

September 18, 2025

Opal at Main Neighborhood Meeting Minutes:

- | The neighborhood was held on Thursday September 18, 2025, at 6:00pm at the Village Church Rolesville
- | Approximately 30 people attended (7 from development team, 23 neighbors).
- | Laura Holloman provided an overview of the project history and the current proposal and expected timelines.
- | Large posters of the proposed concept plan and the town's FLUM were shown.
- | Following the presentation the meeting was opened up for discussion and questions. The questions/concerns and responses are noted below.

Discussion Topics and Questions:

- | **Why is the development connecting to the neighborhood roadway? How will people be prevented from cutting through the adjacent neighborhood?**
 - This is a requirement of the town. Cross access is required. The development team stated that while they did not foresee a scenario where folks drove through the adjacent neighborhood, they would continue to evaluate potential solutions.
- | **Someone asked what the proposed density of the project would be.**
 - The development team stated that it would be around 5 dwelling units per acre, well below the maximum for the general high-density zoning in Rolesville. The team explained that they needed to proposed the high-density zoning as it is the only one that allows townhomes, but noted that they are committed to limiting the density to less than the maximum allowed. The team noted that if approved, the rezoning would mean that this developer or any other developer of this site would be held to the conditional density standard (5 du/ac) and would need to rezone again to exceed that number.
- | **Several neighbors raised concerns about the rapid growth of the Town and wanted to see a more rural community. They expressed a desire to see the site become open space in its entirety.**
 - The development noted these concerns but also explained that Town is growing due to the growth of the Triangle in general.
- | **Someone asked if the units would be for rent or for sale? And would there be protections against someone buying multiple homes to rent them out?**
 - The development team explained that North Carolina law prohibits people from dictating if homes must be for sale or for rent. The team also explained that these homes would be on individually platted lots rather than one common lot. The individual lots tend to be more conducive to for sale development. They also explained that they (the developer) don't have much control over who purchases the homes.
- | **Will there be Section 8 housing on site?**
 - The development team noted that there were no affordable housing commitments proposed as part of the development.

| Concerns were raised about the potential road improvements and several people mentioned that turn lanes were removed to add bike lanes which they felt made traffic worse.

- The developer stated that they would be providing improvements based on the TIA results. They also stated that they would be providing bike lanes along Young Street in accordance with the Transportation Plan. They could not speak to what would happen to the bike lanes after construction, as that is up to the Town and NCDOT's discretion.

| Several questions were asked about how the TIA would be conducted and what the process would be for requiring improvements.

- The traffic engineer for the project, Nate Bouquin, explained that they would obtain traffic counts, which they can do now that school is back in session, but also noted that the current road closures complicate the timing of the counts. He also added that the analysis would take into account not only the developments that are currently constructed but also any approved projects in the area. They also account for a level of assumed growth in the community- about 3%. Using these numbers they run models and simulations based on the Institute of Traffic Engineering's expert assumptions to understand the impacts to the road network that the new development would have and what improvements might help with mitigation. Nate Bouquin also noted that NCDOT is the ultimate decision-maker with regards to traffic lights and that they only allow them in very specific circumstances and at certain thresholds.

| One attendee raised concerns about what might be found underground on the site.

- The development team noted this concern and stated that they had completed a phase 1 environmental study of the site.

| Questions were raised about the size of the units.

- The developer stated that they committed to a minimum sf of 1550 sf for the homes.

| Someone asked if there was an expected price point for the homes and noted that they understood that would be hard to answer.

- The developer noted that it was hard to say exactly what the prices would be at this time but that they anticipated around 300K-400k for the homes. They added that they will reflect the market price at the time of sale which is some years away.

| One attendee raised concerns about water pressure.

- The development team noted this concern and stated that the development would need to conduct a fire flow analysis when the project goes to site plan review to evaluate the water pressure and noted that improvements could be required if the pressure is determined to be inadequate.

| Someone asked about the project timelines.

- The development team stated that if all goes well they would hope to have units for sale in 2028 and would probably break ground in 2027, but noted that would be the best case scenario.

| Questions were raised about what development would occur in the tree save areas.

- The development team noted that no development can occur in the tree save areas nor in the stream buffers. Those areas will need to remain undisturbed.

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SITE DATA TABLE

PIN(S)	1769027985 1769029362
Total Site Area	± 9.12 acres
Current Zoning	RL
Proposed Zoning	RHD
Tree Preservation Area Required (10% Site Area)	± 0.92 acre
Tree Preservation Area Provided	± 0.93 acre
Proposed Residential Units	51 DU
Maximum Density	± 5.59 DU/ac

CONCEPT PLAN NOTES

- 01
- Development on this site will comply with the Town's Unified Development Ordinance and other applicable standards and plans adopted by the Town of Rolesville
- 02
- Sidewalks, trails, and open space areas shown on this plan are approximate. Final location and design to be determined at site or subdivision plan review.
- 03
- Utilities and easements shown on this plan are conceptual. Final location and design to be determined at site or subdivision plan review.
- 04
- Where a conflict between graphic representation and text information on this sheet is present, the text shall prevail.
- 05
- All base file information taken from GIS is subject to change unless otherwise stated.
- 06
- All assumptions shown herein are in accordance with current LDO standards as of the date shown on the plan. Changes to LDO standards, or jurisdictional text changes after that date may impact plan.
- 07
- Lighting requirements will comply with the standards set forth in the LDO.
- 08
- Master plan is conceptual, with final layout to be determined at subdivision plan.
- 09
- Tree coverage areas are conceptual, with final location to be determined at subdivision plan.

LEGEND

-
- SIDEWALK
-
- CBU + PARKING
-
- RESIDENTIAL TOWNHOUSE UNITS
-
- LANDSCAPE BUFFER
-
- PROGRAMMED OPEN SPACE
-
- UNPROGRAMMED OPEN SPACE
-
- TREE PRESERVATION AREA
-
- EASEMENTS
-
- STREAM BUFFER
-
- STORMWATER POND

