



Bateman Civil Survey Company, PC
2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
Fax: 919.577.1081
info@batemancivilsurvey.com

To: Resident(s) and property owner(s)

From: Bateman Civil Survey Company

Date: November 6, 2025

Re: Notice of meeting to discuss potential rezoning for Atticus Woods (FKA Wait Subdivision) located at Wait Avenue and Averette Rd; having Wake County Property Identification Numbers 1860045778, 1860056400, 1860151206, 1860143789, 1850950449 (the "Property").

The applicant, Ardent Building LLC, is holding a second neighborhood meeting to discuss the rezoning of the properties having PINs listed above. The Property is outlined in red on the context map included with this mailing. The other parcels highlighted on the context map indicate to the property owners that the applicant is required to notify about this proposal.

The Property is currently zoned R&PUD AND RL. The applicant is submitting an application to rezone to NC-CZ.

The applicant will hold an in person and virtual neighborhood meeting on November 20, 2025, from 6pm to 7pm on Microsoft Teams and at the Rolesville Community Center (514 Southtown Circle). The purpose of this neighborhood meeting is to ensure that nearby property owners are made aware of the proposed project and to get a better understanding of how this project could impact you. Instructions for joining the virtual meeting are enclosed.

Please do not hesitate to contact Tim Grissinger at Bateman Civil Survey Company.

Also, for more information about Planning cases, you may want to visit rolesvillenc.gov, email planning@rolesville.nc.gov, or contact the Rolesville Planning Department via phone at (919) 554-6517.

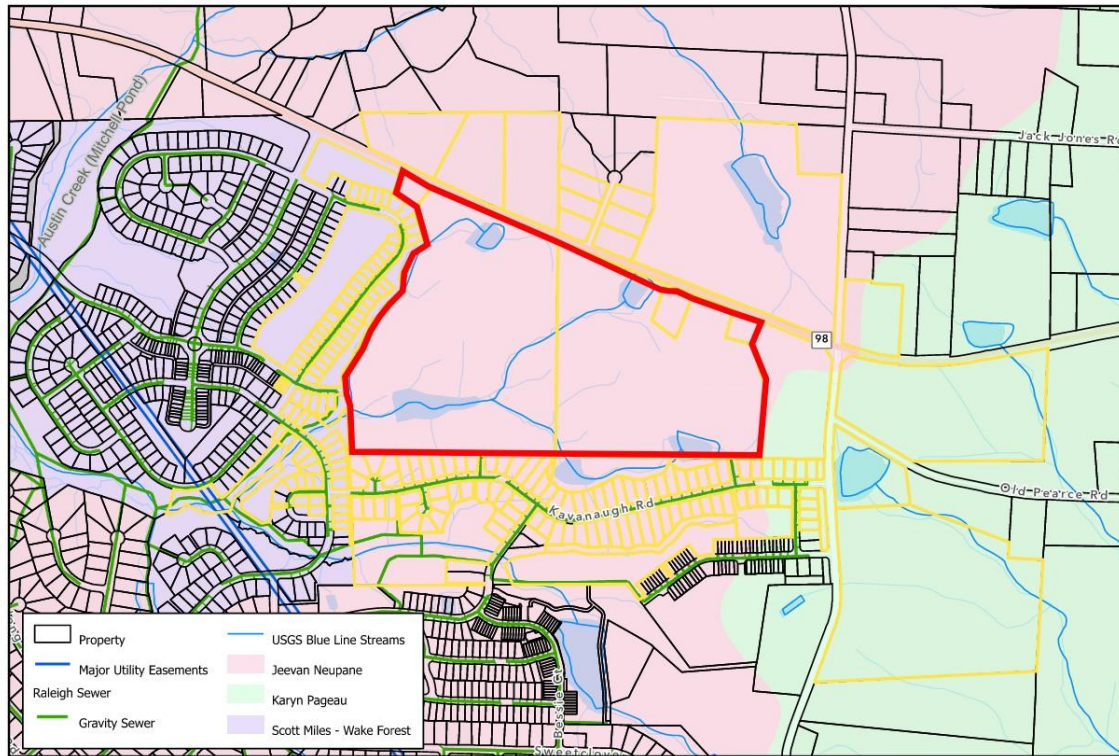
The final decision to approve or deny this rezoning request rests with the Planning Board (for property within Towns' jurisdiction). Any interested party may speak at the public hearing. Please be advised that substantial changes to the proposed rezoning may be made during and following a public hearing, prior to the governing bodies final decision.



BCSC
BATEMAN CIVIL SURVEY COMPANY

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Neighborhood Meeting Notice



0 400 800 1,600 ft
1 inch equals 800 feet

Disclaimer
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November 6, 2025

RE: Virtual Neighborhood Meeting – Instructions

Dear Neighboring Property Owner,

We will be hosting a virtual neighborhood meeting via Microsoft Teams. The meeting will be held on November 20th, and run from 6pm to 7pm, (Organizaremos una reunión vecinal virtual a través de Microsoft Teams. La reunión se llevará a cabo el 20 de Noviembre y se llevará a cabo a partir de las 6pm hasta las 7pm)

> To attend the meeting via computer, mobile device, or iPad, type in the following link in your internet browser (Para asistir a la reunión a través de una computadora, dispositivo móvil o iPad, escriba el siguiente enlace en su navegador de Internet): <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Microsoft Teams meeting

Join on your computer, mobile app or room device

Meeting ID: 241 360 053 344 3

Passcode: rH9VZ7nC

> To attend the meeting via phone, you may dial in by (Para asistir a la reunión por teléfono, puede marcar por:

Or call in (audio only)

Dial in by phone

[+1 469-294-3292](tel:+14692943292),167176092# United States, Frisco

Phone conference ID: 167 176 092#

Sincerely,

Tim Grissinger

Address	Owner	REID	PIN
412 KAVANAUGH RD	MOULTON, ALAN MOULTON, BRYNN	494444	1850849227
2001 WAIT AVE	STEELMAN, MAX H STEELMAN, JANE	195488	1850867665
120 KAVANAUGH RD	AUTRY, BETSY SMITH AUTRY, DAVID E/	485975	1860142285
2108 LONGMONT DR	AMH 2014-3 BORROWER LLC	376674	1850850275
201 PLOTT HOUND LN	AMH ROMAN TWO NC LLC	351109	1850862121
2037 LONGMONT DR	GREENE-SIMPSON, SHARONDA MONI	376692	1850853470
232 KAVANAUGH RD	REED, DARLENE MARY	481689	1860044151
1401 CARRIE MAY LN	DALEY, JAMES E DALEY, MICHELLE S	171727	1850958998
2029 LONGMONT DR	BUENVIAJE, ERIC M	376694	1850854540
2113 LONGMONT DR	KEHN, RYAN LAWRENCE KEHN, LAURI	376686	1850851182
209 KAVANAUGH RD	BREAKIRON, CHARLIE BREAKIRON, LI	481719	1860039929
1968 AUSTIN RIDGE PKWY	MICHAEL, ANTO THOMAS, SOLY	446566	1850747940
0 KAVANAUGH RD	ELIZABETH SPRINGS PROPERTY OWNI	494482	1850947236
1213 MARSH HAWK WAY	ELIZABETH SPRINGS PROPERTY OWNI	481722	1860132857
6545 WINTER SPRING DR	ELIZABETH SPRINGS PROPERTY OWNI	494480	1850838619
0 KAVANAUGH RD	ELIZABETH SPRINGS PROPERTY OWNI	2813	1860041295
0 KAVANAUGH RD	ELIZABETH SPRINGS PROPERTY OWNI	481723	1860033678
1201 AVERETTE RD	ELIZABETH SPRINGS PROPERTY OWNI	481725	1860136879
1221 AVERETTE RD	ELIZABETH SPRINGS PROPERTY OWNI	481726	1860146265
2012 LONGMONT DR	LYNAM, ANDREW M LYNAM, CATALIN/	376664	1850854784
2004 WAIT AVE	WAKE ELECTRIC MEMBERSHIP CORP	245700	1850867237
1408 CARRIE MAY LN	WRENN, GEORGE B WRENN, DAWN C	171735	1860062063
1413 CARRIE MAY LN	KIRCHHOFF, STEVEN C KIRCHHOFF, M	171730	1850968585
277 KAVANAUGH RD	MISKO, PATRICK S MISKO, LINDSEY J	481701	1850936839
248 KAVANAUGH RD	BOLOMEY, ANDREW BOLOMEY, AMAN	481693	1860041056
2020 LONGMONT DR	RIDGES, NATIA C.	376666	1850854606
240 KAVANAUGH RD	ROBINSON, JULIE W. ROBINSON, CUF	481691	1860043009
225 KAVANAUGH RD	JAMES, MICHAEL JAMES, VERONICA H	481715	1860036923
2028 LONGMONT DR	BARRINGTON, STEPHEN R BARRINGT	376668	1850853526
2004 LONGMONT DR	VIDAL, BERNARDO C JR VIDAL, SHAR	376662	1850855863
2008 LONGMONT DR	AMH 2014-2 BORROWER LLC	376663	1850855729
244 KAVANAUGH RD	DELSERONE, DALE WILLIAM DELSERC	481692	1860042029
2021 LONGMONT DR	BASS, DEBORAH P BASS, NEWBERRY .	376696	1850855537
2005 LONGMONT DR	DOMACK, TIMOTHY PHILLIP DOMACK,	376699	1850867012
2040 LONGMONT DR	ETENI, LONGONDO	376671	1850852412
2112 LONGMONT DR	NR SN NC A LLC	376675	1850850240
213 KAVANAUGH RD	HANIFY, JENNIFER MICHELLE	481718	1860038949
252 KAVANAUGH RD	COHEN, JORDAN MICHAEL COHEN, K	481694	1860040084
2028 WAIT AVE	WFINV, LLC	10865	1850950449
1969 LONGMONT DR	MADIMBA, DJO UZIMA BASHILA, MIMIE	437964	1850863233
2132 LONGMONT DR	AMH NC PROPERTIES LP	376680	1850748968
260 KAVANAUGH RD	BANGLE, LARRY BANGLE, DINA	481696	1850949030
437 KAVANAUGH RD	IHANDER, FREDERICK PAUL III IHANDI	494455	1850835917
2001 BIRDHOUSE LN	LUSTER, BRENT LUSTER, SARA	446578	1850748658
2012 AUSTIN RIDGE PKWY	STOGRAN, CHRISTOPHER A STOGRAN	446575	1850841700
2000 AUSTIN RIDGE PKWY	CASTRO, DAVID CORREA, GLORIA ANI	446572	1850749727

1205 GOLDEN ASTER TRL	REDMOND, KELVIN DUANE REDMON,	494458	1850837914
1985 LONGMONT DR	DIMMITT, JEREMY DIMMITT, CARMEN	437968	1850865158
1929 BIRDHOUSE LN	PATEL, HARDIK PATEL, VIRAL	446580	1850747708
2000 BIRDHOUSE LN	RAMNARAIN, VISHWANATH DIAZ, JO	446584	1850747544
2120 LONGMONT DR	RODRIGUEZ, EVELIA	376677	1850759172
2109 LONGMONT DR	ATKINSON, KELLEY	376687	1850852117
2005 BIRDHOUSE LN	WATERS, JAMES ALAN WATERS, KATAF	446577	1850749614
2008 AUSTIN RIDGE PKWY	GOODWIN, WILLIAM BRENT GOODWILL	446574	1850840742
2004 AUSTIN RIDGE PKWY	UGWUANYI, GODFREY CHUMA OZIOK	446573	1850749784
229 KAVANAUGH RD	NEVLUD, THOMAS V NEVLUD, CAROL	481714	1860035858
128 KAVANAUGH RD	BOORADY, ANDRE J ORTALS, MEREDITH	485977	1860141226
1933 BIRDHOUSE LN	DANEHY, BRITTNEY ZACZKOWSKI, DO	446579	1850747754
405 KAVANAUGH RD	WILLIAMS, ANTHONY L	494465	1850941130
2016 BIRDHOUSE LN	GOWDA, BHANUPRAKASH BHEEME G.	512221	1850749366
228 KAVANAUGH RD	RICKLE, BRYAN DONALD RUDDY, TAYI	481688	1860045123
6549 WINTER SPRING DR	HALES, BRANDON MARK HALES, MEG.	494475	1850933851
1984 AUSTIN RIDGE PKWY	COLEMAN, ALIA N	446570	1850748815
2121 LONGMONT DR	COLETTA, DOMINIQUE SR COLETTA, M	376684	1850851004
2021 BIRDHOUSE LN	BALLIGATA, SUNANDA	512248	1850841480
2206 WAIT AVE	THALES ACADEMY	2811	1860045778
2200 WAIT AVE	THALES ACADEMY	270812	1860056400
2216 WAIT AVE	THALES ACADEMY	89828	1860151206
2232 WAIT AVE LOT 1	THALES ACADEMY	343815	1860143789
0 LONGMONT DR	VILLAGES OF AUSTIN CREEK HOMEOWN	447711	1850742003
1964 AUSTIN RIDGE PKWY	VILLAGES OF AUSTIN CREEK HOMEOWN	446587	1850746993
2020 AUSTIN RIDGE PKWY	VILLAGES OF AUSTIN CREEK HOMEOWN	446589	1850841696
0 AUSTIN RIDGE PKWY	VILLAGES OF AUSTIN CREEK HOMEOWN	446594	1850850499
0 LONGMONT DR	VILLAGES OF AUSTIN CREEK HOMEOWN	376702	1850856710
0 LONGMONT DR	VILLAGES OF AUSTIN CREEK HOMEOWN	376700	1850851388
0 AUSTIN RIDGE PKWY	VILLAGES OF AUSTIN CREEK HOMEOWN	376701	1850852022
2000 LONGMONT DR	VILLAGES OF AUSTIN CREEK HOMEOWN	376661	1850855899
0 LONGMONT DR	VILLAGES OF AUSTIN CREEK HOMEOWN	437969	1850863308
2116 LONGMONT DR	CAVALET, VIRGINIA L	376676	1850850106
2045 LONGMONT DR	2018-4 IH BORROWER LP	376690	1850853310
2129 LONGMONT DR	HONG, ROBERT S HONG, BRUNA M	376682	1850840935
116 KAVANAUGH RD	RODICO, PAMELA RODICO, JOHN RAIL	485974	1860143265
6557 WINTER SPRING DR	PEACH, KEVIN D PEACH, EMILY BOWE	494473	1850934953
308 KAVANAUGH RD	ORTALS, EDWARD J ORTALS, EILEEN	494437	1850945275
400 KAVANAUGH RD	FAYAD, AKRAM FAYAD, RANIA	494441	1850941279
2032 LONGMONT DR	BURKE, JAMES PHILLIP BURKE, CERIS	376669	1850852582
220 KAVANAUGH RD	ENGARD, KRISTIN	481686	1860046167
237 KAVANAUGH RD	MAYNARD, REID W MAYNARD, MAVIS	481712	1860034813
2008 BIRDHOUSE LN	VILLAGES OF AUSTIN CREEK HOMEOWN	446592	1850748456
2125 LONGMONT DR	SHIELDS, HEATHER	376683	1850840979
2105 LONGMONT DR	WOODCOCK, DONALD AARON WINEC	376688	1850852241
2025 LONGMONT DR	PARRISH, GARY RUSSELL TRUSTEE PA	376695	1850854593
2037 BIRDHOUSE LN	OSTEEN, WILLIAM WALTER	512256	1850842125

2105 BIRDHOUSE LN	VENKATA DURGA, PRASADA RAO SATY	512258	1850832936
525 KAVANAUGH RD	MANCHIKANTI, SANTHOSH KUMAR PC	512264	1850739956
2113 BIRDHOUSE LN	THOTAKURI, SAI BHARGAV KONDA BOI	512260	1850832835
512 KAVANAUGH RD	PERINA, CHARLES PERINA, TRACY	512237	1850748175
508 KAVANAUGH RD	DUARTE, ERIK LOPEZ MUNOZ, SANDR	512236	1850749146
264 SHINGLE OAK RD	ELIZABETH SPRINGS PROPERTY OWN	481668	1860031589
1980 AUSTIN RIDGE PKWY	WEAVER, BRYAN WEAVER, JENNIFER	446569	1850747896
276 KAVANAUGH RD	YODER, JOEL DAN	481700	1850947017
6556 WINTER SPRING DR	GAY MULHEARN, KATE HETHERINGTO	494477	1850936717
1976 AUSTIN RIDGE PKWY	PETERSON, AMANDA NICOLE PETERS	446568	1850747878
1981 LONGMONT DR	DUNN, ANTHONY CRAIG DUNN, CARL	437967	1850865109
204 KAVANAUGH RD	GIVENS, MICHAEL R GIVENS, JODY L	481682	1860049264
320 KAVANAUGH RD	JENSEN, KENT JENSEN, LINDA	494440	1850943209
516 KAVANAUGH RD	VANSIA, JAYPAL SINH HITENDRASINH	512238	1850748111
1213 GOLDEN ASTER TRL	VASUDEVAN, SINDHU NICHOLAS, BRI	494457	1850847024
104 KAVANAUGH RD	THIGPEN, APRIL LINDSAY	497433	1860145294
409 KAVANAUGH RD	PEDEN, TERRY GREGORY BARLOW, TF	494464	1850940047
2016 AUSTIN RIDGE PKWY	SOODAN, DEVON TRUSTEE SOODAN,	446576	1850841763
2020 BIRDHOUSE LN	ELIAN, EDGARD EL, DIB MELISSA	512222	1850749391
2100 BIRDHOUSE LN	GADRE, SARVESH AVINASH KULKARN	512266	1850840052
504 KAVANAUGH RD	HINES, LESLIE DARRELL III	512235	1850840106
1212 GOLDEN ASTER TRL	YORK, ELLIOTT TYLER YORK, ASHLEY	494463	1850849028
2133 LONGMONT DR	LEYVA, JOSEPH MICHAEL SALCEDO, S	376681	1850749990
2100 LONGMONT DR	LIHVARCIK, JULIE A GRAY, JEREMY M	376672	1850851354
2129 WAIT AVE	THALES ACADEMY	2792	1860161023
272 KAVANAUGH RD	JACKSON, ANTHONY JAMES JACKSON	481699	1850947072
109 KAVANAUGH RD	LEETE, HARRY M JR LEETE, DIANA S	497434	1860144005
445 KAVANAUGH RD	HOLMES, ROBERT WINFIELD	494453	1850833957
1308 ROSE FINCH CIR	TRIPP, MICHELE L	494450	1850844370
257 KAVANAUGH RD	HUNTER, JESSE ROBERT HUNTER, KIM	481707	1860030738
212 KAVANAUGH RD	GILBERT, LINDA	481684	1860048119
129 KAVANAUGH RD	LABARBERA, AMANDA LABARBERA, D/	485978	1860141075
124 KAVANAUGH RD	PETWAY, MARCUS M PETWAY, KENA C	485976	1860142205
2013 LONGMONT DR	HINMAN, PHILIP J HINMAN, ELISABETH	376697	1850857839
273 KAVANAUGH RD	APONTE, YOVAN ANTONIO APONTE, J	481702	1850937803
269 KAVANAUGH RD	BALFOUR, MICHAEL DUAN II	481703	1850937778
217 KAVANAUGH RD	MEYER, KARL MEYER, EMMA	481717	1860037977
441 KAVANAUGH RD	REISER, RAYMOND A REISER, LINDA M	494454	1850834937
300 KAVANAUGH RD	SELTZER, JO ANN KAY	494435	1850946163
312 KAVANAUGH RD	WINFREE, CRYSTAL ROSE WINFREE, A	494438	1850944298
2041 LONGMONT DR	PLOTNER, DANIEL A STEWART-PLOTN	376691	1850853345
2009 BIRDHOUSE LN	LENNAR CAROLINAS LLC	512220	1850749651
6553 WINTER SPRING DR	POINDEXTER, BRETT N POINDEXTER, F	494474	1850933898
1304 ROSE FINCH CIR	BRATLEE-WHITAKER, EMILY WHITAKEI	494449	1850845277
261 KAVANAUGH RD	SMITH, MATTHEW G SMITH, ASHLEY	481705	1850939758
316 KAVANAUGH RD	MILLER, THOMAS W MILLER, BARBARA	494439	1850943299
1973 LONGMONT DR	FLETCHER, JEFFREY S FLETCHER, REB	437965	1850863292

249 KAVANAUGH RD	BROWN, RYAN CHRISTOPHER BROWN	481709	1860031880
245 KAVANAUGH RD	EARNHART, MICHELLE EARNHART, ST	481710	1860032860
2033 LONGMONT DR	BURELA, VISWESWARA BURELA, SUBH	376693	1850854414
317 KAVANAUGH RD	RICE, GARRY STEPHEN RICE, SUSAN C	494467	1850943039
2004 BIRDHOUSE LN	CHITRE, NILESH TRUSTEE CHITRE, AN	446585	1850747590
201 KAVANAUGH RD	FAIN, SHANNON FAIN, HAYWARD	481721	1860140094
205 KAVANAUGH RD	BILYJ, KEVIN A BILYJ, LISA L	481720	1860140000
404 KAVANAUGH RD	MCNEAL, BERLONDRIKA JERTORIA	494442	1850940289
420 KAVANAUGH RD	BURGOA, CHRISTOPHER	494446	1850847266
208 KAVANAUGH RD	HURST, KERRY J HURST, MOLLY E	481683	1860048290
2117 LONGMONT DR	SUTARIYA, NILESH M SUTARIYA, JAGRI	376685	1850851048
1977 LONGMONT DR	MALIK, AUSTIN TAYLOR	437966	1850864240
216 KAVANAUGH RD	ENGARD, HEATHER LYNN	481685	1860047147
265 KAVANAUGH RD	MANSSOUR, REMON GRACE, DALIA	481704	1850938768
2012 BIRDHOUSE LN	LENNAR CAROLINAS LLC	512270	1850747142
2013 BIRDHOUSE LN	LENNAR CAROLINAS LLC	512271	1850841551
0 KAVANAUGH RD	LENNAR CAROLINAS LLC	512272	1850833808
408 KAVANAUGH RD	HOISETH, BRUCE CAVERLY HOISETH,	494443	1850940208
433 KAVANAUGH RD	NALAWADE, VINIT VILAS MUNDHE, PR	494456	1850835997
2029 BIRDHOUSE LN	LUCKETT, LINDSAY DANAE LUCKETT, J	512252	1850842218
309 KAVANAUGH RD	GUPTA, NICHOLAS ALEXANDER GUPT.	494468	1850943094
6561 WINTER SPRING DR	ONDERKA, CHRISTIAN ONDERKA, JOE	494472	1850945000
500 KAVANAUGH RD	MCCABE WILSON, ELYSE SUSANNE W	512234	1850840176
1988 AUSTIN RIDGE PKWY	TIONGCO, EUGENE TRUSTEE TIONGCO	446571	1850748833
1201 GOLDEN ASTER TRL	LABE, CAROLINE RUB, MATTHEW	494459	1850837845
2017 BIRDHOUSE LN	WITZKE, CHARLES RYAN WITZKE, BRIT	512247	1850841456
2005 WAIT AVE	TABI LLC	203215	1850962688
416 KAVANAUGH RD	GIBBS, MICHAEL GIBBS, STEFANI	494445	1850848247
2024 LONGMONT DR	CAIN, DEBERA	376667	1850853661
241 KAVANAUGH RD	WEI, JOSHUA LI CASEY, KRYSTAL CHE	481711	1860033832
0 BIRDHOUSE LN	TOWN OF WAKE FOREST	512267	1850746155
108 KAVANAUGH RD	APPS, WILLIAM APPS, BRITTNEY	497432	1860145225
1300 ROSE FINCH CIR	DEQUAINE, CHARLES G DEQUAINE, C	494448	1850846107
1216 MARSH HAWK WAY	NEUMANN, SCOTT MICHAEL NEUMAN	497436	1860145070
1301 ROSE FINCH CIR	MCLEES, JOHN JR ZIMMER, DENA	494452	1850843157
304 KAVANAUGH RD	BAVISOTTO, DANIELLE M BAVISOTTO,	494436	1850946232
2024 BIRDHOUSE LN	STRICKER, SARAH SCHWENK, ANDRE	512223	1850840225
521 KAVANAUGH RD	SARABU, SRIKANTH SARABU, HIMA VA	512265	1850749052
1208 GOLDEN ASTER TRL	AUSTIN, BEKIM FEHMIU AUSTIN, XIOM	494462	1850839959
2009 LONGMONT DR	SMITH, FREDERICK ROYCE SMITH, THI	376698	1850857936
2016 LONGMONT DR	MORIN, JACQUELINE M	376665	1850854740
2128 LONGMONT DR	TALBOT, CHRISTOPHER MARK TALBOT	376679	1850759003
125 KAVANAUGH RD	PATEL, PRAKASH B PATEL, SHOBHAN/	485979	1860142045
1972 AUSTIN RIDGE PKWY	JUDD, PRINCESS VLANDAMIR	446567	1850747859
2104 BIRDHOUSE LN	OSLE, HERBERT OSLE, ZILMA	512263	1850830965
1220 MARSH HAWK WAY	LAWRENCE, REGINA E	497435	1860145077
2104 LONGMONT DR	AMH 2014-3 BORROWER LLC	376673	1850851219

2036 LONGMONT DR	VON, CANON JON T VON, CANON JEN	376670	1850852457
1400 CARRIE MAY LN	HENLEY, FRANK A HENLEY, ELIZABETH	171736	1860052808
264 KAVANAUGH RD	BOWMAN, ANDREW CRAIG BOWMAN,	481698	1850938959
424 KAVANAUGH RD	BIZIEFF, MICHAEL P BIZIEFF, VESAL	494447	1850846285
1200 GOLDEN ASTER TRL	WILKINS, JESSICA A WILKINS, MICHAEL	494460	1850838854
1405 CARRIE MAY LN	COOPER, ALLAN R	171728	1850968185
1409 CARRIE MAY LN	TATE, CHRISTOPHER	171729	1850968390
1204 GOLDEN ASTER TRL	YARBOROUGH, KELVIN ANTONIO YAR	494461	1850839829
1965 LONGMONT DR	LORA, YAHAIRA	437963	1850862275
121 KAVANAUGH RD	MCGAHA, PAUL H MCGAHA, FRANCES	485980	1860143015
112 KAVANAUGH RD	BARTLETT, BRIANNE BARTLETT, SALLY	497431	1860144245
236 KAVANAUGH RD	SMITH, JAMES S SMITH, MELISSA C	481690	1860043170
2109 BIRDHOUSE LN	RANI, BHARKAVI NAIDU, DEEPAK NEEI	512259	1850832930
221 KAVANAUGH RD	THOMAS, KAITLIN BURTON THOMAS, J	481716	1860036996
1412 CARRIE MAY LN	NG, ALEXANDER S NG, GLENNIE M	171734	1860063117
1305 ROSE FINCH CIR	MUNOZ, WELLMAN FRANKLIN MUNOZ	494451	1850843268
1212 MARSH HAWK WAY	JARAMILLO, YOHELVYS ANTONIO FER	497437	1860135982
2025 BIRDHOUSE LN	LENNON, RYAN LENNON, JENNIFER	512249	1850842314
224 KAVANAUGH RD	KUMAR, ABHISHEK TRUSTEE KUMAR, T	481687	1860045197
321 KAVANAUGH RD	BANGLE, LARRY BANGLE, DINA	494466	1850942049
2101 BIRDHOUSE LN	LAYNE, HEATHER	512257	1850842032
233 KAVANAUGH RD	CARRENO, ERICA BUSTAMANTE CARR	481713	1860034884
2033 WAIT AVE	TABI LLC	195486	1850965586
2101 LONGMONT DR	SAVINON, JASON SAVINON, KATERINE	376689	1850852285
2124 LONGMONT DR	HABIBNIA, JAFAR ROUZBAHANI, MARZ	376678	1850759037
253 KAVANAUGH RD	ROBINSON, TYLER MCLEAN ROBINSON	481708	1860031719
256 KAVANAUGH RD	POLLOCK, MARY LOUISE	481695	1860040012
2033 BIRDHOUSE LN	ZHAO, ANYI TRUSTEE NIEDERMAN, RC	512253	1850842222



2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
info@batemancivilsurvey.com

DATE: November 24, 2025

RE: *Wait Ave Rezoning Neighborhood Meeting 11/20/25– Meeting Minutes*

Notes:

Ardent Building, LLC formally held a meeting with neighbors adjacent to the property of the proposed rezoning, REZ-24-05. Meeting Notes are below:

- The Meeting was held at the Rolesville Community Center (514 Southtown Circle) and virtually via Microsoft Teams on November 20, 2025 at 6pm.
 - Each Member on behalf of Ardent Building were introduced, which included: Paul (Corey) Schmidt, (Ardent Building/ExperienceOne Homes), Eva King (Bateman Civil Survey Company), Shelby Daniel (Bateman Civil Survey Company).
 - There were 21 in person attendees and 20 virtual attendees.
 - The development team discussed the changes to the concept plan and zoning conditions since the last rezoning. Including that the plan now shows connections from Classical Way, Gemstone, and a private connection to Averette. The development team also discussed the zoning conditions in regard to the placement of the self-storage enclosed to be only permitted on the NW commercial parcel.
 - The development team then hit on some questions that had been submitted by neighbors prior to the meeting.
 - Why does commercial area need to be so close to residential? The development team discusses the desirability of proximity to the streets, and that the location of commercial aligns with the current land use plan.
 - The development team discusses landscape buffer requirements between commercial and residential.
 - Many Elizabeth Springs residents discussed displeasure with the pond draining. The development team discussed that the intention behind draining the pond closest to Elizabeth Springs is to potentially use this area as a Stormwater Control Measure, and that the development team is pursuing the required permits to breach the ponds. The process for determining new buffers, draining of the ponds, and why the development team was draining the ponds was discussed at length.
 - The concerns of residents include:
 - Destroying existing vegetation/wildlife within the pond and buffers
 - SCM Maintenance and Aesthetics
 - A portion of the water surface being on Elizabeth Springs property
 - Elizabeth Springs residents discussed displeasure with the new Classical Way Connection shown on the plan. There were concerns regarding traffic, safety, and deliveries to the commercial property. The development team explained that the original intention with the plan was to not include this connection, but that the planning board recommended disapproval because the original plan did not match the current CTP plan. The development team explained that the neighbors could bring their concerns with the CTP plan up to the local commissioners.
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- Concerns about the Landscape buffers between the existing Elizabeth Springs Subdivision and the Commercial portion of the property were proposed by neighboring residents. The development team stated that they would do what is required by the Town of Rolesville, but that the buffers haven't been designed yet so the exact species of trees is conceptual, but that size and opacity of the buffer requirements will be followed. The neighboring residents noted that they would prefer a large buffer if possible or a fence.
 - Traffic concerns were raised by residents; the development team referred the residents to the TIA on Town of Rolesville residents. Questions on the exact number of trips were raised. The development team again referred the residents to the TIA and mentioned that they would abide by the requirements.
 - Questions were raised by a resident about the pond closest to Austin Creek that is shown to be drained. The development team mentioned that they don't currently know what the buffers will look like following the draining of this pond, but that it is likely with the current drainage pattern to still have some buffer.
 - A neighbor raised a question in regard to the Gemstone connection. The development team explained that the current concept is to just have two cul-de-sacs on a T road.
 - A neighbor raised concerns about the pond on Elizabeth Springs property flooding. The development team stated they were unaware of the flooding that was mentioned.
 - A neighbor raised concerns about traffic and is hoping for a light at Carrie May Lane. The development team states that the light is included in the TIA. The development team then discussed current plans for adding a turn lane on Averette. Another neighbor questions whether Averette will have more lanes added, the development team mentions that they believe the future plan calls for Averette being a median divided road.
 - Neighbors from Carrie May express concerns on why not all the neighbors on the road received notification letters. The development team explained that there is a specific proximity to the site required to be notified.
 - Neighbors again discuss the dangerous driving in the proximity and are asking about what all was included within the Tia, the development team explained that it is for the project specifically.
 - Neighbors expressed interest in what the commercial portion will look like in regard to neighboring shopping centers (Lowes/Wegmans). The development team highlights Sweetwater in Apex as an example.
 - Neighbors ask questions about split of acreage, The development team mentions that it is a little more than 25 acres commercial and appx 75 residential.
 - Neighbors raise questions about why a grocery store would be included in the commercial portion of the property. The development team says the plan is conceptual but that the grocery would help bring in other commercial properties.
 - Neighbors raise concerns about delivery trucks on Classical. The development team refers to the earlier conversation in regard to having residents talk to their commissioners about the connection but that the CTP plan requires it.
 - The neighboring Thales project is brought up, The Development team mentions that at the time of the meeting, they believe it's happening but that it is an unrelated project.
 - The concept for the commercial is brought up by neighbors, The development team discusses the timeline for commercial to be brought in is roughly 2/3 years, and that it could maybe include a convenience store/gas station and grocery store. The local residents discuss their desire to have something unique and different in this area that has more work/life feel. That the current plan is not as integrated as they would like to see.
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- The neighbors question the split of single-family/townhomes/ apartments. The development team says that there will not be any apartments and that there will be no more than 300 units split between single/family and townhomes.
 - Neighbors bring up concerns over what commercial businesses will be included, and would like to petition some different options to come in. The development team says it is hard to know this far out, and that it would depend on what companies are interested in the property.
 - The pond draining is discussed again by the neighbors adjacent to it with concerns for the trees, and the Classical Way connection. The developer discusses that the intention for the SCM to be where the pond is.
 - The buffers are discussed again, the development team references their answer from earlier in the discussion.
 - Neighbors express interest in the greenway and park dedication. The development team explains that the location was agreed upon by Parks and Recreation and that the land will be dedicated to the Town for the Town to build on at a later date.
 - The residents question what kinds of trees will be in the landscape buffer. The development team mentions that it could be something similar to a green arborvitae.
 - Residents again bring concerns about the Classical Way connection.
 - Neighbors discuss that the next planning board meeting hasn't been published at time of meeting.
 - Neighbors near the NW commercial portion bring concerns over buffers from potential self-storage and environmental disturbance. The development team mentions that minimal disturbance to the buffers and wetlands is the plan and that the landscape buffer requirements will be met.
 - Neighbors raise concerns over density, and the Development team states that per the zoning conditions they cannot exceed 4 units per acre.
 - Neighbors show concern over potential convenience store like uses and bring up concerns about delivery times and lighting. The development team mentions that a photometric study will be done to hopefully mitigate lighting concerns.
 - Neighbors bring concerns about building heights, building height max is discussed.
 - The residents bring concerns about road widths; The development team explains that the numbers on the plan are right-of-way widths and not pavements widths.
 - A neighbor questions next steps, the development team discusses that the next steps are planning board and eventually board of commissioners.
 - A neighbor asks if a crosswalk will be provided at Carrie May, the development team mentions that they aren't sure and will check the TIA.
 - Neighbors ask if it's possible to move the town park to include the pond to be drained or the commercial area in the NW parcel. The development team mentions that Parks and Rec picked the proposed location.
 - Residents want to know why storage use is being proposed, they mention they don't feel it is necessary in the area. The development team takes note.
 - Neighbors again bring concerns with the connections in the transportation plan, and question if there are any other options to arrange the roads. The development team discusses the movements around the site and the required connections. Neighbors would prefer other options to slow down traffic and not cut through from Wait Ave to Elizabeth Springs.
 - Residents ask for a full concept, The development team says that the current plan is conceptual and that it is subject to change.
 - The development team again discuss the next steps in the rezoning process.
 - Neighbors bring up concerns over Thales property traffic.
 - Residents bring up traffic concerns again, and The development team points them to the TIA.
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- Elizabeth Springs residents bring up sound concerns and question when the landscaping buffers would be required to be put in place. The development team mentions that it would be done prior to vertical construction.
 - A resident asks about development of the residential portion, who will be doing it, size, price etc. The development team says that right now the plan is for them to develop it, and that price point is hard to narrow down at this point. Single Family 2200-3000 sf and townhomes 1500-2200 sf. The development teams says this could all change depending on the market. The resident asks about ranch/single story houses. The development team plans to include ranch homes.
 - The development team offers their contact information for any more concerns. cschmidt@e1homes.com
 - The residents again bring up concerns with the classical way connection traffic, and propose some other options. The development team again lets the residents know to discuss with their commissioners.
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2524 Reliance Avenue
Apex, North Carolina 27539

Phone: 919.577.1080
info@batemancivilsurvey.com

DATE: November 20, 2025

RE: Wait Ave Rezoning – Meeting Sign-In
Project Address

Meeting Purpose: Neighborhood Meeting

Name	Address	Email or Phone
Kim Cohen	252 Kavanaugh	Kmacnold@gmail.com
Larry Bangle	260 KAVANAUGH	LBangle25@gmail.com
Mykes Givens	204 KAVANAUGH	GIVENS.MIKER@gmail.com
Heather Engard	216 Kavanaugh	hlegard@gmail.com
K Engard	220 Kavanaugh	KESHV523@gmail.com
Autry	120 Kavanaugh	theautry5@yahoo.com
Jim & Kim Hagenbush	901 Averette Road	ncpianist63@aol.com
RANDALL COOPER	1405 CARRIE MAY LN	
George Wrenn	1405 CARRIE MAY LN	
Luis Andre Camino	233 Kavanaugh RD	LuisAndreCarre5084@gmail.com
TOM NEVILL	229 KAVANAUGH RD	czechmysoccer@hotmail.ca
Ed / Lynda Artas	308 Kavanaugh	eartas@verizon.net
Elisabeth Dillon	7000 Daniel Rd	EDLISD2016@gmail.com

[illegible]

Teams Attendance

Name	Address	Email or Phone
Meredith		Mbortals@gmail.com
Phil Hinman	2013 Longmont Dr	
Liz Hinman	"	
Brynn Molton	412 Kavanaugh	
Steven Kirchhoff	1413 Carrie May Lane	
Marlan Kirchhoff	"	
Brianne Bartlett (Sally Edging Bartlett)	112 Kavanaugh	
Christopher Tate	1409 Carrie May Lane	
Charlie Breakiron		
Guest (unverified)		
Michael		
Max		
Jay		
Lisa Bilyj		
Amanda LaBarbera		
919 812 7437		
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