion centered around this. The pocket park was discussed as well as the community being set substantially off Averette Rd. which seemed to be well received. The applicant agreed to stay in touch with one of the neighbors regarding the progression of both the rezoning and the construction drawings.



July 29, 2025

Steve Macko
Azure Development LLC
10534 Arnold Palmer Drive
Raleigh, NC 27617
steve.macko14@gmail.com

Reference: Trip Generation Letter - Jones Dairy Road Residential

Dear Mr. Macko:

This letter provides trip generation calculations for the proposed Jones Dairy Road Residential development in Rolesville. The proposed development will include residential units with an estimated density of approximately 72 townhomes. This property is near the Preserve at Jones Dairy residential development that is currently under construction.

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed residential development were calculated using the ITE *Trip Generation Manual*, 11th Edition. Refer to Table 1 for the development’s trip generation.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Singe Family Attached (215)	72 Units	498	8	24	23	16

The development is expected to generate 498 daily trips, 32 AM peak hour trips, and 39 PM peak hour trips on a typical weekday.

Conclusions

The Town of Rolesville's code requires a Traffic Impact Analysis (TIA) for developments generating at least 500 daily trips or 50 peak hour trips. The proposed development is expected to generate fewer than 500 daily trips and less than 50 peak hour trips and therefore does not meet the threshold for a TIA under the Town's code.

Development plans will be reviewed by Town staff and multiple departments/agencies through the Town's Technical Review Committee process. In addition, the development must obtain a driveway permit from the NCDOT to access the public road system. These review processes will evaluate detailed development plans and allow agencies to request specific information and/or transportation improvements.

Please let me know if any additional information is needed or if there are questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Rynal Stephenson".

Rynal Stephenson, P.E.
Chief Traffic Analysis Engineer
DRMP, Inc.



Corporate License #F-1524

TOWN OF ROLESVILLE

**ORDINANCE OF THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS
AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ROLESVILLE
TO CHANGE THE ZONING OF APPROXIMATELY 12.283 ACRES LOCATED AT
625 AVERETTE ROAD, BEING WAKE COUNTY PIN 1769085810 (PORTION OF)
FROM RESIDENTIAL AND PLANNED UNIT DEVELOPMENT (R&PUD)
TO RESIDENTIAL HIGH CONDITIONAL ZONING DISTRICT (RH-CZ)**

**ORDINANCE ORD-2026-XX
REZ-25-06 625 AVERETTE ROAD
PIN 1769085810 (PORTION OF)**

ORDINANCE ORD-2026-XX

**ORDINANCE OF THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS
AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ROLESVILLE
TO CHANGE THE ZONING OF APPROXIMATELY 12.283 ACRES LOCATED AT
625 AVERETTE ROAD, BEING WAKE COUNTY PIN 1769085810 (PORTION OF)
FROM RESIDENTIAL AND PLANNED UNIT DEVELOPMENT (R&PUD)
TO RESIDENTIAL HIGH CONDITIONAL ZONING DISTRICT (RH-CZ)**

REZ-25-03 625 AVERETTE ROAD

WHEREAS the application submitted by Wake Forest Baptist Church for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS the Planning Board reviewed the application for recommendation on October 27, 2025 and December 15, 2025, and the Board of Commissioners held a Legislative Hearing on February 3, 2026; and

WHEREAS, mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance and

WHEREAS the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Rolesville, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Exhibit 1 – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Number 1769085810 (portion of), and described in Exhibit 1, are currently located within the Town’s Corporate Limits.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Residential and Planned Unit Development (R&PUD) to Residential High Conditional Zoning District (RH-CZ) as shown on Exhibit 1, subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all the standards and conditions in Exhibit 2 – Conditions of Approval, which are imposed as part of this rezoning.

Section 5: The Land Development Administrator is hereby authorized and directed to cause the said Official Zoning Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative Hearing and the Town of Rolesville plans, policies, and ordinances, the Town of Rolesville Board of Commissioners finds the Rezoning map amendment request reasonable and consistent with the Rolesville 2050 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

Section 7: The “Rezoned Lands” shall be perpetually bound to the Conditions imposed, including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this 3rd day of February 2026.

Ronnie Currin
Mayor

ATTEST:

Christina Ynclan-Frazier
Town Clerk

Exhibit 1: Legal Description

BEGINNING AT A POINT ON THE WESTERN RIGHT OF WAY OF AVERETTE ROAD, SAID POINT HAVING NAD 83' (2011) NC GRID COORDINATES OF N(y):798,665.43' E(x):2,161,035.02'; THENCE, LEAVING SAID RIGHT OF WAY, N 83°59'04" W A DISTANCE OF 148.65' TO A POINT; THENCE N 87°46'45" W A DISTANCE OF 69.99' TO A POINT; THENCE S 00°15'37" W A DISTANCE OF 323.44' TO A POINT; THENCE N 85°14'17" W A DISTANCE OF 481.43' TO A NEW IRON PIPE, SAID NEW IRON PIPE BEING ON THE NORTHERN RIGHT OF WAY OF JONES DAIRY ROAD; THENCE, FOLLOWING SAID RIGHT OF WAY, N 55°23'54" W A DISTANCE OF 84.84' TO A NEW IRON PIPE; THENCE, LEAVING SAID RIGHT OF WAY, N 00°15'37" E A DISTANCE OF 997.81' TO A NEW IRON PIPE; THENCE S 85°30'10"E A DISTANCE OF 788.83' TO A POINT; THENCE S 04°29'50" W A DISTANCE OF 30.00' TO A POINT; THENCE N 85°30'10" W A DISTANCE OF 374.40' TO A POINT; THENCE S 04°29'50" W A DISTANCE OF 314.56' TO A POINT; THENCE S 30°55'32" E A DISTANCE OF 247.07' TO A POINT; THENCE S 05°58'21" W A DISTANCE OF 54.55' TO A POINT; THENCE S 85°25'42" E A DISTANCE OF 270.06' TO A POINT, SAID POINT BEING ON THE WESTERN RIGHT OF WAY OF AVERETTE ROAD; THENCE, FOLLOWING SAID RIGHT OF WAY, S 06°00'56" W A DISTANCE OF 117.73' TO A POINT; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 535,034 SQUARE FEET, 12.283 ACRES

Exhibit 2: Conditions of Approval

REZ-25-03: 625 Averette Road
September 11, 2025

1. The subject property shall be developed generally in accordance with the concept site plan attached hereto and incorporated herein as if fully set out. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the concept site plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. Total residential density shall not exceed 5.9 units per acre.
3. Dedicated acreage for pocket park is a minimum of two acres.