

**SMITH, ANDERSON, BLOUNT,
DORSETT, MITCHELL & JERNIGAN, L.L.P.**

LAWYERS

Thanks
OFFICES

150 Fayetteville Street, Suite 2300
Raleigh, North Carolina 27601

TOBY R. COLEMAN

DIRECT DIAL: (919) 821-6778
E-Mail: tcoleman@smithlaw.com

January 16, 2026

MAILING ADDRESS
P.O. Box 2611
Raleigh, North Carolina
27602-2611

TELEPHONE: (919) 821-1220
FACSIMILE: (919) 821-6800

Re: Notice of neighborhood meeting to discuss a proposed rezoning of a portion of 5036
Walls Cove Lane, REZ-25-06 (PIN: 1758494277)

Dear Neighbors:

On behalf of WakeMed, I write to invite you to a Neighborhood Meeting to discuss WakeMed's proposed rezoning of a 31.38-acre portion of 5036 Walls Cove Lane, Rolesville, North Carolina (PIN: 1758494277) (the "Property") to facilitate the development of a WakeMed Healthplex with a 24/7 emergency department. The neighborhood meeting will be held on January 28, 2026 at 6:00 p.m. in the Rolesville Community Center located at 514 Southtown Circle, Rolesville NC 27571.

The Property is currently zoned Residential Low Density (RL). WakeMed proposes to rezone the 31.38-acre portion of the Property to Commercial Highway Conditional Zoning (CH-CZ) in order to develop a 36,000 square foot Healthplex that will offer a 24/7 emergency department. The enclosed maps and site plan show the location of the Property, current zoning of the neighborhood, and proposed plan for development. At the Neighborhood Meeting, we will provide updates on the proposed rezoning, including the proposed zoning conditions for the development of the Property.

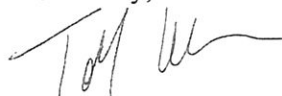
The Town of Rolesville requires that a neighborhood meeting be held by the applicant proposing the rezoning prior to consideration by the Town Planning Board and Board of Commissioners so that citizens can hear from the applicant and review the proposed rezoning. Property owners within 500 feet of the Property must be provided with this written notification of the meeting. After the meeting, WakeMed will submit a list of meeting attendees and minutes of the meeting to the Rolesville Planning Department.

More information about the proposed rezoning of the Property is available on the Town website at <https://www.rolesvillenc.gov/project/wakemed>. If you have further questions about the rezoning process, please contact:

Meredith Gruber
Senior Planner
mgruber@rolesville.gov
[919-554-6517](tel:9195546517)

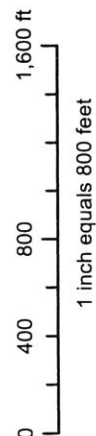
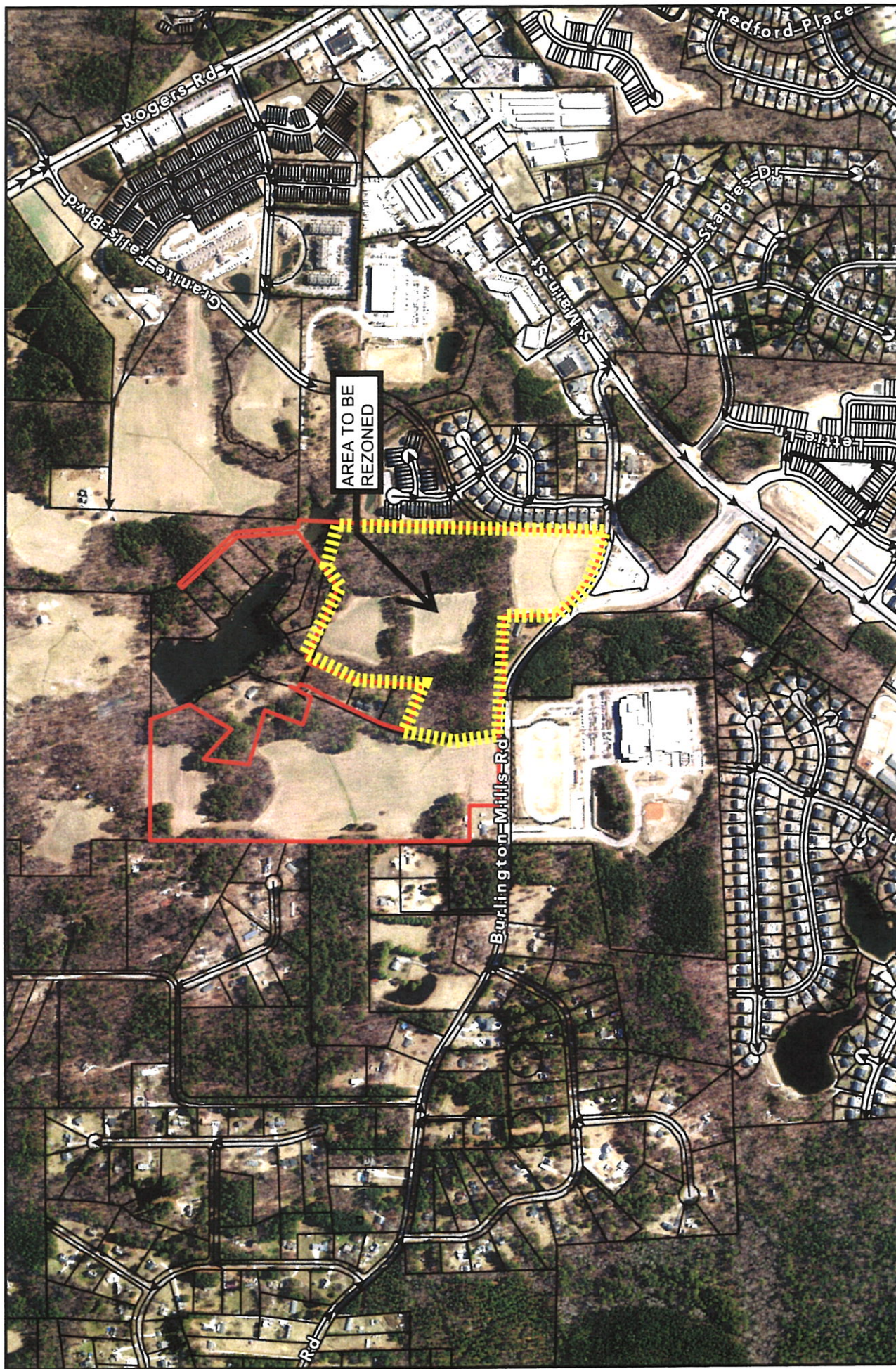
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,

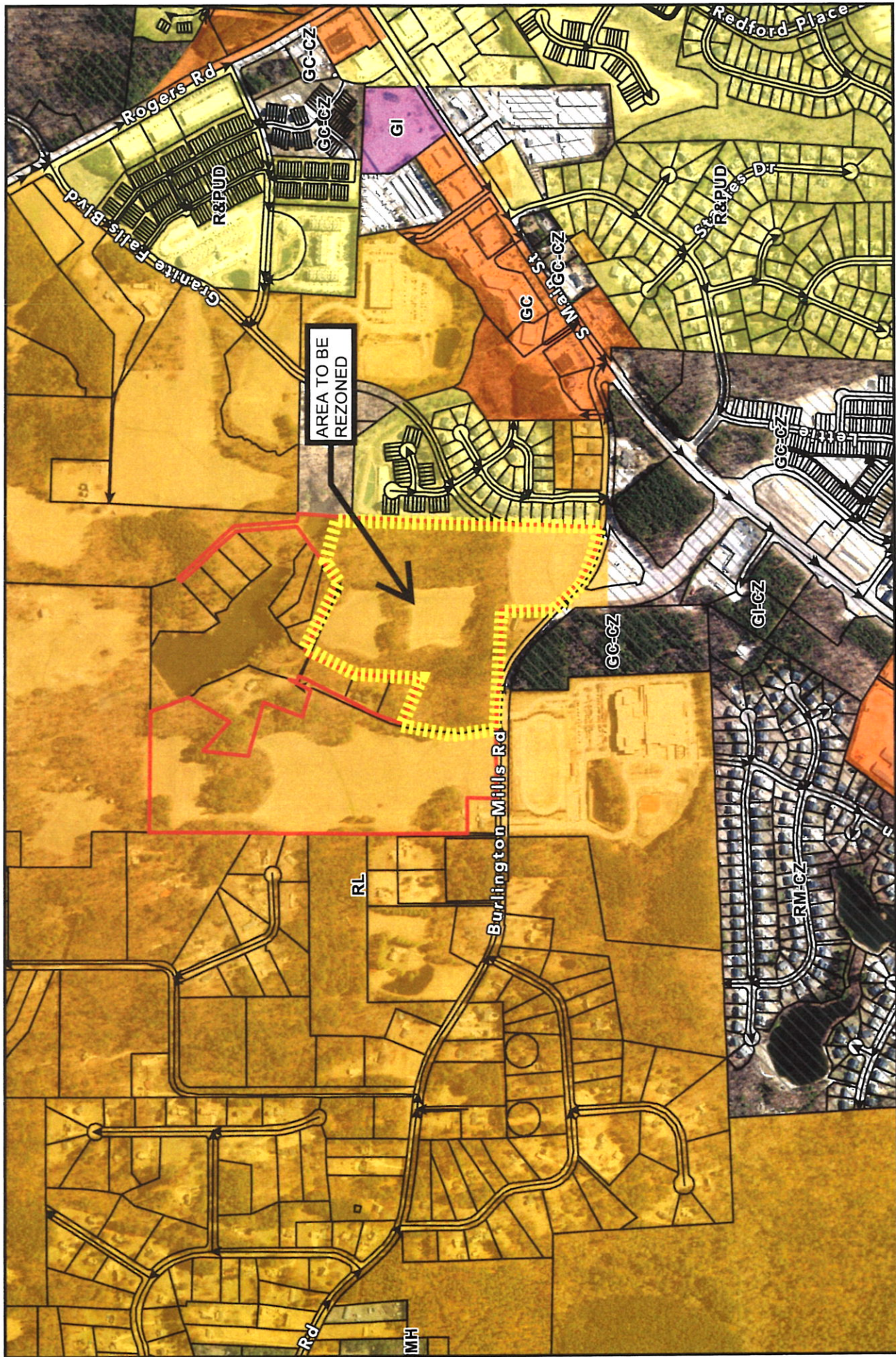


Toby R. Coleman

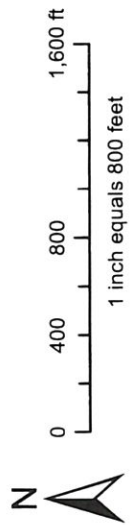
enclosures



Disclaimer
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LAND USE SUMMARY	
TOTAL	40,000 SF
WETLANDS	13,000 SF
WETLANDS	13,000 SF
WETLANDS	13,000 SF



- MASTER PLAN LEGEND:**
- PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
 - PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
 - RIPARIAN BUFFER (SEE NOTE 1)
 - PROPERTY SETBACKS/BUFFERS
 - EASEMENT
 - 15' TYPE 2 LANDSCAPE BUFFER
 - 25' TYPE 3 C LANDSCAPE BUFFER
 - 15' STREETSCAPE BUFFER (SETBACK FROM THE R.O.W.)
 - PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
 - EMERGENCY DEPARTMENT AMBULANCE DROP OFF ZONE
 - PATIENT EMERGENCY DROP OFF/PICK-UP
 - OUTDOOR SERVICE AREA/ LOADING DOCK
 - SURFACE PARKING/ PATIENT DROP OFF ZONE
 - OUTDOOR OPEN SPACE (SEE NOTE #9)
 - REG. 1 SMALL OPEN SPACE TYPE MIN. 500 SF - 1 AC
 - REG. 1 MEDIUM OPEN SPACE TYPE MIN. 1 AC - 2.5 AC
- STREET TYPOLOGIES:**
- PRIVATE STREET (INTERNAL)
 - WALLS COVE LANE - 24' TRAVELWAY (60' PRIVATE R.O.W.)
 - GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
 - BURLINGTON MILLS ROAD (110' R.O.W.)
 - BURLINGTON MILLS ROAD AND SIDEWALK

MASTER LAND USE PLAN NOTES:

- Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and mapped by the US Forest Service and the US Fish and Wildlife Service.
- The proposed street network and typologies are preliminary and subject to change pending Town approval.
- Stormwater management facilities may be shared independent or shared and will be built in accordance with the Town's Land Development Ordinance (Section 4.2.4.5 Vegetation Preservation). All A/CW's will meet the requirements of Wake County Stormwater Design Manual.
- A 15' Type 2 Perimeter Buffer will be provided along all property boundaries adjacent to Residential High Density.
- A 15' Streetcape Buffer will be provided along all property boundaries adjacent to Residential Low Density (North, East, and West).
- A 15' Streetcape Buffer will be provided along the Burlington Mills Road frontage (set back from the Right-of-Way) if the streetcape is disturbed or non-vegetated, the property owner or developer will be responsible for the replacement of the streetcape.
- Flooding requirements of the Town's Land Development Ordinance (Section 4.2.1.1 Open Space). This Master Plan will provide (1) Small open space totaling 500 SF min. and (1) Medium open space totaling 1.0 acre min. This plan shall be provided at subdivision permitting process. Qualifying open space shall consist of but is not limited to: Ponds, Pocket Parks, Open green space, etc.
- Height shall be measured per the standards of the UDO. All uses within the proposed zoning boundary that not exceed the base height of (60' per Ordinance Document Approved January 7, 2023).
- Requirements of the Town's Land Development Ordinance (Section 4.2.4.5 Vegetation Preservation). The Master Plan will provide a min. of 10% of all existing trees on site in good health (determined by a professional arborist) that be preserved. "Excluding non-native invasive plants as listed by the US Forest Service or the NC Forest Service."
- Burlington Mills Road (Under Construction) of this application will be redesigned and the right-of-way shall be widened to accommodate the proposed extension of the Town Board Permitted Policies and procedures. Thus, no land use buffer or streetcape buffer is required along this portion of the District Boundary.
- Right of Way for the future extension of Granite Falls Blvd. will be provided through the subject property. This R.O.W. alignment is conceptual and shown for illustrative purposes only. The preliminary alignment shall be determined in conjunction with the site plan for the final development phase.
- Proposed extension of Burlington Mills Road (shown in accordance with the Town development phase).
- A fee-in-lieu option be permitted by the Town. The developer reserves the right to satisfy this requirement through that mechanism rather than through physical construction.
- Additional development density within the district will require a new concept plan application to be submitted for approval by the Town.

Kimley Horn

REV DATE: 11/3/2025

SHEET

MP-04

0' 50' 100' 200'

North Arrow

MASTER PLAN CONCEPT

WAKE MED - REZONING CONCEPT PLAN PACKAGE

NOVEMBER 3, 2025 | ROLESVILLE, NORTH CAROLIN | REV-25-06