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DORSETT, MITCHELL & JERNIGAN, L.L.P.

LAWYERS

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Raleigh, North Carolina 27601

TOBY R. COLEMAN
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March 20, 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 stand-alone WakeMed emergency department. The neighborhood meeting will be held on March 30, 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 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.

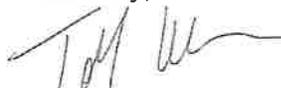
The Town of Rolesville requires that a neighborhood meeting be held by the applicant proposing the rezoning prior to consideration by the Town Planning Board and Board of Commissioners so that citizens can hear from the applicant and review the proposed rezoning. Property owners within 500 feet of the 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:919-554-6517)

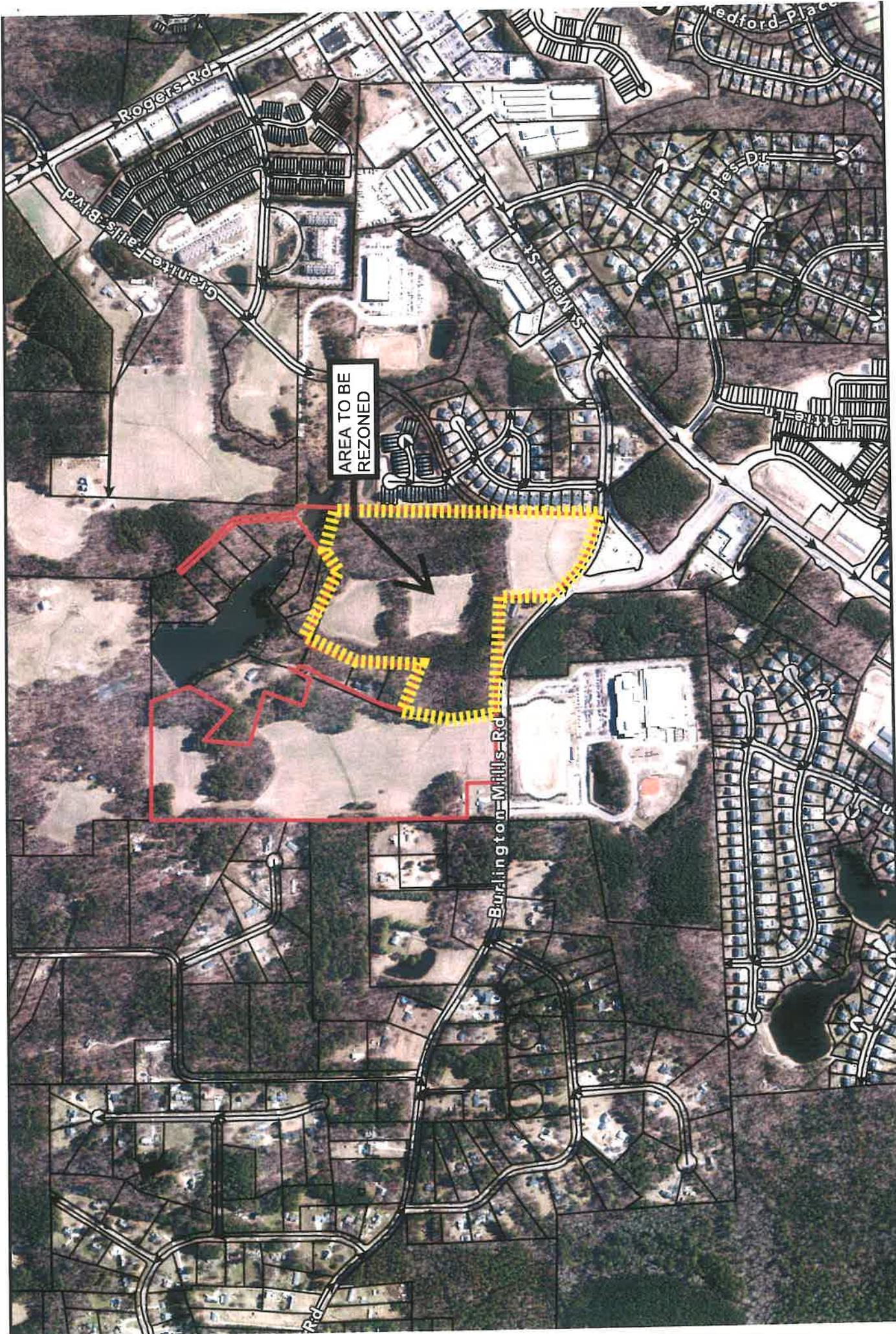
If you have any concerns or questions about this potential rezoning, please do not hesitate to contact me. I can be reached via my office phone at 919-821-6778 or via email at tcoleman@smithlaw.com.

Sincerely,



Toby R. Coleman

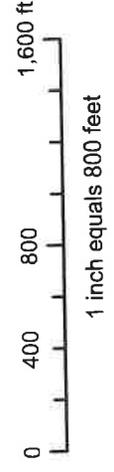
enclosures

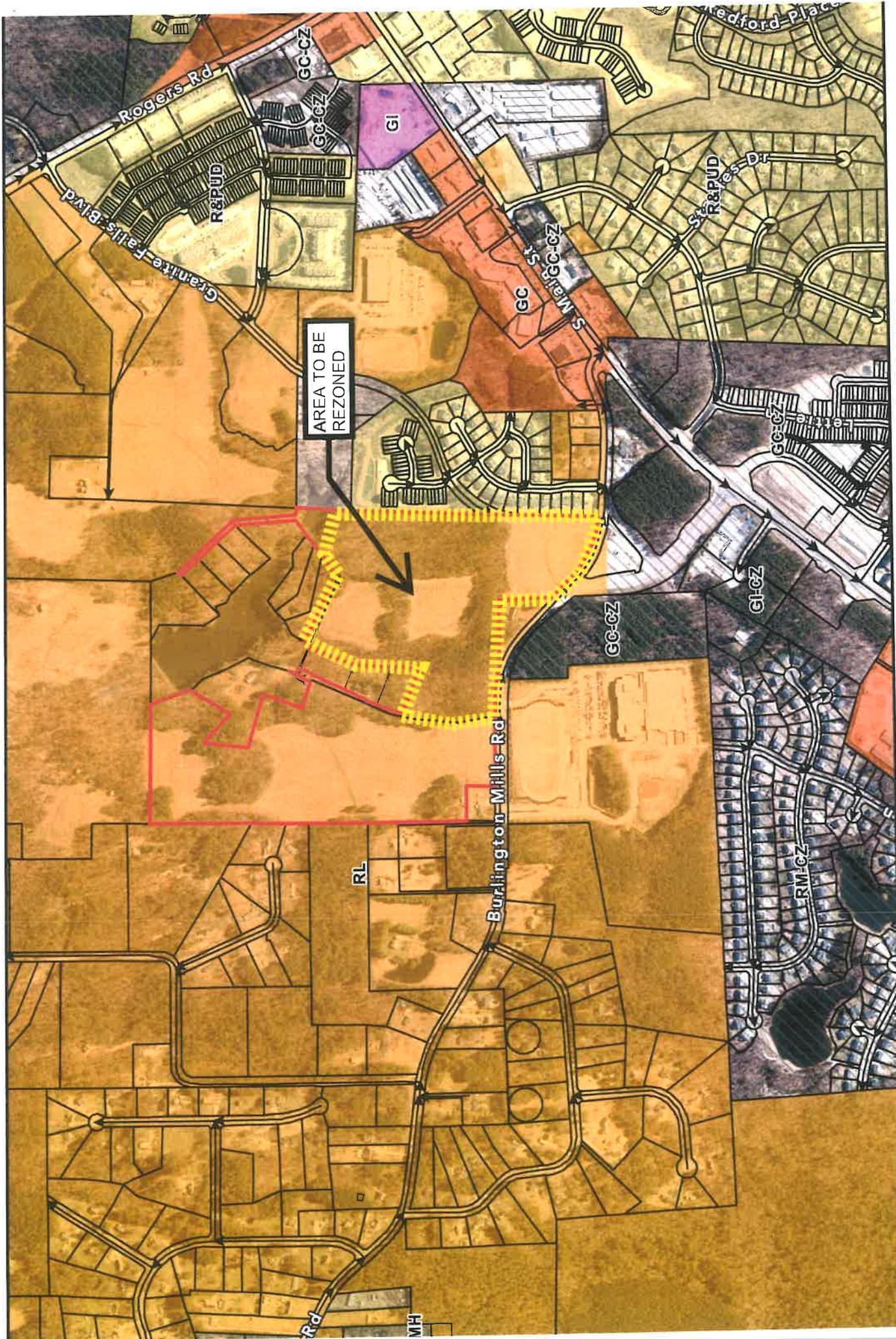


AREA TO BE REZONED

Disclaimer

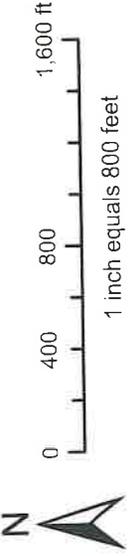
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| LAND USE SUMMARY | |
|---|-----------|
| MEDICAL | 40,000 SF |
| <small>FILE NOTE 14 FOR SQUARE FOOTAGE REQUIREMENTS</small> GRANITE FALLS BOULEVARD EXTENSION GRAND ROCK WAY THROUGH SUBJECT PROPERTY TO BURLINGTON MILLS ROAD REALIGNMENT PROPOSED STREET SECTION TOTAL I.O.W WIDTH: 60 FEET | |

- 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 #7)
 - 6 (REQ. 1 SMALL OPEN SPACE TYPE MN, 500 SF - 1 AC)
 - 6 (REQ. 1 MEDIUM OPEN SPACE TYPE MNT AC - 2.5AC)

- STREET TYPOLOGIES:**
- PRIVATE STREET (INTERNAL APPROXIMATE LOCATION SHOWN EXACT ALIGNMENT AT SITE DEVELOPMENT PLAN)
 - WALLS COVE LANE - 24' TRAVELWAY (60' PRIVATE R.O.W.)
 - GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
 - BURLINGTON MILLS ROAD FUTURE BIKE LANES AND SIDEWALK

MASTER LAND USE PLAN NOTES:

1. Preliminary site plan and site plan alternatives have been preliminarily prepared by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDNR and the Army Corps of Engineers prior to development.
2. The shown street network and typologies are preliminary and subject to change pending in phases as needed to support development within a given phase. All SCM's will meet the requirements of Wake Counties Stormwater Design Manual.
3. Storm approval.
4. A 15' Type 2 Fencible Buffer will be provided along all property boundaries adjacent to Residential, Low-Density (North, East, and West).
5. A 15' Streetscape Buffer will be provided along all property boundaries adjacent to the right-of-way. The streetscape is defined as an area extending 6.25' from the right-of-way.
6. Following requirements of the Town's Land Development Ordinance (Section 6.2.1.1, Open Space), this Master Plan will provide (1) Small open space totaling 500 SF min. and (1) Medium open space totaling 10 acre min. Locations are for illustrative purposes only and subject to change pending final design and engineering.
7. Qualifying open space that cannot be used for other purposes shall be provided along all property boundaries adjacent to the right-of-way.
8. Height shall be measured per the standards of the LDO. All uses within the proposed rezoning boundary shall not exceed the base height of (60' per Ordinance Document Approval Boundary - 2025).
9. Following requirements of the Town's Land Development Ordinance (Section 6.2.4.5 Vegetation Preservation), this Master Plan will provide a min. of 10% of all existing trees on site in good health (determined by a professional arborist) shall be preserved. Vegetation Preservation locations shall be shown on the site plan.
10. Burlington Mills Road (under construction at the time of this application) will be realigned and the existing right of way is expected to be abandoned upon approval of the Town Board. Per Town policies and procedures, thus, no land use buffer or streetscape buffer is required along the existing right-of-way.
11. Right of way on the subject boundary.
12. Timing of construction for Granite Falls Blvd. will be provided through the subject property at such time as it is warranted - the extension will not be required with phase 1 development. 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 initial development.
13. Timing of construction for Granite Falls Blvd. will be determined. Schedule and phasing will be coordinated and confirmed at a later date. The rezoning, site plan approval, building permits and certificate of occupancy are not contingent on the construction and completion of the extension.
14. Signage and bike lanes along Burlington Mills Road are shown in accordance with the Town of Rolesville Bicycle Plan. Final configurations is subject to Town review and approval. Should 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.
15. Additional development density within the district will require a new concept plan application to be submitted for approval by the Town.

NOTES:

1. Street section are for illustrative purposes and subject to final design. All public and private streets will be subject to the Town's public street standards applicable at the time of the master plan approval.
2. The master plan approval shall be conditioned on the applicant providing water, sewer, storm water utility, or driveway.
3. Where 5' sidewalk falls outside of the Right-of-Way a public access easement shall be provided.
4. The construction of Granite Falls Blvd. will not be required with this Development Plan. However, the Right of way will be reserved in conjunction with the Development Plan.



Kimley Horn

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| REV DATE | SHEET |
| 11/3/2025 | |
| 12/22/2025 | |
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| | MP-04 |

