

Report of Neighborhood Meeting
REZ-25-01: Wallbrook Flats Rezoning

Pursuant to applicable provisions of the Rolesville Land Development Ordinance, a meeting was held with neighbors to discuss the Rezoning on Tuesday, June 10, 2025, at 6:00 PM. The property considered for this rezoning totals approximately 17.6 acres in the Town of Rolesville having Wake County Parcel Identification Numbers 1758479823, 1758486155 & 1758582090. The meeting was held in person at the Village Church Rolesville at 410 Southtown Circle, Rolesville, NC 27571. All owners of property within 500 feet of the subject property were invited. A copy of the neighborhood meeting notice is attached as Exhibit A. A copy of the required mailing list for the meeting invitations is attached as Exhibit B. A summary of items discussed at the meeting is attached as Exhibit C. A list of individuals who attended the meeting is attached as Exhibit D.

Neighborhood Meeting Minutes
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The Applicant held a neighborhood meeting for the Wallbrook Flats rezoning at Village Church Rolesville at 410 Southtown Circle on June 10, 2025 at 6:00 PM. The following members of the project team were in attendance to present and answer questions: Austin Williams, Yates Dunaway, and Trent Martin with Crosland Southeast, Mark Frederick with Parker Poe, Nate Bouquin with McAdams, and John Myers with JPM South. Mark Frederick began by introducing the project team, gave an overview of the rezoning process, and then described the proposed rezoning. The floor was then opened to questions from the attending neighbors. Following is a summary of the questions asked by neighbors and the applicant's responses.

Question: When is construction expected to start?

Applicant Response: If this rezoning is approved we would still need to obtain other approvals from the town so construction likely wouldn't start until the end of next year.

Question: Was a traffic study performed?

Applicant Response: Yes, the town initiates the traffic study, which is preformed by a neutral third party. The traffic study evaluates how nearby intersections will perform based on current traffic counts and the anticipated amount of traffic this project will add to the intersections. The study also takes into account background growth and other approved projects in the area. The traffic study may recommend that this project construct certain improvements, such as turn lanes, to mitigate any impacts for the additional traffic from this development. We are still waiting to receive the results from the traffic study but we aren't anticipating any major improvements will be recommended. This is primarily due to the significant transportation improvements already under construction along Main Street and Burlington Mills Road.

Question: The notification letter states this project is mixed use. Where would each use be located?

Applicant Response: Residential uses are proposed on the two parcels adjacent to Rolesville Middle School and commercial uses are proposed on the parcel along Main Street.

Question: How will this project impact the Burlington Mills Road realignment?

Applicant Response: This project will not impact the realignment.

Question: Will neighbors be notified of future meetings?

Applicant Response: Yes. The same people will be notified for future meetings, including the public hearings.

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Question: Will a greenway be included, similar to the previous rezoning?

Applicant Response: We are still evaluating the best location for a greenway.

Question: What will the apartments look like?

Applicant Response: We have not fully designed the apartments yet. These will be 4 story apartment buildings, which is similar in form to the approved Arden rezoning case a few years ago.

Question: Will there be a buffer along the southern side of the apartment community?

Applicant Response: Yes, a buffer will be provided consistent with the town's requirements for the town center district. This includes a landscaped buffer and restrictions on uses and building form within 50 feet of the property boundary. As you can see on the concept plan, we are planning on placing the stormwater control device along the southern portion of the property, which will help provide additional separation between the properties to the south and the apartment buildings.