

**ORDINANCE ORD-2025-24**

**ORDINANCE OF THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS  
AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ROLESVILLE  
TO CHANGE THE ZONING OF APPROXIMATELY 15.61 ACRES LOCATED AT  
4724 BURLINGTON MILLS ROAD AND TWO UNADDRESSED PROPERTIES ON  
BURLINGTON MILLS ROAD,  
BEING WAKE COUNTY PINS 1758486155, 1758479823, AND 1758574837  
FROM RESIDENTIAL HIGH CONDITIONAL ZONING DISTRICT (RH-CZ)  
AND GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICT (GC-CZ)  
TO TOWN CENTER CONDITIONAL ZONING DISTRICT (TC-CZ)**

**REZ-25-01 WALLBROOK FLATS**

**WHEREAS** the application submitted by Brothers Forty Six LLC and Wallbrook LandCo LLC for the rezoning of land hereinafter described was duly filed with the Planning Department and

**WHEREAS** the Planning Board reviewed the application for recommendation on August 25, 2025, and the Board of Commissioners held a Legislative Hearing on October 09, 2025; and

**WHEREAS**, mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance and

**WHEREAS** the Planning Board submitted its recommendation to the Board of Commissioners recommending approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes.

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Town of Rolesville, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in Exhibit 1 – Legal Description, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1758486155, 1758479823, and 1758574837, and described in Exhibit 1, are currently located within the Town’s Corporate Limits.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from Residential High Conditional Zoning District (RH-CZ) and General Commercial Conditional Zoning District (GC-CZ) to Town Center Conditional Zoning District (TC-CZ) as shown on Exhibit 1, subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all the standards and conditions in Exhibit 2 – Conditions of Approval, which are imposed as part of this rezoning.

Section 5: The Land Development Administrator is hereby authorized and directed to cause the said Official Zoning Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative Hearing and the Town of Rolesville plans, policies, and ordinances, the Town of Rolesville Board of Commissioners finds the Rezoning map amendment request reasonable and consistent with the 2017 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

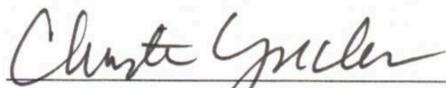
Section 7: The “Rezoned Lands” shall be perpetually bound to the Conditions imposed, including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this 9<sup>th</sup> day of October 2025.



Ronnie Currin  
Mayor

ATTEST:



Christina Ynelan  
Town Clerk

**Exhibit 1: Legal Description**

Commencing at a control point having Localized NC Grid Coordinates of Northing: 788,406.137' and a Easting: 2,154,917.263'; thence from said point of commencement S88°24'57"W 60.75' to a computed point at the intersection of the new southern right-of-way Burlington Mills Road as described in Deed Book 18598 Page 229 and western right-of-way of Burlington Mills Road, said point being the Point of Beginning; thence from the point of beginning with and along the western right-of-way of Burlington Mills Road S01°15'17"E 264.09' to an existing railroad spike marking the northern corner of Wallbrook Landco LLC as described in Deed Book 17801 Page 1550 and depicted in Book of maps 1996 Page 1582; thence leaving the said western right-of-way with and along the western line of Wallbrook Landco LLC S01°27'18"E 358.94' to an existing iron bar marking the north west corner of Grand Park Properties LLC (0347224); thence with and along the western line of Grand Park Properties LLC (0347224) S01°27'18"E 171.42' to an existing iron pipe marking the northern most corner of Grand Park Properties (0523115) as described in Deed Book 8438 Page 1116 and depicted in Book of Maps 2024 Page 2423 and the north east corner of the City of Raleigh as described in Deed Book 10133 Page 750 and depicted in Book of Maps 2003 Page 614; thence with and along the northern line of the City of Raleigh S87°50'05"W 302.76' to an existing iron pipe marking the north west corner of the city of Raleigh and the north east corner of John P. Briand III and spouse Jennifer A. Briand as described in Deed Book 16281 Page 207 and depicted in Book of Maps 2006 Page 814; thence with and along the northern line of Briand S88°02'49"W 93.90' to an existing iron pipe marking the south east corner of Wake County Board of Education (Rolesville Middle School) as described in Deed Book 13179 Page 1360 and depicted in Book of Maps 2008 Page 1281; thence with and along the eastern line of Wake County N02°10'47"W 851.80' to an existing iron pipe; thence continuing with a jog in the said eastern line N89°48'04"W 74.95' to a computed point; thence continuing with and along the said eastern line N00°13'39"E 353.18' to a computed point in the southern right-of-way Burlington Mills Road; thence with and along the said southern right-of-way 311.36' along a curve to the right having a radius of 567.00' and a chord of S61°41'13"E 307.46' to a computed point; thence S46°37'46"E 42.97' to a computed point; thence with and along the new southern right-of-way as described in Deed Book 18598 Page 229 S37°52'58"E 106.82' to a computed point; thence continuing with and along said new southern right-of-way S41°24'08"E 166.49' to a computed point; thence continuing with and along said new southern right-of-way S25°56'35"E 12.50' to the Point and Place of Beginning containing 438,369 square feet or 10.064 acres.

Conditions of Approval  
REZ-25-01: Wallbrook Flats Rezoning  
October 9, 2025

1. Development of the property shall be in substantial conformance with the accompanying Wallbrook Flats Concept Plan, dated September 19, 2025. Locations shown for committed elements including, but not limited to, setbacks, greenways, streets, access points, driveways, and open areas shown on the Concept Plan are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
2. In regards to 4724 Burlington Mills ('Site Area A' per Concept Plan) - Due to potential impacts to the property's access points from the Town of Rolesville Community Transportation Plan roadways, specifically the realigned Burlington Mills Road and the future connection of Granite Falls Boulevard to Burlington Mills Road, amendments to the Concept Plan may be approved administratively if those amendments: (1) are proposed in direct response to changes in the surrounding road network as required by the Community Transportation Plan; (2) comply with the Wallbrook Flats Traffic Impact Analysis (TIA) dated 07/23/2025, any amendments to that Wallbrook Flats TIA, or any new TIA performed for this property; and (3) comply with all other conditions contained herein for REZ-25-01. The intent of this condition is to allow the primary entrance, currently shown in the southerly location closer to S. Main Street, and the secondary entrance in the northerly location closer to Rolesville Middle school, to be flipped and/or relocated so that the main entrance is created at a potential 4-way intersection of Burlington Mills Road, Granite Falls Boulevard, and this property's main entrance.
3. No more than 280 dwelling units shall be permitted within Site Area A as identified on the Concept Plan.
4. A minimum 6 foot tall fence shall be installed within Site Area A adjacent to PIN 1758387160. The fence shall not be required within any tree save area, riparian buffer, jurisdictional wetland, dedicated right-of-way, greenway easement, or utility easement.
5. The following Principal Uses otherwise listed in the Principal Use Table of LDO Section 5.1 as Permitted or Special Uses in the Town Center district shall be prohibited within Site Area B identified on the Concept Plan: Dwelling, Single Family, Detached; Dwelling, Multiple Family; Family Care Facility; College/University; Telecommunication Tower.

[SIGNATURE PAGE FOLLOWS]

**Property Owner Authorization**

REZ-25-01: Wallbrook Flats Rezoning

Property Addresses: 0 Burlington Mills Road and 0 Burlington Mills Road

PINs: 1758479823 and 1758574837



11/18/2025

Wallbrook Landco I.L.C  
By: Austin Williams, Manager

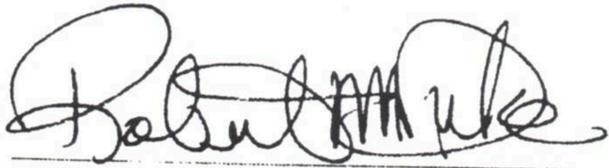
Date

**Property Owner Authorization**

REZ-25-01: Wallbrook Flats Rezoning

Property Address: 4724 Burlington Mills Road

PIN: 1758486155



11.13.2025

Brothers Forty Six LLC  
By: Robert Duke, Manager

Date