
Prepared by & Return to: Town of Rolesville, 502 Southtown Circle, Rolesville, NC 27571
Tax ID Nos: 0528534; 0074571
Brief Description for Index: 0 Burlington Mills Road; 4724 Burlington Mills Road

**STATE OF NORTH CAROLINA
TOWN OF ROLESVILLE**

**BEFORE THE TOWN OF ROLESVILLE
BOARD OF COMMISSIONERS
LDO Section 6.4.3.K.
Alternative Parking Plan for
4724 Burlington Mills Road
Wake County PIN 1758486155 and
0 Burlington Mills Rd
Wake County PIN 1758479823**

**4724 BURLINGTON MILLS RD and
0 BURLINGTON MILLS RD
ALTERNATIVE PARKING PLAN**

)
) **WRITTEN DECISION FROM**
) **QUASI-JUDICIAL**
) **EVIDENTIARY HEARING**
) **FINDINGS OF FACT AND**
) **CONCLUSIONS OF LAW**

This request from **WALLBROOK LANDCO, LLC** and **BROTHERS FORTY SIX, LLC** (the “**Applicant**”), pursuant to the Rolesville Land Development Ordinance (the “**LDO**”) for approval of an Alternate Parking Plan (“**APP**”) for a residential use located in the Town Center Conditional District (TC-CZ) came before the Town of Rolesville Board of Commissioners (the “**Board**”) on October 9, 2025. The real property that is the subject of this hearing is located at 0 and 4724 Burlington Mills Road, Rolesville, North Carolina, having Wake County Parcel Identification Numbers 1758486155 and 1758479823 (the “**Property**”).

Based upon testimony of the witnesses, documentary evidence, exhibits, and other evidence presented at the October 9, 2025 evidentiary hearing, the Board voted unanimously to APPROVE the APP, with the reasonable and appropriate conditions and safeguards set forth below.

The Board’s decision to approve the APP application is based on the following Findings of Fact and Conclusions of Law:

SUMMARY OF EVIDENCE PRESENTED:

1. The Applicant proposes an alternative parking plan for a residential use located on the Property, according to the procedures and standards described in LDO Section 6.4.3(K).
2. The Property is approximately 10.48 acres.
3. The Property currently is zoned Town Center Conditional District (TC-CZ). Zoning Conditions applicable to the Property require development of the Property to be in substantial conformance with the Wallbrook Flats Concept Plan, dated September 19, 2025. The Wallbrook Flats Concept Plan contemplates a multifamily development on the Property with a maximum of 280 multifamily dwelling units.
4. The Applicant submitted the APP application to the Town of Rolesville requesting a reduction in the parking ratio required for the residential use proposed on the Property (the “**Application**”), which included a parking reduction study prepared by a licensed professional engineer (the “**Parking Reduction Study**”). The requested parking ratio is 1.5 parking spaces per dwelling unit.
5. Following public notice as required by law, the Board conducted an evidentiary hearing on the Application on October 9, 2025 (the “**Hearing**”).
6. The Application, Parking Reduction Study, Wallbrook Flats Concept Plan, the Applicant’s presentation, and other records pertaining to the APP application are complete and have been made a part of the record.
7. There was no evidence introduced in opposition to the APP at the hearing.
8. At the hearing, the Applicant was represented by attorney Mark Frederick of Parker Poe Adams & Bernstein LLP, and the following sworn oral and written testimony was offered:
 - a. Nate Bouquin, a North Carolina licensed professional engineer and certified professional traffic operations engineer, and the Practice Lead of Transportation Engineering at McAdams, testified as follows:
 - i. He prepared the Parking Reduction Study, which provided data supporting alternative parking requirements to accommodate the peak parking demand for the proposed development at full build out based on data published within the Institute of Transportation Engineers (ITE) Parking Generation Manual.
 - ii. The Parking Reduction Study includes the size, type, and proposed use of the development, the anticipated peak parking, anticipated normal parking amounts, and a narrative and data as to why the parking requirements of the LDO do not accurately reflect the needs of the proposed multifamily development.

- iii. Based on data published by the ITE Parking Generation Manual, 6th Edition, which utilized a calculation based on comparable site and development parameters, the peak parking demand for a development of this size (264 multifamily units) was found to be 329 parking spaces. After applying a parking buffer of 20% over peak parking demand, a parking supply of 395 spaces was determined, or approximately 1.5 parking spaces per dwelling unit.
- iv. The proposed parking rate of 1.5 spaces per dwelling unit is fine-tuned for this specific development, which will reduce the negative impacts of large surface parking areas that are vacant for most of the day.
- v. All parking is provided on site and in close proximity to the uses the parking spaces are serving, including the community amenities. The layout of the parking areas do not negatively impact traffic flow or create unsafe conditions for pedestrians.
- vi. The proposed apartment buildings are located along the property's frontage on Burlington Mills Road with the parking areas located behind or between the buildings. This creates a more visually appealing appearance and more pedestrian friendly environment along Burlington Mills Road.
- vii. The APP does not interfere with any other forms of transportation. The parking areas are designed to reduce conflicts between vehicles and pedestrians. The proposed reduction in parking spaces will minimize large parking fields, further reducing conflicts between pedestrians and vehicles.
- viii. The reduced parking rate will reduce the amount of disturbance to natural areas and features.
- ix. Accessible parking ratios are maintained by the APP according to LDO standards.

FINDINGS OF FACT & CONCLUSIONS OF LAW

- 1. Based upon the uncontroverted competent, substantial, and material evidence appearing in the record at the Hearing and in the Application, the approval criteria of an Alternative Parking Plan as contained in the LDO have been met, specifically:
 - a. A parking study was submitted that is prepared by a registered Professional Engineer or Certified Land Use Planner in the State of North Carolina;
 - b. The study includes the size, type, and proposed use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of the LDO do not accurately reflect the needs of the proposed development;

- c. The APP may include provisions for off-site parking if the number of off-street parking spaces required cannot reasonably be provided on the same lot where the principal use is located;
- d. The APP does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future uses in the vicinity;
- e. The APP minimizes the visual and aesthetic impact along the public street by placing parking areas to the rear or along the side of buildings, to the maximum extent feasible;
- f. The APP minimizes the visual and aesthetic impact on the surrounding neighborhood;
- g. The APP creates no physical impact on any facilities serving alternative modes of transportation;
- h. The APP creates no detrimental impact on natural areas or features; and
- i. The APP maintains accessible parking ratios.


ACCORDINGLY, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, upon a motion duly made and seconded, the Board of Commissioners approved APP-4724 and 0 Burlington Mills Road on October 9, 2025 by a unanimous vote subject to the following additional reasonable and appropriate conditions and safeguards:

- None

**REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE & ACKNOWLEDGMENT PAGE FOLLOWS**

Reduced to writing and adopted this, the 6th day of January 2026 by the Town of Rolesville Board of Commissioners.




Ronnie Currin, Mayor of Rolesville

Attest:


Christina Ynclan-Frazier, Town Clerk

WAKE COUNTY, NORTH CAROLINA

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Ronnie Currin.

Date: January 8, 2026


[Notary's signature as name appears on seal]

Lily Richardson, Notary Public
[Notary's printed name as name appears on seal]

My commission expires: April 8, 2029

