

# 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](mailto:austin.bain@raleighnc.gov)

Approved

**Jacqueline Thompson**

On-Call Civil Engineer

[jacqueline.thompson@bolton-menk.com](mailto:jacqueline.thompson@bolton-menk.com)

Approved

**Lorna Withrow**

Wake County Watershed Mgmt

[lorna.withrow@wake.gov](mailto:lorna.withrow@wake.gov)

Updates Requested

**Meredith Gruber**

Senior Planner

[mgruber@rolesvillenc.gov](mailto: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.

Page 1 • February 12, 2026, 4:05pm

2



Michele Raby

Planner II

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

Page 1 • February 16, 2026, 10:05am

3



Lorna Withrow

Wake County Watershed Mgmt

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

Page 1 • February 12, 2026, 4:06pm

4



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.

Page 1 • February 16, 2026, 10:07am

5



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.

Page 1 • February 12, 2026, 4:06pm

6



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.

Page 2 • February 26, 2026, 9:25am

7



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?

Page 2 • February 26, 2026, 9:25am

8



Meredith Gruber  
Senior Planner

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

Page 2 • February 27, 2026, 2:27pm

9



Eddie Henderson  
Parks & Recreation

Please confirm if trail is paved

Page 2 • February 24, 2026, 10:08am

10



Eddie Henderson  
Parks & Recreation

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

Page 2 • February 24, 2026, 10:07am

11



Meredith Gruber  
Senior Planner

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

Page 2 • February 27, 2026, 2:23pm

12



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.

Page 2 • February 24, 2026, 10:07am

13



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](https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_bikeplan_final_appendices_august2022.pdf)

Page 2 • February 24, 2026, 10:10am

14



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.

Page 2 • February 26, 2026, 9:25am

15



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.

Page 2 • February 24, 2026, 1:20pm

16

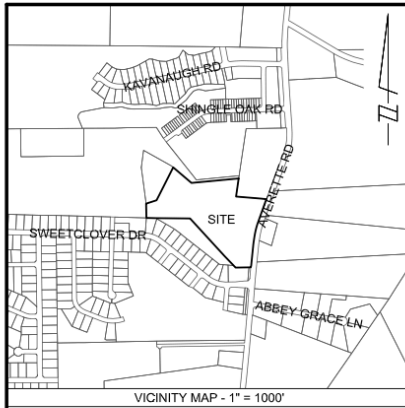


Tim Beasley  
City of Raleigh - Public Utilities

#### 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.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	225.50'	54.23'	N 78°31'58" W	54.10'
C2	300.50'	101.91'	N 75°41'33" W	101.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°05'52" W	80.36'
L2	S 15°05'52" W	23.67'
L3	S 15°50'31" W	152.55'
L4	S 09°19'54" W	102.62'
L5	N 71°38'50" W	73.91'

- NOTE:
- AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
  - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
  - ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
  - OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
  - NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
  - NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
  - NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720186000K DATED JULY 19, 2022.
  - PROPERTY IS ZONED RL & RM-CZ.
  - BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
  - THE COORDINATES SHOWN ON THIS PLAN WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM 88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN 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'

SITE DATA TABLE	
OWNER:	WAKE FOREST CHURCH OF THE NAZARENE
PARENT PIN:	1860029417
DEED REFERENCE:	DE. 17039 PG. 934
PLAT REFERENCE:	EM. 2017 P.G. 2572
ZONINGS:	RL & RM-CZ

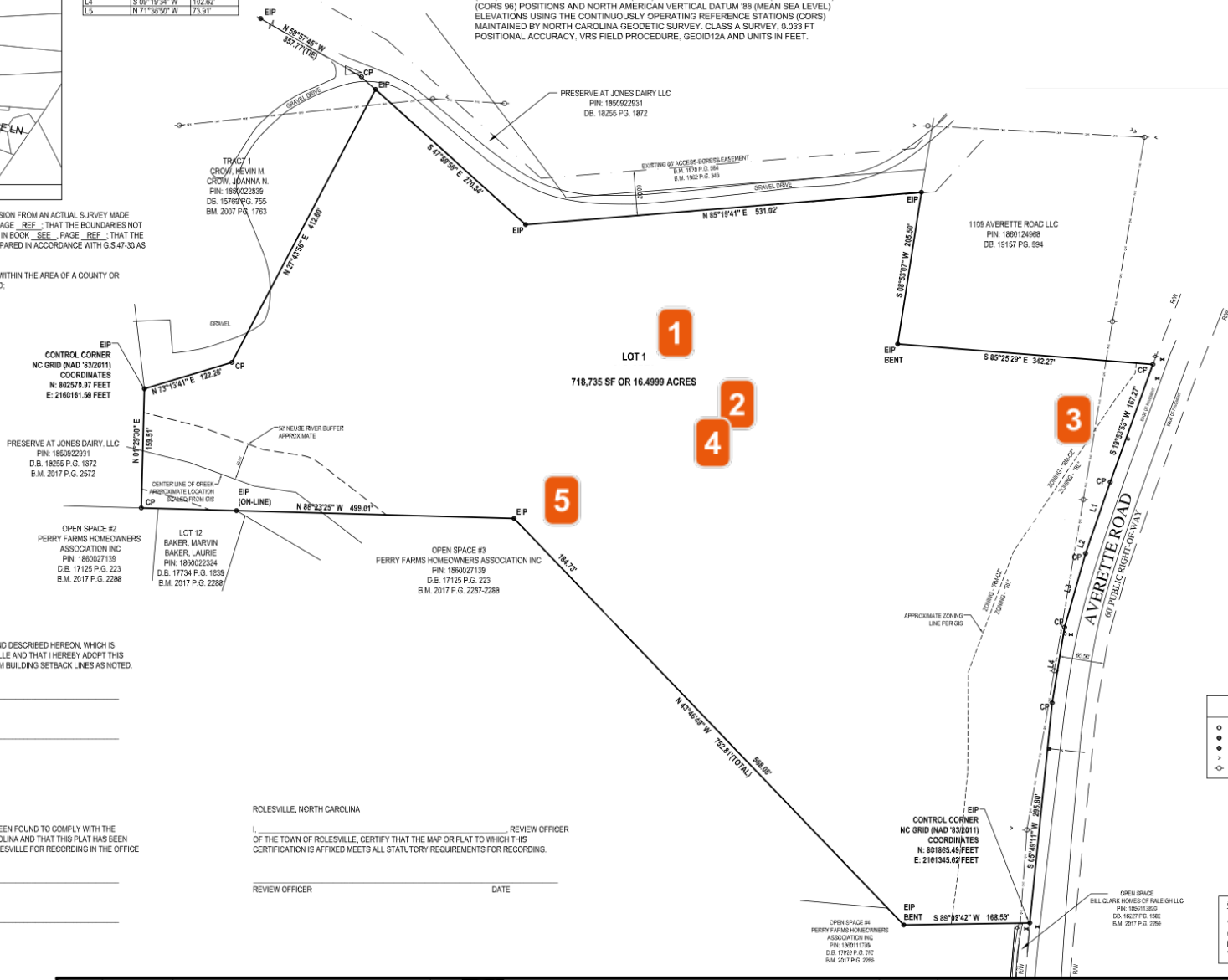
REFERENCES:  
DE. 17039 PG. 934  
EM. 2017 PG. 2572

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



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.

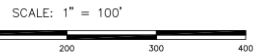
DATE \_\_\_\_\_ REVIEW OFFICER \_\_\_\_\_  
SUBDIVISION ADMINISTRATOR, TOWN OF ROLESVILLE  
ROLESVILLE, NORTH CAROLINA

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 \_\_\_\_\_

LEGEND	
○	CP = CALCULATED POINT
●	EIP = EXISTING IRON PIPE
●	IFS = IRON PIPE SET
>	GUY WIRE
-○-	UTILITY POLE

OWNER:  
WAKE FOREST CHURCH OF THE NAZARENE  
P.O. BOX 566  
WAKE FOREST, NC 27585-0566

RECORDED IN  
BOOK OF MAPS \_\_\_ PAGE \_\_\_



REV.	DATE	DESCRIPTION	BY

**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

