

Comments on #REZ-26-0001 - Planning & Zoning: Rezoning (Map Amendment)

Application Number: #REZ-26-0001
Application Type: Rezoning (Map Amendment)
Date: February 27, 2026
Address: 1101 Averette Road



THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Rezoning (Map Amendment) Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/8051ce4e-9cf6-4830-964c-35675e51987e>.

Contacts

Austin Bain

City of Raleigh Engineer

(919) 996-3468

austin.bain@raleighnc.gov

Approved

Jacqueline Thompson

On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Approved

Lorna Withrow

Wake County Watershed Mgmt

lorna.withrow@wake.gov

Updates Requested

Meredith Gruber

Senior Planner

mgruber@rolesvillenc.gov

Updates Requested

Michele Raby

Planner II

mraby@rolesvillenc.gov

Updates Requested

Stephen Wolf

Wake County Deputy Fire Marshal

stephen.wolf@wake.gov

Updates Requested

Tanner Hayslette

Planner I

thayslette@rolesvillenc.gov

Approved

Thomas DeAveiro

NCDOT Reviewer

tddeaveiro@ncdot.gov

Approved

Tim Beasley

City of Raleigh - Public Utilities

timothy.beasley@raleighnc.gov

Approved

Eddie Henderson

Parks & Recreation

ehenderson@rolesvillenc.gov

Updates Requested

Comments on Plan

1



Lorna Withrow

Wake County Watershed Mgmt

There appear to be no Flood Hazard Soils areas located within the parcel (Lot 1) boundary.

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Michele Raby

Planner II

Please state the total acreage to be rezoned. If portion, please state a portion of:

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Lorna Withrow

Wake County Watershed Mgmt

Observation - The parcel encroaches on the watershed critical area boundary at the NE and E parcel boundaries.

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Michele Raby
Planner II

Legal Metes and Bounds submitted does not match, please correct. Legal Description 1101 Averette Road BEING ALL OF NEW LOT 1, SHOWN AS 17.03 TOTAL ACRES ON MAP ENTITLED "PROPERTY OF KEVIN H. JONES, DANA MARIE JONES, KIRBY VAUGHN PEARCE & TERRY JONES PEARCE" RECORDED IN BOOK OF MAPS 2017, PAGE 2575, WAKE COUNTY REGISTRY, NORTH CAROLINA.

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Lorna Withrow
Wake County Watershed Mgmt

Observation - There are flood prone soils and unidentified water features (e.g., stream/creek, basin/pond) on or in close proximity to the S and SW parcel boundaries.

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Jacqueline Thompson
On-Call Civil Engineer

For layout and future design: There will need to be a temporary turn around or a cul-de-sac to provide emergency turn around but also considering possible future development.

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Jacqueline Thompson
On-Call Civil Engineer

Please consider for layout and future design: What conversations are occurring in regards to the existing access easement? Will Street D provide access to Tract 1 instead of the access easement? Is the intent to connect the roads with Elizabeth Springs? Have conversations occurred with the Jones Diary Property?

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Meredith Gruber
Senior Planner

Please add REZ-26-0001 to the title block or next to "Zoning Exhibit".

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Eddie Henderson
Parks & Recreation

Please confirm if trail is paved

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Eddie Henderson
Parks & Recreation

Revise to show private trail connecting to greenway stub located at PIN 1860022324

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Meredith Gruber
Senior Planner

Condition 6, Community Amenities, is only needed if it exceeds LDO requirements.

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Tanner Hayslette
Planner I

Please show the additional Town greenway in this approximate location. FYI, this portion of public greenway connects to the public greenway highlighted in red. Please see Google maps for an aerial view and location.

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Eddie Henderson
Parks & Recreation

Revise to show bike lane and sidepath on Averette Road shown in 2022 Bike and Greenway Plans - https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_bikeplan_final_appendices_august2022.pdf

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Jacqueline Thompson
On-Call Civil Engineer

For layout and future design: Per the Town's CTP, Averette Road will be a 4-lane divided road with a narrow, raised median, curb & gutter, bike lanes, and a sidewalk. The Greenway plan calls out a 10' sidepath on one side, with a sidewalk on the other, and bike lanes with a striped separation. Please review the Town's policy documents to account for additional improvements that will be required.

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Thomas DeAveiro
NCDOT Reviewer

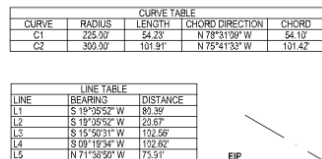
NCDOT would require widening of Averette Road (SR 1945) to accommodate a left turn lane into the site due to ADT of over 4000 in order to retain full movement access. Driveway may need to be restricted to right-in/right-out if driveway doesn't meet sight distance requirements or no left turn lane is provided.

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Conditions of Approval.

At the time of development plan submittal, a Downstream Sewer Capacity Study may be required to determine adequate capacity to support the proposed development. Any improvements identified by the study would be required to be permitted and constructed prior to the recording of lots.

A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to construction drawing approval.



NOTE: 1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
6. NO NCOS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
7. NO REAL FLOOD HAZARD AND/OR FIRM PER NUMBER 3720160000K DATED JULY 19, 2022.
8. PROPERTY IS ZONED RL- AND RM-ZC.
9. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
10. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK
11. FINAL POSITIONS AND ANGLES. THE RESULTS OF THE SURVEY ON 06/23/2011
12. (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM 88 (MEAN SEA LEVEL)
13. ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)
14. ESTABLISHED BY THE NATIONAL GEODESIC SURVEY CLASS 1. THE POSITIONS HAVE
15. POSITIONAL ACCURACY_VRS FIELD PROCEDURE, GEOID2A AND UNITS (FEET).

BUILDING SETBACKS	
SETBACKS(ZONED)	MIN.
FRONT(RL)	30'
SIDE(RL)	12'
REAR(RL)	25'
FRONT(RM-CZ)	30'
SIDE(RM-CZ)	12'
REAR(RM-CZ)	25'

<u>SITE DATA TABLE</u>	
OWNER:	WAKE FOREST CHURCH OF THE NAZARENE
PARENT PIN:	1860029417
DEED REFERENCE:	DB. 17006 PG. 934
PLAT REFERENCE:	BM. 2017 PG. 2572
ZONING:	RL & RM-CZ

REFERENCES:
DE. 17006 PG. 934
EM. 2017 PG. 2572

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REF; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE, PAGE REF; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND:

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS

DAY OF _____, A.D., 2023

DAN GREGORY, PLS L-5240

PRESERVE AT JONES DAIRY, LLC
PIN: 1850922931
D.B. 18255 P.G. 1872
E.M. 2017 P.G. 2572

OPEN SPACE #2
PERRY FARMS HOMEOWNERS
ASSOCIATION INC
PIN: 1860027139
D.E. 17125 P.G. 223
B.M. 2017 P.G. 2288

LOT 12
BAKER, MARVIN
BAKER, LAURIE
PIN: 1860022324
D.B. 17734 P.G. 1839
E.A. 17734 P.G. 1839

OPEN SPACE #3
FERRY FARMS HOMEOWNERS ASSOCIATION INC
PIN: 1860027139
D.E. 17125 P.G. 223
B.M. 2017 P.G. 2287-2288

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES AS NOTED.

OWNER

DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE SUBDIVISION ADMINISTRATOR OF THE TOWN OF ROLESVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY.

DATE _____

SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE
ROLESVILLE, NORTH CAROLINA

ROLESVILLE, NORTH CAROLINA

I, _____, REVIEW OFFICER
OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

DATE _____

RECORDED IN
BOOK OF MAPS PAGE

SCALE: 1" = 100'

Page 1



REV.	DATE	DESCRIPTION	BY

B
N
K

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY MG
DRAWN BY CWC
CHECKED BY DG
DATE 02-08-2023

MINOR SUBDIVISION PLAT

PROPERTY OF
WAKE FOREST CHURCH OF
THE NAZARENE

ROLESVILLE WAKE COUNTY NORTH CAROLINA

SHEET
1
OF
1

LEGEND

- CP = CALCULATED POINT
- EIF = EXISTING IRON PIPE
- IPS = IRON PIPE SET
- > GUY WIRE
- UTILITY POLE

OWNER:

WAKE FOREST CHURCH
OF THE NAZARENE
P.O. BOX 988
WAKE FOREST, NC 27588-0988

