

Atticus Woods Rezoning

REZ-24-05

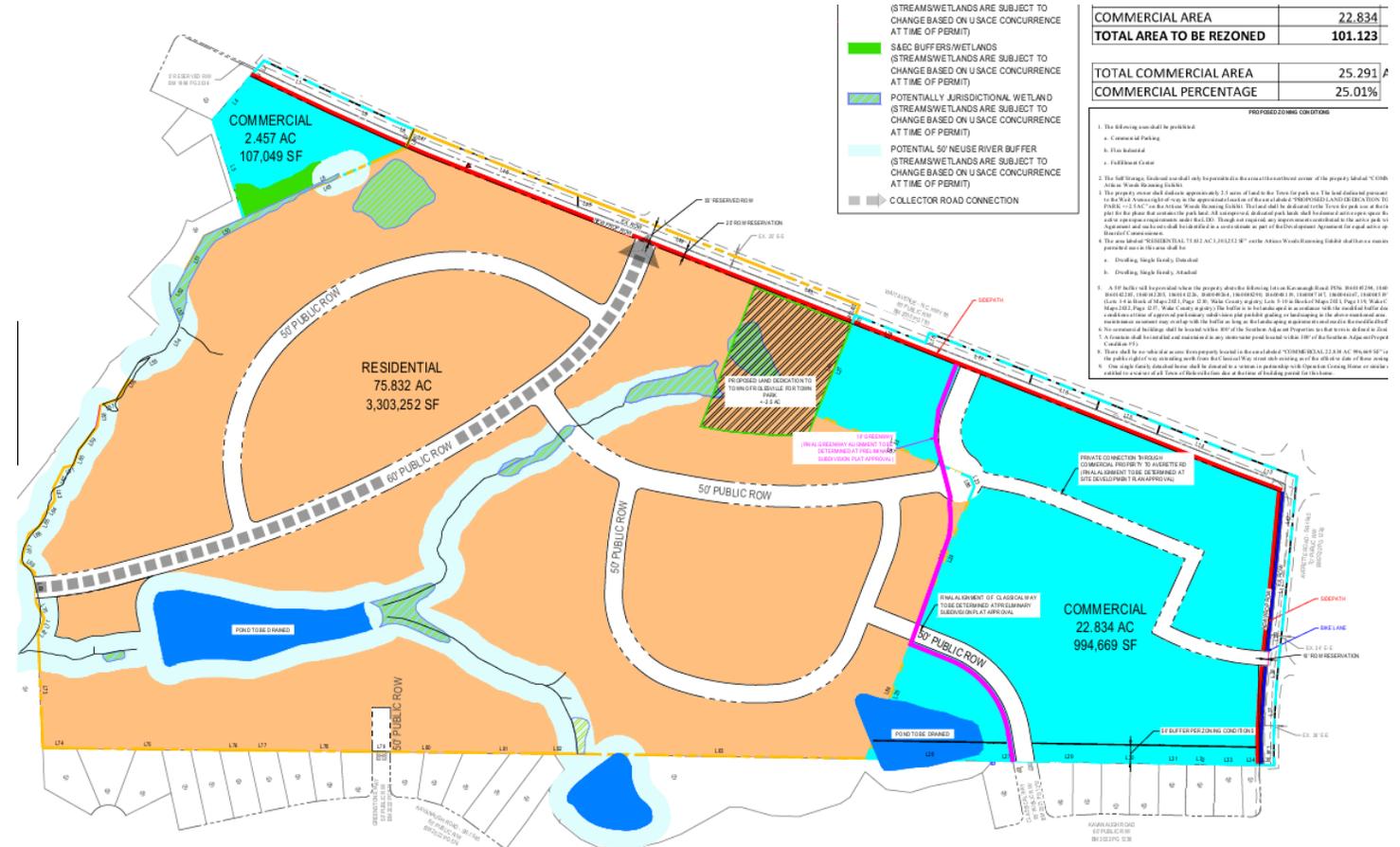
Applicant's Presentation

Rolesville Board of Commissioners

March 3, 2026

Mix of Residential and Commercial Uses

- 25.2 acres of commercial uses
 - Allows grocery, restaurant, coffee shops, medical & other uses
- Up to 300 homes
 - Townhomes & single-family homes.
- 2.5 acres of parkland on Wait Ave.
- Home will be donated to veteran through Operation Coming Home or similar organization



Crafted with
Extensive Input
from Neighbors,
Staff and
Planning Board



May 20, 2025—First Neighborhood Meeting



October 27, 2025—First Planning Board Hearing



November 20, 2025—Second Neighborhood Meeting



December 15, 2025—Second Planning Board Hearing

Addressing Concerns from Neighbors

- Concerns about Classical Way Extension
- Status of Man-Made Farm Irrigation Pond
- Expanded Buffer and Commercial Setbacks



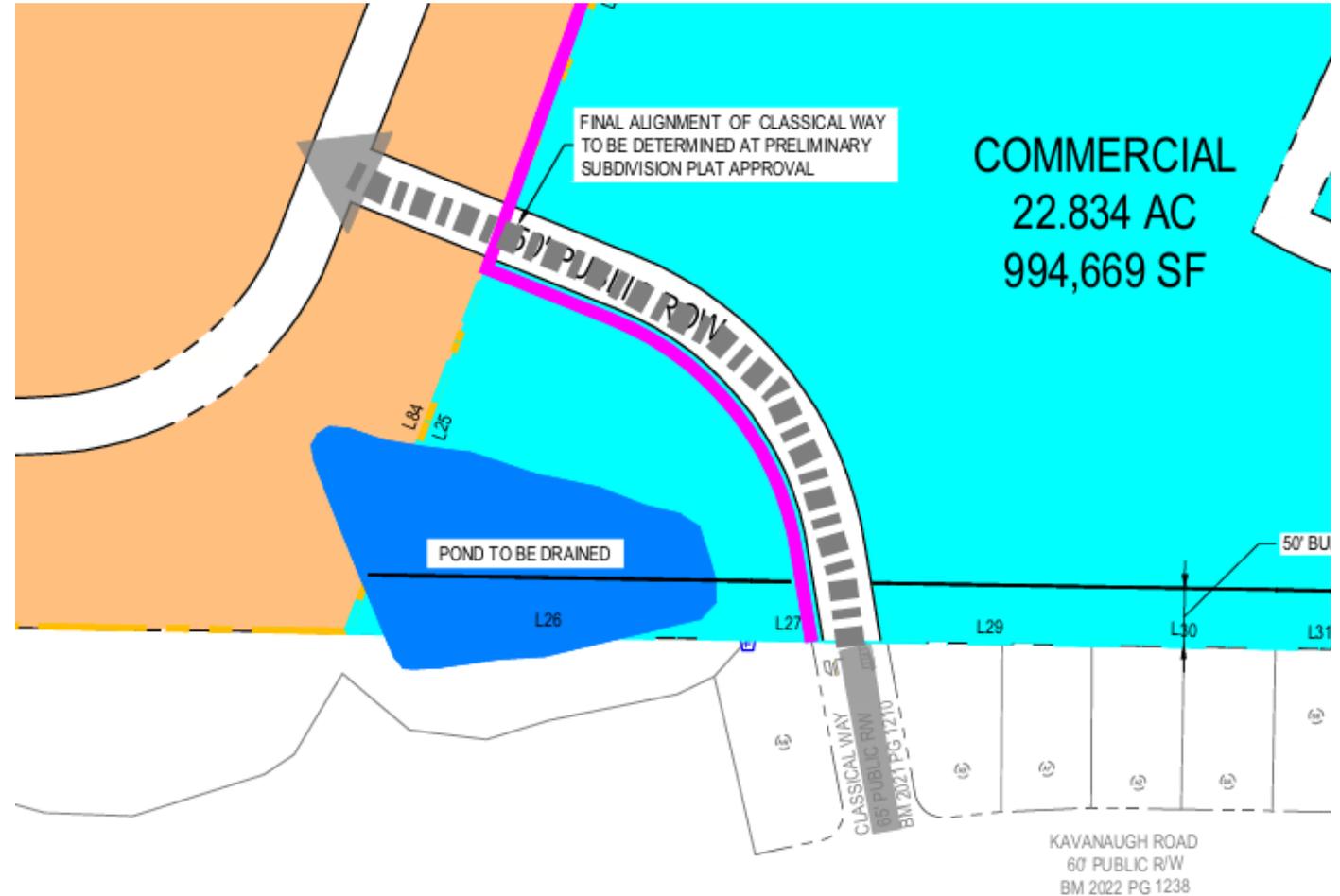
January 13, 2026

Feedback on the proposed

Atticus Woods Development

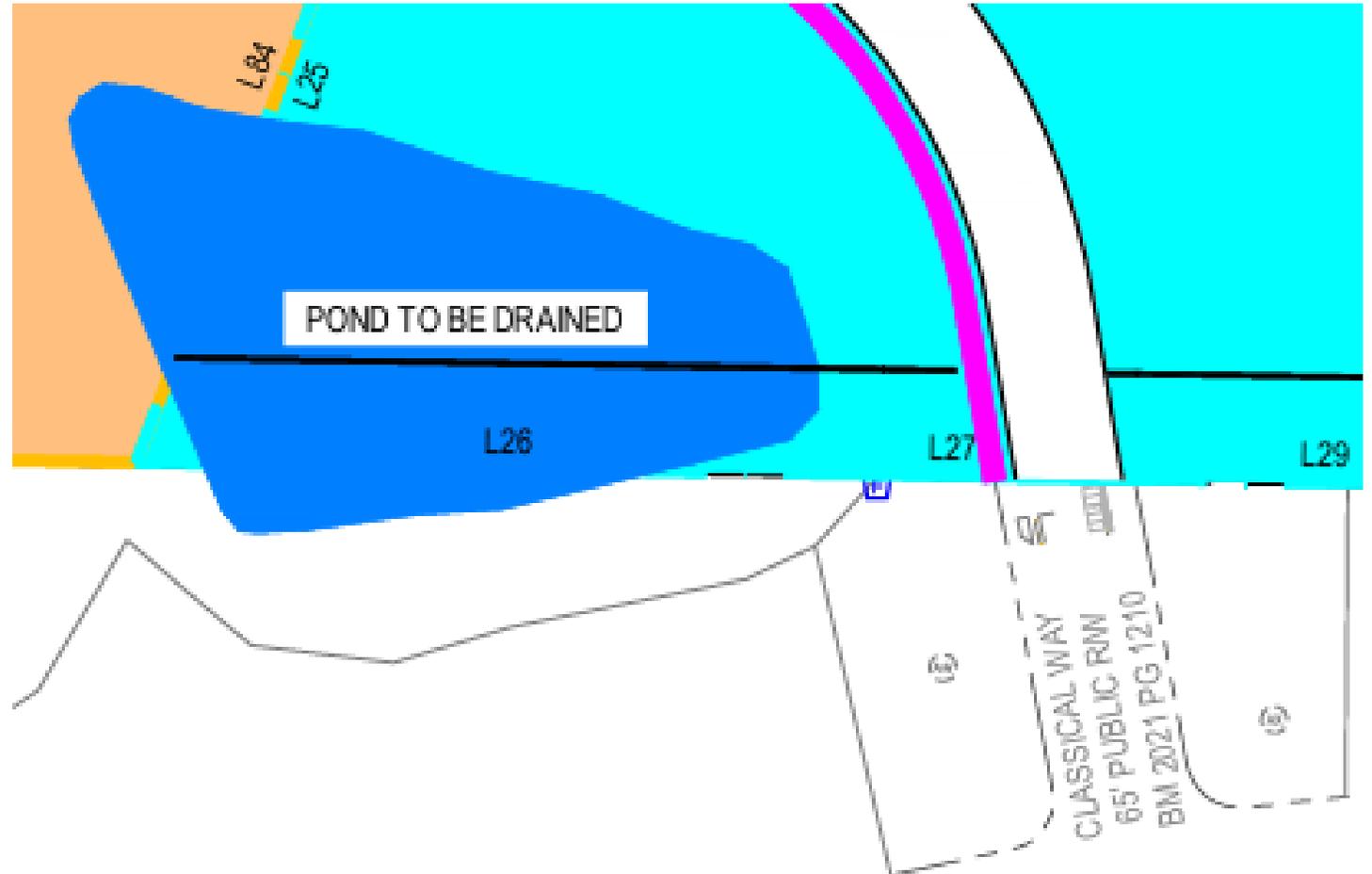
Limiting Traffic Impacts on Elizabeth Springs

- Cannot eliminate Classical Way extension because LDO requires it.
 - LDO 9.2.5.B: “[C]onnections must be made to existing and planned street stubs.”
- Proposed CTP Amendment removing the Collector Connection designation from Classical Way limits traffic impacts; allows extension to connect to residential road.
- Properties in commercial area prohibited from accessing Classical Way Extension. (Condition #8)



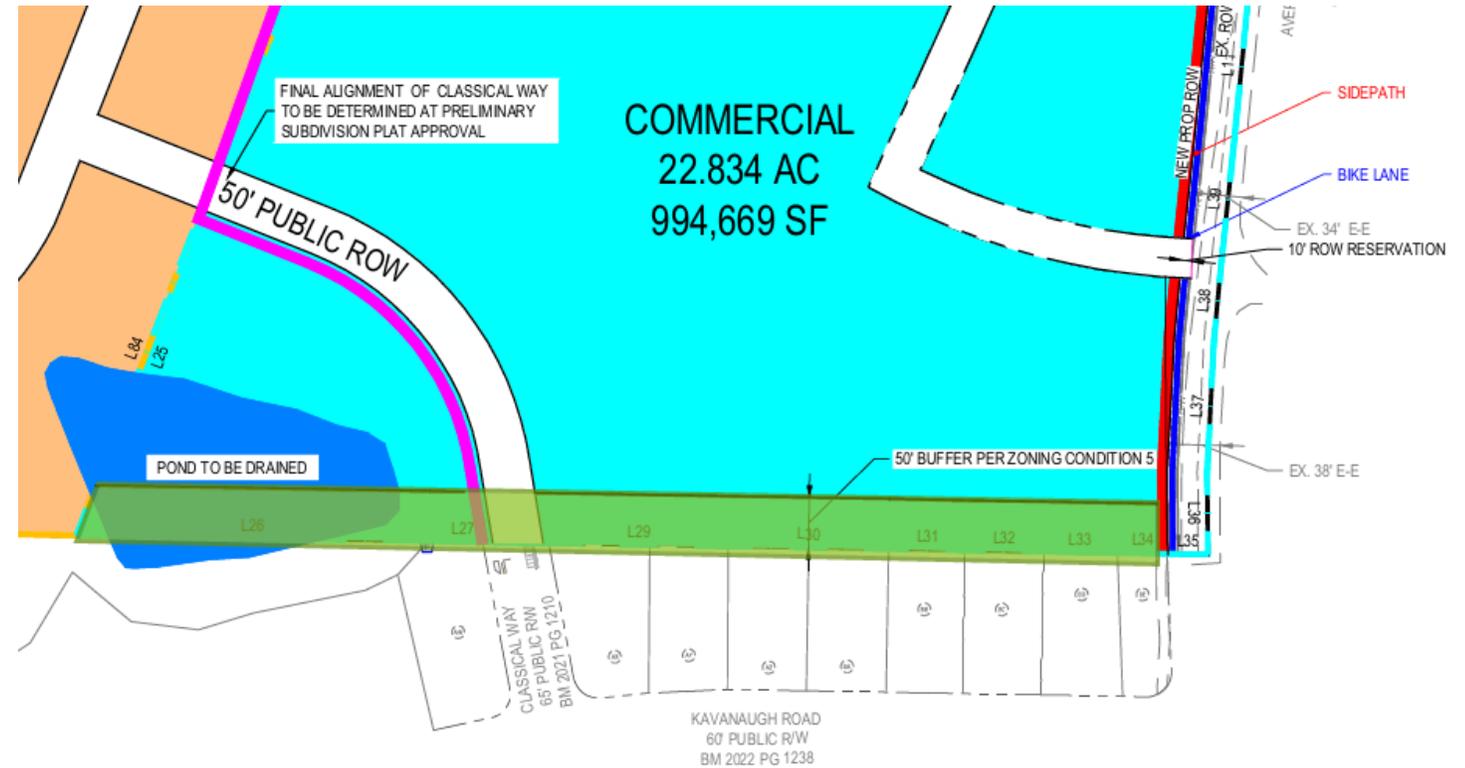
Man-Made Farm Irrigation Pond

- Pond is located in a low point on the site, and may be replaced by stormwater facility.
- If it is converted into a stormwater facility, a fountain will be installed and maintained in the new stormwater pond. (Zoning Condition #7)



Buffering Elizabeth Springs from Commercial

- 50' Vegetated Buffer with 5' tall berm. (Condition #5)
- Continuous hedgeline in areas where adjoining residential property does not have an existing fence.
- 100' commercial building setback from shared property line with Elizabeth Springs homes. (Condition #6)



Elizabeth Springs Buffer—Cont'd

- Plants in 50' landscaped buffer will be located on southern portion of berms (closer to Elizabeth Springs Homes)
- Only thing expressly permitted to encroach on the 50' buffer is the stormwater pond and any related access and maintenance easements.

