

NEIGHBORHOOD MTG PACKAGE



ELLIS
DEVELOPMENTS GROUP

305 Church at North Hills Street, Suite 1110
Raleigh, NC 27609

Notification of Neighborhood Meeting for Pending Rezoning



You have received this notice because you own property near where an application to rezone or subdivide property has been filed. This notice is to inform you of an upcoming public meeting on this proposed rezoning.

Dear Property Owner:

Please be advised that a formal application has been submitted to amend the zoning classification for four properties (Wake County Property Identification Numbers 1757750520, 1757758529, 1757761273, and 1757778982) located at 5326 Mitchell Mill Road in Rolesville. The project consists of approximately 115.94 acres which is currently zoned R-30: Residential. The parcels are currently zoned under the development jurisdiction of Wake County. However, Ellis Developments Group has also filed a pending annexation application (ANX 24-01) to annex the parcels into the town limits of Rolesville.

Ellis Developments Group has applied to rezone the parcels to RM-CZ (Residential Medium Density Conditional Zoning) to allow for the construction of up to 225 single family detached homes. We believe the proposed rezoning at this location is consistent with the Town of Rolesville Future Land Use Map which calls for medium density residential in this area.

In compliance with the requirements of the Town of Rolesville's Land Development Ordinance Code, a Neighborhood Meeting will be held to provide you with an opportunity to review a conceptual plan for the project and to give you an opportunity to ask any questions you may have about the project.

The Neighborhood Meeting will be held on Monday, March 18, 2024 from 6:30-7:30 p.m. at the Rolesville Community Center located at 514 Southtown Circle, Rolesville, NC 27571. Should you have questions prior to the meeting, please feel free to contact me via telephone at 919-824-6088 or email at jason@ellisdevgroup.com.

Sincerely,

Jason Pfister
Vice President of Development

COMMUNITY MEETING SIGN-IN SHEET

Project:	Hills at Harris Creek REZ-24-02	Meeting Date:	March 18, 2024
Applicant:	Ellis Developments Group	Location:	Rolesville Community Center

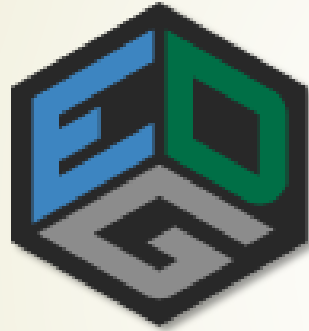
[illegible]

Hills at Harris Creek: Neighborhood Meeting

March 18, 2024
Rolesville Community Center



About Us



ELLIS
DEVELOPMENTS GROUP

▶ Who are We?

- ▶ Ellis Developments Group – Land Acquisition and Development Company

▶ Where are We?

- ▶ Headquarters in Raleigh with an office in Charlotte
- ▶ Projects throughout the Carolinas

▶ What is our Role?

- ▶ Develop and deliver high-quality residential development projects that meet demand for growth
- ▶ Foster relationships with landowners, municipalities, and community members to develop projects that enhance communities
Develop and deliver high quality residential development projects that enhance communities and meet demand for growth



Proposed Rezoning

Current Status

- Rural residential land
- Acreage: 115.94 acres
- Current Zoning: Wake County R-30 (allows approximately 75 lots)

Proposed Changes

- Zoning Change to Residential Medium Density Conditional Zoning
- Proposed construction of 225 single family homes with minimum 8000 sf lots (Under 2 units/acre)



ELLIS
DEVELOPMENTS GROUP

Site Plan



Updates Since Prior Meeting

- Reduced units from 267 total homes to 225 homes
- Removed townhomes and commercial parcel
- Maintains all prior traffic improvements to minimize impacts and improve traffic flows
- Greenway trail expanded and integrated into amenity center
- Reduced density and higher price point for tax base

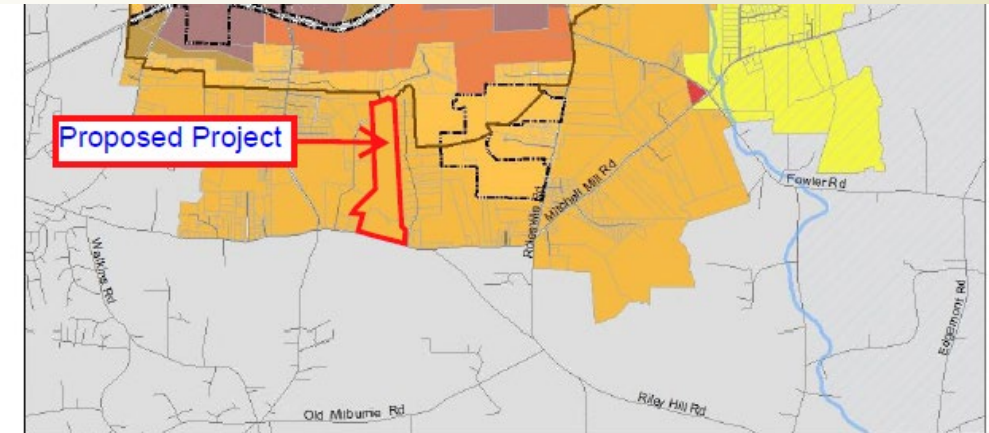
Comprehensive Plan 2017



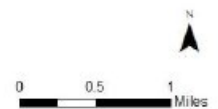
ELLIS
DEVELOPMENTS GROUP

Rezoning Proposal:

- Consistent with Comprehensive Plan
 - Future Land Use Map designates these parcels at Medium Density Residential
- Consistent with residential character of adjacent properties



Rolesville: Future Land Use Map



Land Use & Zoning



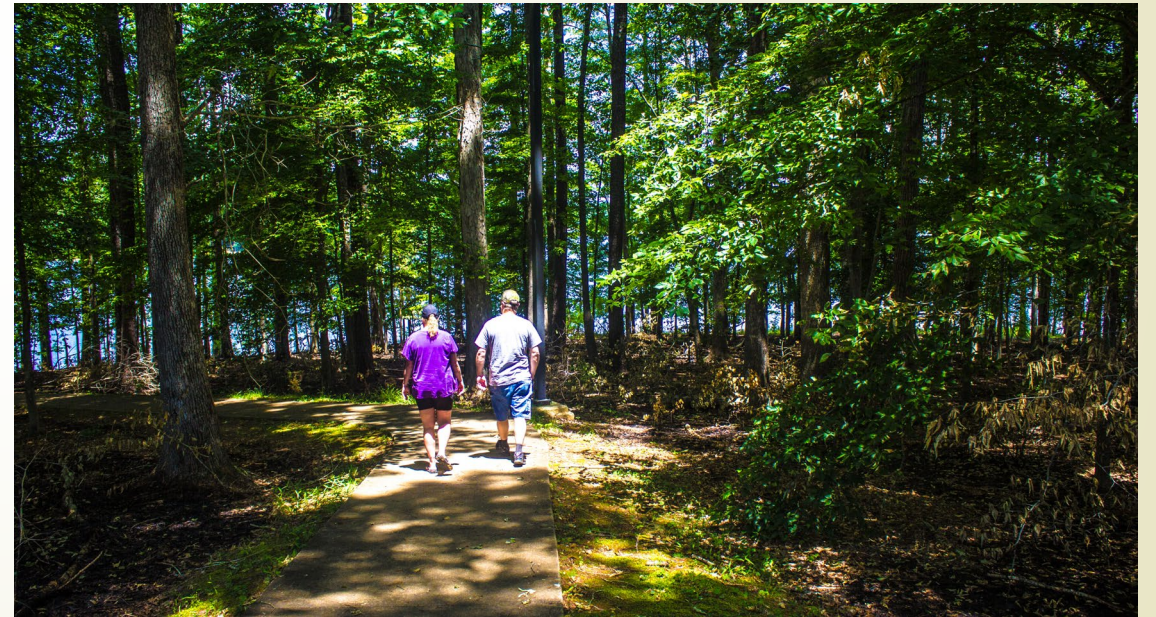
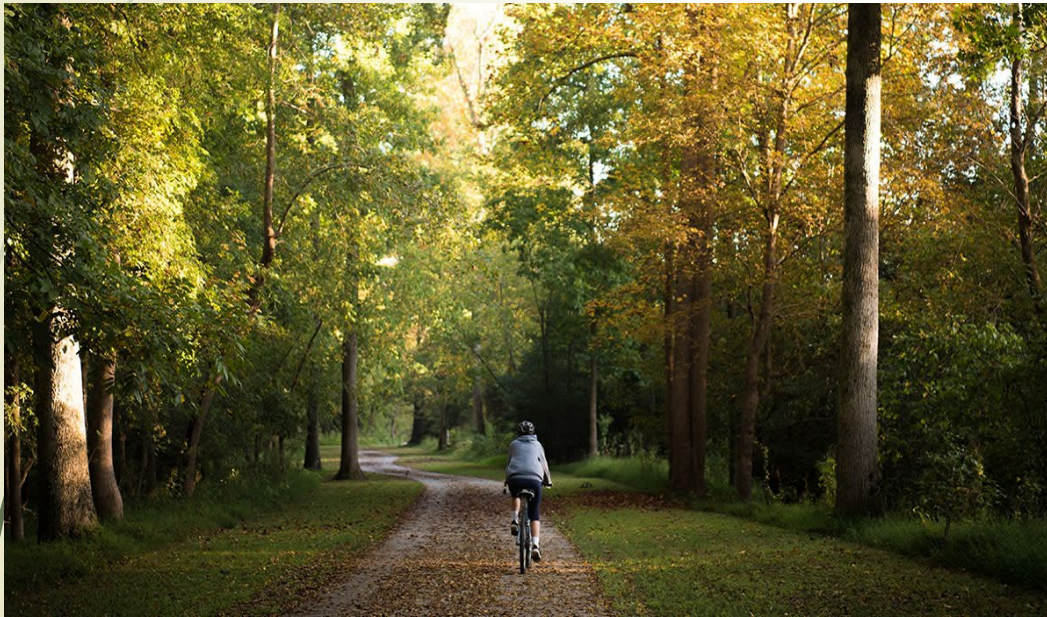
ELLIS
DEVELOPMENTS GROUP

Greenway Plan

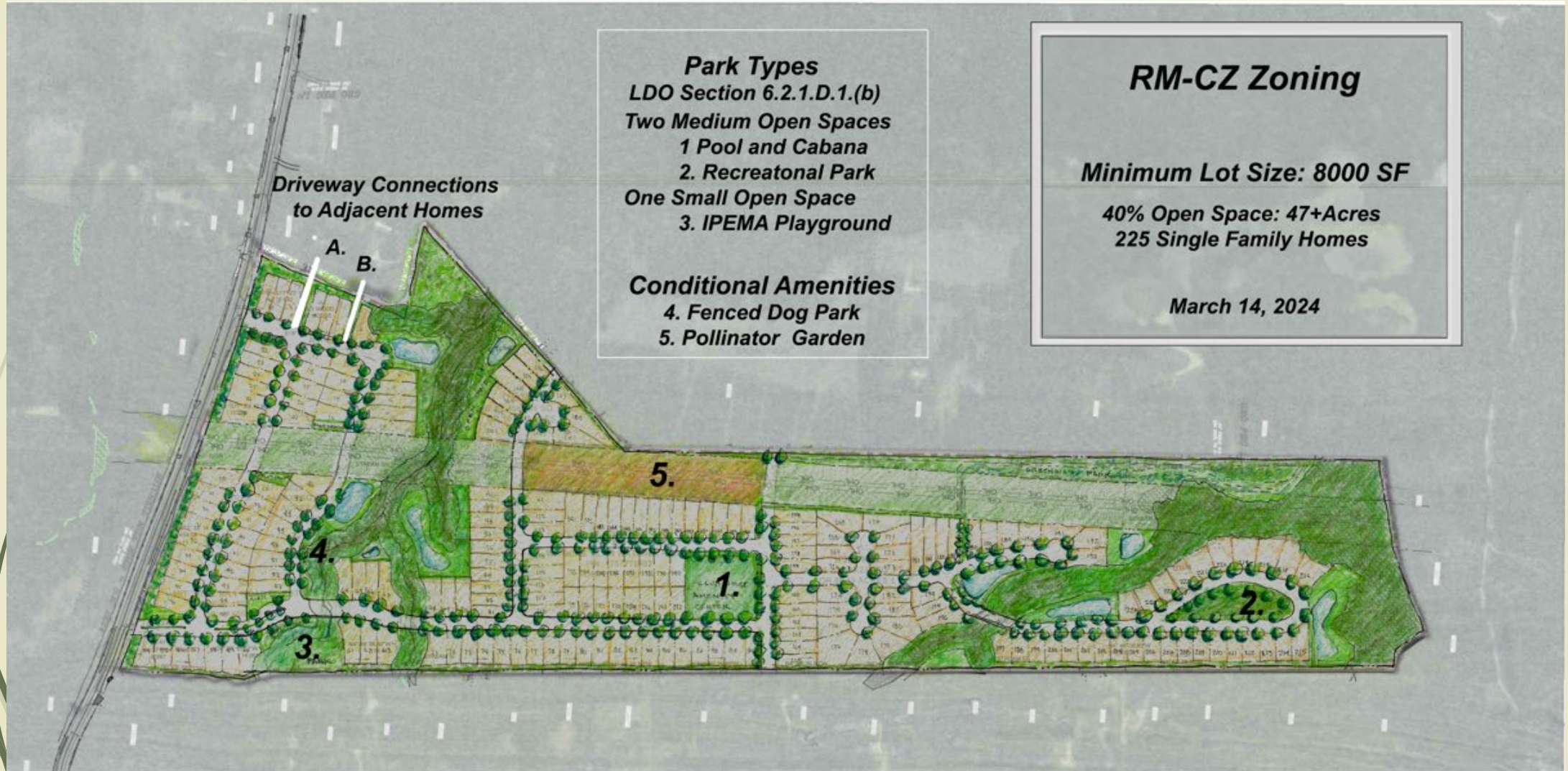


Amenities

Greenway Trails



Recreational Amenities Plan



Amenities

Community Pool and Cabana



Amenities

Dog Park



Amenities

Pollinator/Wildflower Garden



Amenities

Landscaped Boulevard Streetscapes



Benefits of Proposed Rezoning

- Preserves and maximizes open space (40%)
 - Multiple parks; pollinator garden
- Variety of housing types and price points
- Improved connectivity and traffic flow
- Increased tax base for town



ELLIS
DEVELOPMENTS GROUP

Site Plan



Hills at Harris Creek Neighborhood Meeting Report

Ellis Developments Group (EDG) hosted an informational meeting for the proposed project on March 18, 2024 at the Rolesville Community Center. Three neighboring residents attended the meeting, all of which had attended the neighborhood meetings for the prior rezoning (attendance sheet attached). During the meeting, EDG presented an overview of the updates to the proposed project compared to the prior rezoning request and provided the attendees with an opportunity to ask questions and express any concerns about the project. More specifically, the following topics were discussed in detail:

- Process and timeline
 - Overview of the rezoning process and upcoming hearings, as well as overall anticipated construction timeline.
- Future Land Use Map
 - Explained goals and rationale behind Future Land Use Map and specifically what is allowed in Medium Density Residential
 - Explained how this project is consistent with FLUM designation for this area of Town
- Overview of project
 - Unit mix, overall goal for neighborhood look and feel
 - 225 SF homes
 - Density: less than units/acre
 - Buffers/preservation of existing trees or natural areas
 - 25' landscaped buffer
 - Described amenities green space design/walkability of community
- Well integrity/blasting
 - Residents raised concerns about rock blasting near their homes and potential damage to wells servicing their homes
 - EDG committed to ensuring that blasting contractor is sufficiently insured/bonded and steps will be taken to ensure that wells will be protected
 - Any damage caused by blasting would be liability of EDG or its subcontractors
- Traffic
 - EDG responsible for all traffic improvements called for in the TIA
 - Measures to control traffic including traffic calming boulevard entrance