

ORDINANCE ORD-2026-08

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF ROLESVILLE TO CHANGE THE ZONING OF APPROXIMATELY 105.619 ACRES LOCATED AT 2028, 2200, 2206, 2216, AND 2232 WAIT AVENUE BEING WAKE COUNTY TAX PINS 1850950449, 1860056400, 1860045778, 1860151206, AND 1860143789 FROM RESIDENTIAL & PLANNED UNIT DEVELOPMENT (R&PUD) AND RESIDENTIAL LOW ZONING DISTRICT (RL) TO NEIGHBORHOOD CENTER CONDITIONAL ZONING DISTRICT (NC-CZ)

REZ-24-05

ATTICUS WOODS – WAIT AVENUE

WHEREAS, the application submitted by Comm Dev, LLC for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board was presented the application for Recommendation on October 27, 2025 and December 15, 2025, and the Board of Commissioners held a Legislative hearing on March 3, 2026 and April 7, 2026;

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** and shown in **Exhibit 2 – Rezoning Plat**, 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 Numbers 1850950449, 1860056400, 1860045778, 1860151206, and 1860143789, and described and observed in **Exhibits 1 and 2**, are located within the Town's Corporate Limits OR Extraterritorial Jurisdiction OR in Wake County.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning District Map, which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from existing R&PUD and RL zoning districts to a proposed NC-CZ zoning district.

Section 4: The "Rezoned Lands" are subject to all the standards and conditions in **Exhibit 3 – Conditions of Approval dated March 31, 2026, and associated and referenced Exhibits**, which are imposed as part of this rezoning.

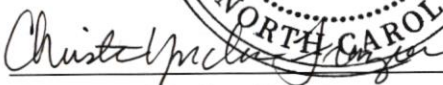
Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative hearing and the Town of Rolesville plans, policies and ordinances, the Rolesville Board of Commissioners find the Rezoning map amendment request reasonable and consistent with the 2017 Comprehensive Plan and 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 the 7th day of April, 2026.

ATTEST:



Christina Ynclan-Frazier
Town Clerk



Ronnie Currin
Mayor

APPROVED AS TO FORM:



Dave Neill
Town Attorney

ZONING CONDITIONS

REZ-24-05

ATTICUS WOODS (2028, 2200, 2206, 2216, 2232 WAIT AVE)

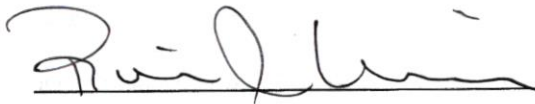
POST APPROVAL DRAFT APRIL 24, 2026

1. The following uses shall be prohibited:
 - a. Commercial Parking
 - b. Flex Industrial
 - c. Fulfillment Center
 - d. Private Lodge or Club
 - e. Major Transportation Installation
2. The Self Storage, Enclosed use shall only be permitted in the area at the northwest corner of the property labeled "COMMERCIAL 2.457 AC 107,049 SF" on the Atticus Woods Rezoning Exhibit.
3. The property owner shall dedicate approximately 2.5 acres of land to the Town for park use. The land dedicated pursuant to this zoning condition shall be adjacent to the Wait Avenue right-of-way in the approximate location of the area labeled "PROPOSED LAND DEDICATION TO TOWN OF ROLESVILLE FOR TOWN PARK +/-2.5 AC" on the Atticus Woods Rezoning Exhibit. The land shall be dedicated to the Town for park use at the time of recording of the final subdivision plat for the phase that contains the park land. All unimproved, dedicated park lands shall be deemed active open space that may be used to fulfill the development's active open space requirements under the LDO. Though not required, any improvements contributed to the active park will be included in a separate Development Agreement and such costs shall be identified in a cost estimate as part of the Development Agreement for equal active open space credit, as accepted by the Town Board of Commissioners.
4. The area labeled "RESIDENTIAL 75.832 AC 3,303,252 SF" on the Atticus Woods Rezoning Exhibit shall have a maximum of 250 dwelling units (maximum 140 Attached units). The only permitted uses in this area shall be:
 - a. Dwelling, Single Family, Detached
 - b. Dwelling, Single Family, Attached
5. A 50' buffer will be provided where the property abuts the following lots on Kavanaugh Road: PINs 1860145294, 1860145225, 1860144245, 1860143265, 1860142285, 1860142205, 1860141226, 1860049264, 1860048290, 1860048119, 1860047147, 1860046167, 1860045197, where commercial property abuts 1860041295 (the "Southern Adjacent Properties") (Lots 1-4 in Book of Maps 2021, Page 1210, Wake County registry; Lots 5-10 in Book of Maps 2021, Page 119, Wake County registry; Lots 88-90 in Book of Maps 2022, Page 1237, Wake County registry, and Open Space #5, Book of Maps 2021, Page 122, Wake County registry). The buffer is to be landscaped in accordance with the enclosed buffer exhibit (Exhibit 1), unless stream buffers, wetlands or other Wake County, North Carolina, or USACE regulated environmental features are present in the above-mentioned area restricting grading or landscaping. Part of the SCM as well as the access and maintenance easement may overlap with the buffer as long as the landscaping requirements in Exhibit 1 are met. Height of the berm shall be measured from the existing grade at the shared property line with the Southern Adjacent Properties. The Town Board of Commissioners may waive the requirement to install the 6' Vinyl Fence shown in the enclosed buffer exhibit (Exhibit 1) prior to installation of said fence. If the Town Board of Commissioners waives the requirement to install the 6' Vinyl Fence after the fence is actually installed, the owner of the buffer area

may remove the fence but is not required to do so. This buffer will be constructed prior to any vertical construction adjacent to the common property line of the Elizabeth Springs community.

6. A reasonable effort will be made to leave all trees within PIN 1860041295 (Open Space #5, Book of Maps 2021, Page 122, Wake County registry) undisturbed, if any trees are removed by neighboring construction activity, they will be replanted with an equal amount of gross caliper (e.g. if (1) 24" caliper tree is removed, it can be replaced with (12) 2" caliper trees.)
7. No commercial buildings shall be located within 100' of the Southern Adjacent Properties (as that term is defined in Zoning Condition #5).
8. A fountain shall be installed and maintained in any stormwater pond located within 300' of the Southern Adjacent Properties (as that term is defined in Zoning Condition #5).
9. There shall be no vehicular access from property located in the area labeled "COMMERCIAL 22.834 AC 996,669 SF" in the Atticus Woods Rezoning Exhibit to the public right of way extending north from the Classical Way street stub existing as of the effective date of these zoning conditions.
10. 6' tall Evergreen trees shall be planted along the east/northeast side of Classical Way north of the Elizabeth Springs connection and only within the Commercial property. They will be planted at 16 trees per 100'. These will be installed prior to any vertical commercial construction adjacent to the common property line of the Elizabeth Springs community.
11. Provided that the Town of Rolesville actually establishes the Rolesville Affordable Housing Fund prior to the developer's first request for a residential Certificate of Occupancy, developer shall donate \$200,000 to the Rolesville Affordable Housing Fund prior to the issuance of the first residential Certificate of Occupancy. For the avoidance of doubt, the developer shall not be required to donate to the Rolesville Affordable Housing Fund if such fund has not been actually established at the time the developer submits its first request for a residential Certificate of Occupancy.

Town of Rolesville

 Date: 4/30/2026

By: Ronnie Currin, Mayor

Property Owner: Thales Academy, NC Non-Profit Corporation
2006, 2200, 2216, and 2232 Wait Ave
(PINs : 1860045778, 1860056400, 1860151206, and 1860143789)

Signature  Date: 4-27-2026

Property Owner: WFINV, LLC
2028 Wait Ave
(PIN : 1850950449)

Signature Robert L. Fuddy Date: 4-27-2026

P:\2024 Projects\24081 Wake_Avenue_Triple-ET\GIS\DWG\Sheet\F24081_C200 SITE REZONING.dwg

ADJOINING PARCEL INFORMATION						
ID	PIN	OWNER(S)	DB / PG	BM	/ PG	
AA	1850867237	WAKE ELECTRIC MEMBERSHIP CORP	8182 / 2604	1998	/ 2036	
AB	1850856710	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2010	/ 527	
AC	1850852022	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2010	/ 527	
AD	1850841696	VILLAGES OF AUSTIN CREEK HOMEOWNERS	17277 / 2713	2017	/ 1040	
AE	1850841551	LENNAR CAROLINAS LLC	15377 / 2089	2023	/ 2306	
AF	1850843268	MUNOZ, HELLMAN FRANKLIN; MUNOZ, KRISTEN BRAUN	19407 / 1343	2022	/ 575	
AG	1850844370	TRIPP, MICHELE L	19344 / 1384	2022	/ 575	
AH	1850845277	BRATLEE-WHITAKER, EMILY; WHITAKER, TYLER	19328 / 555	2022	/ 575	
AI	1850846285	BIZIEFF, MICHAEL P; BIZIEFF, VESAL	19508 / 2570	2022	/ 574	
AJ	1850847266	BURGOA, CHRISTOPHER	19481 / 1310	2022	/ 574	
AK	1850848247	GIBBS, MICHAEL & STEFANI	19509 / 1828	2022	/ 574	
AL	1850849227	DEMIAN, JILL & BEVERLY LAVERY	19418 / 975	2022	/ 574	
AM	1850940208	HOISETH, BRUCE CAVERLY & MARYELLEN	19366 / 1724	2022	/ 574	
AN	1850940289	MCNEAL, BERLONDRICA JERTORIA	19342 / 1506	2022	/ 574	
AO	1850941279	FAYAD, AKRAM & RANIA	19368 / 2463	2022	/ 574	
AP	1850943209	JENSEN, KENT & LINDA	19616 / 1836	2022	/ 574	
AQ	1850943299	MILLER, THOMAS W & BARBARA M	19470 / 962	2022	/ 574	
AR	1850944298	WINFREE, CRYSTAL ROSE & ANDREW CLAY	19425 / 429	2022	/ 574	
AS	1850945275	ORTALS, EDWARD J & EILEEN	19328 / 1625	2022	/ 574	
AT	1850946232	BAVISOTTO, DANIELLE M & ERIC N	19699 / 2162	2022	/ 574	
AU	1850947236	EXPERIENCEONE HOMES LLC	17509 / 1101	2022	/ 574	
AV	1860041295	EXPERIENCEONE HOMES LLC	17509 / 1101	2021	/ 122	
AW	1860049264	GIVENS, MICHAEL R & JODY L	19557 / 1264	2021	/ 121	
AX	1860141226	BOORADY, ANDRE J; ORTALS, MEREDITH B	19159 / 911	2021	/ 1210	
AY	1860142205	PETWAY, MARCUS M & KENA G	19204 / 1027	2021	/ 1210	
AZ	1860142285	AUTRY, BETSY SMITH & DAVID EARL	19197 / 530	2021	/ 1210	
BA	1860143265	RODICO, PAMELA & JOHN RAINIER	19198 / 2595	2021	/ 1210	
BB	1860144245	BARTLETT, BRIANNE; BARTLETT, SALLY & DOUGLAS	19413 / 2008	2022	/ 1238	
BC	1860145225	EXPERIENCEONE HOMES LLC	17509 / 1101	2022	/ 1238	
BD	1860145294	THOMPEN, APRIL LINDSAY	19736 / 2558	2022	/ 1238	
BE	1860146265	EXPERIENCEONE HOMES LLC	17509 / 1101	2021	/ 121	

RESIDENTIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L40	273.29'	N21° 35' 45"E
L41	25.00'	N21° 33' 17"E
L42	30.00'	N21° 35' 33"E
L43	289.03'	N68° 25' 12"W
L44	485.12'	N68° 36' 29"W
L45	67.90'	N68° 29' 21"W
L46	430.18'	N68° 23' 19"W
L47	62.15'	N66° 45' 05"W
L48	55.00'	S23° 14' 55"W
L49	493.27'	S66° 17' 31"W
L50	120.37'	S66° 17' 31"W
L51	139.83'	S29° 02' 26"W
L52	62.39'	S27° 04' 26"W
L53	85.05'	S22° 30' 36"E
L54	82.65'	S35° 17' 49"W
L55	77.79'	S66° 41' 13"W
L56	119.64'	S30° 41' 32"W
L57	48.52'	S70° 24' 48"W
L58	58.77'	S07° 59' 45"W
L59	84.46'	S38° 16' 44"W

RESIDENTIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L60	44.78'	S19° 10' 58"W
L61	26.68'	S76° 49' 28"W
L62	63.59'	S27° 16' 11"W
L63	35.70'	S05° 25' 37"E
L64	53.96'	S35° 40' 08"W
L65	31.53'	S20° 09' 38"W
L66	35.88'	S56° 19' 27"W
L67	82.48'	S15° 56' 39"W
L68	47.18'	S54° 15' 58"E
L69	86.56'	S03° 11' 49"E
L70	47.68'	S27° 21' 06"E
L71	29.73'	S15° 39' 43"W
L72	12.33'	S44° 18' 30"W
L73	325.02'	S02° 18' 54"E
L74	92.70'	S89° 08' 31"E
L75	398.59'	S89° 22' 03"E
L76	80.37'	S89° 22' 03"E
L77	80.29'	S89° 22' 03"E
L78	265.88'	S89° 22' 03"E
L79	50.09'	S89° 29' 05"E

RESIDENTIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L80	202.94'	S89° 21' 30"E
L81	225.20'	S89° 21' 30"E
L82	77.18'	S89° 21' 30"E
L83	821.67'	S89° 05' 43"E
L84	395.14'	N20° 51' 04"E
L85	421.22'	N22° 11' 38"E
L86	28.27'	N22° 49' 54"W
L87	464.36'	N67° 51' 27"W

COMMERCIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	225.89'	N64° 34' 13"W
L2	31.09'	S40° 39' 22"W
L3	25.91'	S40° 39' 22"W
L4	161.80'	S40° 39' 22"W
L5	288.49'	S17° 27' 54"E
L6	493.27'	N66° 17' 31"E
L7	55.00'	N23° 14' 55"E
L8	52.86'	N66° 45' 05"W
L9	180.85'	N65° 41' 26"W
L11	145.63'	N05° 35' 13"E
L12	242.72'	N05° 20' 11"E
L13	159.43'	N69° 23' 18"W
L14	248.14'	N68° 22' 23"W
L15	182.46'	N68° 12' 44"W
L16	200.54'	N68° 31' 07"W
L17	308.77'	N68° 30' 12"W
L18	30.00'	S21° 35' 33"W
L19	210.00'	N68° 26' 43"W
L20	25.00'	S21° 33' 17"W
L21	273.29'	S21° 35' 45"W

COMMERCIAL LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	464.36'	S67° 51' 27"E
L23	28.27'	S22° 49' 54"E
L24	421.22'	S22° 11' 38"W
L25	395.14'	S20° 51' 04"W
L26	353.08'	S89° 03' 29"E
L27	69.22'	S88° 46' 48"E
L28	51.37'	S89° 20' 02"E
L29	180.15'	S89° 03' 25"E
L30	160.72'	S89° 04' 00"E
L31	76.42'	S88° 46' 32"E
L32	79.04'	S89° 02' 22"E
L33	74.04'	S88° 59' 25"E
L34	50.72'	S88° 59' 26"E
L35	40.01'	S88° 59' 26"E
L36	82.81'	N00° 26' 49"W
L37	133.25'	N02° 54' 54"E
L38	79.84'	N05° 27' 34"E
L39	124.58'	N05° 58' 10"E

REV #	DATE	DESCRIPTION
1	04.11.2025	TOR REZ COMMENTS 2: 03.11.2025
2	07.30.2025	TOR REZ COMMENTS 3: 06.22.2025
3	11.10.2025	TOR PLANNING BOARD COMMENTS

LEGEND:

RESIDENTIAL

RESIDENTIAL- TOWNHOMES

COMMERCIAL

POTENTIALLY JURISDICTIONAL POND
(STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USACE CONCURRENCE AT TIME OF PERMIT)

S&EC BUFFERS/WETLANDS
(STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USACE CONCURRENCE AT TIME OF PERMIT)

POTENTIALLY JURISDICTIONAL WETLAND
(STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USACE CONCURRENCE AT TIME OF PERMIT)

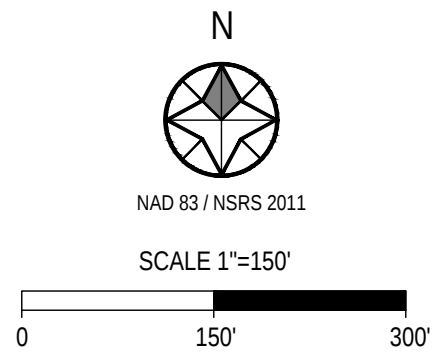
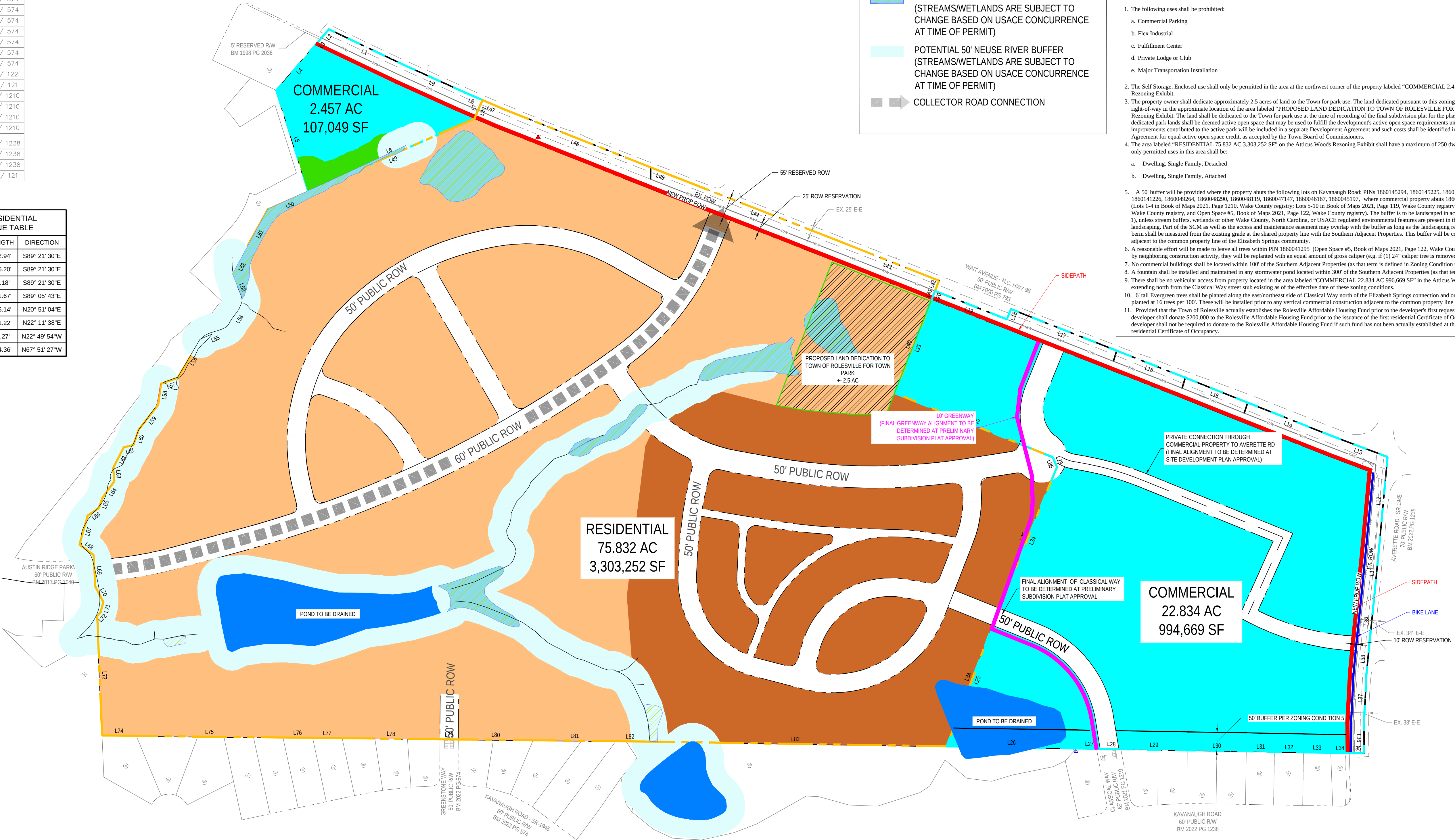
POTENTIAL 50' NEUSE RIVER BUFFER
(STREAMS/WETLANDS ARE SUBJECT TO CHANGE BASED ON USACE CONCURRENCE AT TIME OF PERMIT)

COLLECTOR ROAD CONNECTION

NC-CZ RE-ZONED AREAS	POST R/W RESERVATION	GROSS
RESIDENTIAL AREA	75.832	77.518 AC
COMMERCIAL AREA	2.457	3.049 AC
COMMERCIAL AREA	22.834	25.050 AC
TOTAL AREA TO BE REZONED	101.123	105.617 AC

TOTAL COMMERCIAL AREA	25.291 AC
COMMERCIAL PERCENTAGE	25.01%

- PROPOSED ZONING CONDITIONS
- The following uses shall be prohibited:
 - Commercial Parking
 - Flex Industrial
 - Fulfillment Center
 - Private Lodge or Club
 - Major Transportation Installation
 - The Self Storage, Enclosed use shall only be permitted in the area at the northwest corner of the property labeled "COMMERCIAL 2.457 AC 107,049 SF" on the Atticus Woods Rezoning Exhibit.
 - The property owner shall dedicate approximately 2.5 acres of land to the Town for park use. The land dedicated pursuant to this zoning condition shall be adjacent to the Wait Avenue right-of-way in the approximate location of the area labeled "PROPOSED LAND DEDICATION TO TOWN OF ROLESVILLE FOR TOWN PARK +/-2.5 AC" on the Atticus Woods Rezoning Exhibit. The land shall be dedicated to the Town for park use at the time of recording of the final subdivision plat for the phase that contains the park land. All unimproved, dedicated park lands shall be deemed active open space that may be used to fulfill the developer's active open space requirements under the LPO. Though not required, any improvements contributed to the active park will be included in a separate Development Agreement and such costs shall be identified in a cost estimate as part of the Development Agreement for equal active open space credit, as accepted by the Town Board of Commissioners.
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ATTICUS WOODS REZONING EXHIBIT

REZ-24-05

WAKE COUNTY

