



November 24, 2025

Michael Elabarger
Town of Rolesville
211 S. Main Street
Rolesville, NC 27571
P: 919-544-6517
E: melabarger@rolesvillenc.gov

Reference: Vineyard Pine Commercial – Rolesville, NC
Subject: TIA Waiver Request

Dear Mr. Elabarger:

This letter requests a Traffic Impact Analysis (TIA) waiver for the proposed Vineyard Pine development located in the southeast corner of Jonesville Road and Vineyard Pine Lane in Rolesville. The proposed development will include a building that totals 18,086 square feet (s.f.) in size to accommodate commercial and/or office tenants that will provide commercial services for surrounding neighborhoods.

The Town of Rolesville's code indicates that a TIA would be needed for a development that generates at least 500 daily trips or 50 peak hour trips. The Town can provide a waiver of the TIA requirement, which is requested for this development. This letter provides justification for the TIA waiver based on a relatively low trip generation, the location of the development, and the existing transportation infrastructure surrounding the development.

Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were calculated using the ITE *Trip Generation Manual*, 11th Edition. Refer to Table 1, on the following page, for the development's trip generation.

Table 1: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
High-Turnover Sit-Down Restaurant (No Drive-Thru) (932)	2,000 sf	214	11	8	11	7
Small Office Building (712)	6,000 sf	86	8	2	4	9
Retail (Strip Retail) (822)	10,100 sf	656	14	10	33	34
Total Trips		956	33	20	48	50

The Vineyard Pine commercial development is expected to generate 956 daily trips, 53 AM peak hour trips, and 98 PM peak hour trips on a typical weekday.

Adequate transportation infrastructure exists surrounding the development. The development is accessed via a driveway connection to Vineyard Pine Lane as well as through a connection to the existing Publix shopping center. Vineyard Pine Lane is not a NCDOT-maintained roadway, and it was constructed to accommodate traffic from this type of development. A center left turn lane currently exists on Jonesville Road to accommodate left turn movements. The most recent Average Annual Daily Traffic (AADT) on Jonesville Road was 2,600 vehicles per day (vpd) in 2023, which is well below the capacity for this roadway. No additional improvements are identified in the Town's transportation plan for Jonesville Road. In addition, pedestrian infrastructure exists in the area to allow non-vehicular trips between adjacent residential uses, which is expected to reduce vehicle trip impacts.

In addition to existing infrastructure, the proposed commercial development provides compatible uses for surrounding residential neighborhoods such as Carlton Pointe and Villages of Rolesville. Commercial services located adjacent to residential neighborhoods will reduce vehicle trip impacts on the surrounding roadways since these residential areas can walk or bike to commercial uses or the residences could make very short vehicle trips that will not travel on surrounding primary roadways. No improvements would be necessary or required as part of this development.

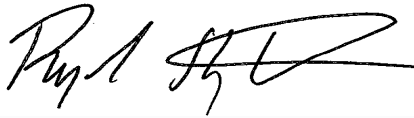
In summary, the proposed development is not expected to have an impact on the surrounding transportation infrastructure, and no additional improvements are expected to be identified as part of

a TIA. Although ITE indicates trip generation may exceed the Town's threshold for a TIA report, a request for a waiver of the TIA is reasonable for this development. The development proposes uses that are compatible with surrounding residential neighborhoods. Transportation infrastructure was planned and constructed surrounding the property to accommodate the proposed development. Existing pedestrian infrastructure and proximity to neighborhoods are expected to reduce vehicle trips generated and many vehicle trips would not need to travel along a primary road to access the development. A left turn lane currently exists along Jonesville Road at Vineyard Pine Lane.

Development plans will be reviewed by Town staff and multiple departments/agencies through the Town's Technical Review Committee process. In addition, the development may be required to obtain a driveway permit from the NCDOT due to the change in use for the property. These review processes will evaluate detailed development plans and allow agencies to request specific information and/or transportation improvements.

Please let me know if any additional information is needed or if there are any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Rynal Stephenson", is written over a light blue rectangular background.

Rynal Stephenson, P.E.
Chief Traffic Analysis Engineer
DRMP, Inc.



Corporate License #F-1524

Attachments: Vineyard Pine Commercial Site Plan

cc: Omar EL-Kaissi, Meineke Car Care Centers