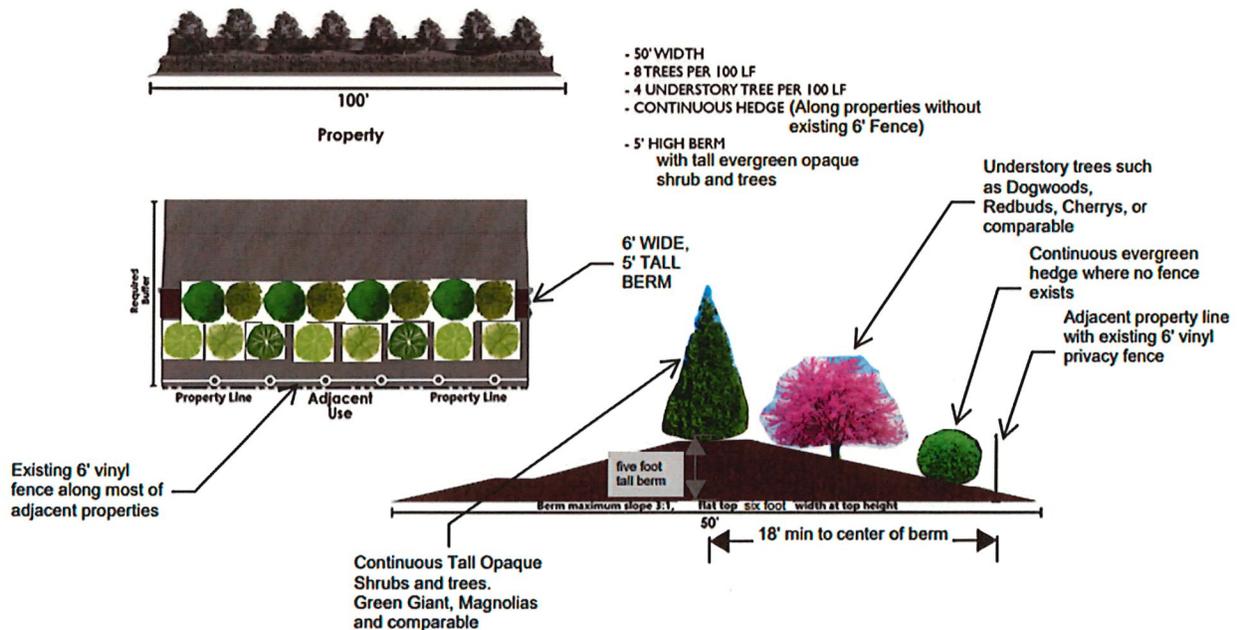


To Elizabeth Springs Homeowners,

On behalf of Ardent Building, I appreciate the very organized and detailed account of the Elizabeth Springs residents' comments and concerns in a letter dated January 13th 2026. Based on your feedback, we at Ardent Building have further updated the plans for the Atticus Woods development to mitigate impacts on your neighborhood while providing a new residential and commercial neighborhood that will meet residents' needs for more work and lifestyle opportunities while maintaining the small-town feel and community that we know you and your neighbors value.

Buffer Zone

As opposed to the required 25' buffer, we are proposing a 50' wide landscaped buffer between the commercial area of Atticus Woods and the homes on the north side of Kavanaugh Road in your subdivision. The buffer will have a 5' tall berm, large trees and evergreen plants that will provide an aesthetically pleasing noise and visual screen for the adjacent property owners, as shown below.



Because the bulk of the Elizabeth Springs homes adjacent to Atticus Woods' commercial area already have fences along the property line, we are not proposing the addition of another fence within the buffer. We have not included another fence in the buffer out of concern that it could be subject to graffiti or other vandalism. In areas along the shared property line between Elizabeth Springs and the Atticus Woods commercial area that are not already fenced, a continuous evergreen hedge will be installed.

As to your “other requests” related to the buffer zone:

- Cutoff Lighting The Town’s Land Development Ordinance already requires that all lighting fixtures, except streetlights, be cutoff fixtures. Lighting utilized in and around the buffer zone will comply with LDO standards.
- Operational Hours We will restrict buildings with 24-hour commercial operations to be more than 100’ of the common property line between Atticus Woods and Elizabeth Springs.

Classical Way Extension

We at Ardent Building are sensitive to your neighborhood’s concerns about Classical Way. We have repeatedly asked Town staff to let us leave the existing Classical Way street stub in your neighborhood untouched because we know your neighborhood opposes extending Classical Way.

Unfortunately, the Town will not let us eliminate the Classical Way extension as part of the Atticus Woods development. Ardent Building is showing the Classical Way extension in the plans for Atticus Woods after we were literally forced to do so by staff, who concluded that any plan without the extension was inconsistent with Town plans and policies, and the Planning Board, which recommended denial of the Atticus Woods rezoning until the Classical Way extension was added into the plans.

We are willing to continue to work with the neighborhood to advocate for the removal of the Classical Way extension from Town plans and policies. The Planning Board has recommended that the Town Board of Commissioners consider whether it could grant an exception to Town policy to eliminate or otherwise limit the Classical Way extension. The Planning Board’s recommendation on this issue may help us work with you all to find a way to remove the need for a Classical Way extension down the road.

In addition, we continue to look into other options for limiting cut-through traffic through Elizabeth Springs. Some potential items, including “No Trucks” signs, require separate municipal and potential state approval at the time of construction, and therefore cannot be specifically addressed in the rezoning.

POND

In regard to the man-made farm irrigation pond located northwest of the existing Classical Way stub, we cannot make any commitments at this time to preserve it in its current state. The pond at issue is one of two man-made irrigation ponds on the Atticus Woods development property that we proposed to drain and evaluate for potential reconstruction as part of the development’s stormwater management system. Given that

the existing pond is at a naturally low part of the Atticus Woods property, it could be a practical location for a stormwater facility.

Ardent Building plans on complying with all regulatory requirements associated with draining and evaluating the current man-made irrigation ponds on the Atticus Woods development property. If the pond is ultimately replaced by a stormwater facility, the facility will meet all applicable requirements, which include plantings and other features that will help support wildlife in some of the same ways that the current man-made farm irrigation pond does.

COMMERCIAL DEVELOPMENT SUGGESTIONS

We appreciate the feedback we have received about what uses and amenities could be put in parts of the proposed commercial acreage. As developers and owners of the very successful 45-acre commercial project Sweetwater Town Center located in Apex, we plan on utilizing our experience to bring high quality retailers, businesses, restaurants, etc. that residents of Rolesville will find to be of great value and make their daily lives more enjoyable.

Atticus Woods will be designed in a pedestrian-friendly manner. The greenway trail in Elizabeth Springs will continue north into Atticus Woods, providing safe pedestrian interconnectivity from your neighborhood into Atticus Woods.

PARK LOCATION

We are proud that the proposed Atticus Woods rezoning includes the dedication of two and a half acres for a new Town park. The location of any future public park requires considering the needs of all Town residents, and we therefore worked closely with the Town's Parks and Recreation Department to identify a location that would be best for all Town residents. The Town identified the location along Wait Avenue currently shown in the rezoning plan.

Sincerely,

A handwritten signature in black ink, appearing to read 'Corey Schmidt', with a stylized flourish at the end.

Corey Schmidt

Manager

Ardent Building, LLC