

Comments on #REZ-25-0001 - Planning & Zoning: Rezoning (Map Amendment)

Application Number: #REZ-25-0001
Application Type: Rezoning (Map Amendment)
Date: December 4, 2025
Address: 5036 WALLS COVE LN, ROLESVILLE



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/93707a79-46b4-4f4b-8afa-1f4024adde0b>.

Contacts

Meredith Gruber
Senior Planner

mgruber@rolesvillenc.gov

Updates Requested

Michael Elabarger
Interim Planning Director

melabarger@rolesvillenc.gov

Updates Requested

Michele Raby
Planner II

mraby@rolesvillenc.gov

Updates Requested

Eddie Henderson
Parks & Recreation

ehenderson@rolesvillenc.gov

Updates Requested

Joshua Zhang

NC DOT

jpzhang@ncdot.gov

No Comment

Tanner Hayslette

Planner II

thayslette@rolesvillenc.gov

Updates Requested

Tim Beasley

City of Raleigh - Public Utilities

timothy.beasley@raleighnc.gov

Updates Requested

Comments

1



Michele Raby

Planner II

Voluntary Annexation needed for 5036 Walls Cove PIN 1758494277 <https://app.govwell.com/rolesville/329/pick>

Page 1 • December 4, 2025, 12:10pm

2



Michael Elabarger

Interim Planning Director

This document - 'site concept plan' will become part of the legislative approval as a component of the Conditions of Approval as part of the Conditional Zoning (CZ) entitlement. While good for project understanding ("big picture") as an entitlement document, it is suggested to remove Sheets MP-01, 02, 05, and 06, leaving 03 and 04 as the binding entitlements - consider and discuss w Staff/Town Attorney as the TRC review winds down.

Page 1 • December 4, 2025, 12:07pm

3



Michael Elabarger

Interim Planning Director

Property 24 has been discussed as a potential land addition - what is status of that?

Page 2 • December 4, 2025, 12:11pm

4



Michele Raby

Planner II

Please add Rezoning Boundary Survey, add address, add acreage for lots 1,2,3, and total area requesting rezoning for clarity.

Page 3 • November 6, 2025, 9:29am

5



Michael Elabarger
Interim Planning Director

When FSP-25-0007 is recorded, all the legal description references to the Wiggins properties will change and need to be Updated in/on all the documents associated with the Rezoning submittal, a negative to doing that plat AFTER submitting Rezoning application.

Page 3 • December 4, 2025, 12:12pm

6



Michael Elabarger
Interim Planning Director

Most of this data, like calculating open space(s), is too specific and could only prove to be conflicting at later stages of subdivision / site development, and is reason to pull back some levels of specificity and have these drawings express concept more than LDO calculated requirements (which will come at Prelim Plat /Site Development Plan time).

Page 4 • December 4, 2025, 12:15pm

7



Meredith Gruber
Senior Planner

Let staff know your reason for requesting CH over other zoning districts.

Page 4 • December 4, 2025, 1:02pm

8



Eddie Henderson
Parks & Recreation

FYI Comment - The Parks and Recreation Advisory Board would like to see some walking trails through the site for the use of patients and staff. These do not have to be paved and could be natural surface trails.

Page 5 • November 26, 2025, 11:45am

9



Meredith Gruber
Senior Planner

A Type 2 buffer is reasonable adjacent to the Townhome portion of Barrington. (Townhomes are considered RH in the LDO, and RH adjacent to CH is a Type 2 buffer.)

Page 5 • December 4, 2025, 12:57pm

10



Meredith Gruber
Senior Planner

Please add a note that timing of construction for Granite Falls Blvd is to be determined. We can discuss this further as well as how to present it to the PB and TB.

Page 5 • December 4, 2025, 12:59pm

11



Tanner Hayslette
Planner II

Please show bike lane and sidepath for the entirety of the frontage along Burlington Mills.

Page 5 • November 26, 2025, 11:31am

12



Tim Beasley
City of Raleigh - Public Utilities

Regarding the Condition Offered Note. All necessary utility extensions and connections are the sole responsibility of the Owner/Developer.

Page 6 • November 26, 2025, 3:38pm

13



Eddie Henderson
Parks & Recreation

Revise to show 10' sidepath on the south side of the Granite Falls Boulevard Extension to comply with the 2022 Greenway Plan. https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf

Page 7 • November 26, 2025, 11:41am

14



Michele Raby
Planner II

Please submit the Deeds for lots 1, 2, and 3 that match the Legal Metes and Bounds.

Page 35 • November 6, 2025, 9:31am

WAKE MED

REZONING CONCEPT PLAN PACKAGE
PREPARED FOR: TOWN OF ROLESVILLE, NC
TOWN PROJECT NUMBER: REZ-25-06

CONCEPT PLAN SHEET INDEX:

- MP-01 EXISTING CONDITIONS MAP
- MP-02 EXISTING SITE BOUNDARY SURVEY
- MP-03 CONCEPTUAL LAND USE PLAN
- MP-04 MASTER CONCEPT PLAN
- MP-05 CONCEPT STORM WATER & UTILITY PLAN
- MP-06 STREET TYPOLOGY SECTIONS

DEVELOPER/CONTRACT PURCHASER:



WAKEMED HEALTH & HOSPITALS
3128 SMOKETREE CT
RALEIGH, NC 27604

APPLICANT / CONSULTING TEAM:

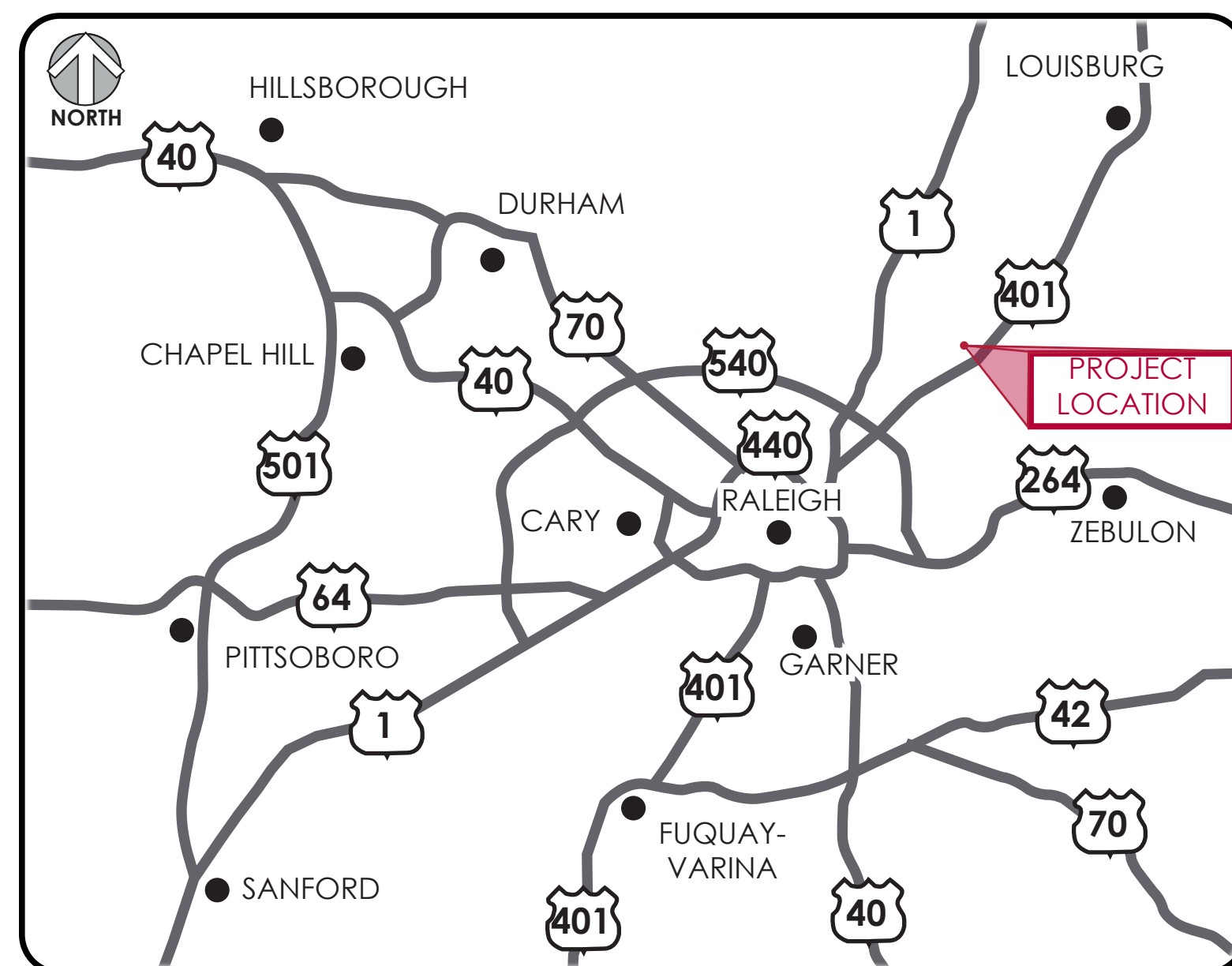


421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
CONTACT: RICHARD BROWN, PLA
PHONE: (919) 677-2000
EMAIL: Richard.Brown@kimley-horn.com



150 FAYETTEVILLE STREET, SUITE 2300
RALEIGH, NC 27601
CONTACT: TOBY COLEMAN
PHONE: (919) 821-6778
EMAIL: tcoleman@smithlaw.com

VICINITY MAP



NOT TO SCALE

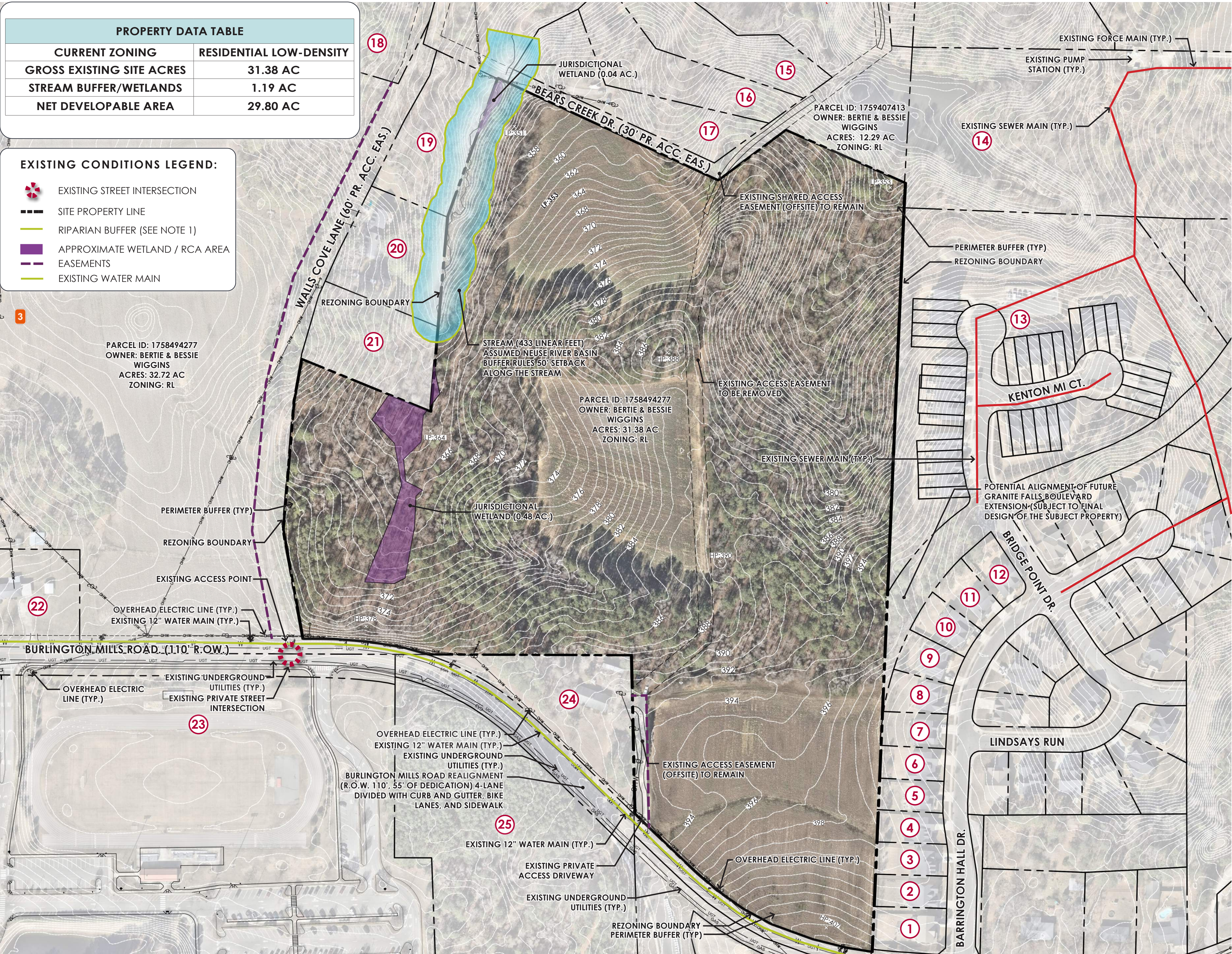
PROJECT LOCATION MAP



NOT TO SCALE

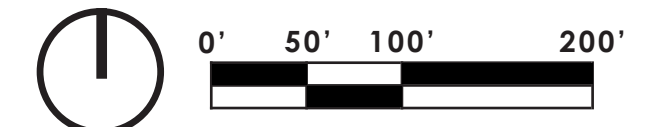
PROPERTY DATA TABLE	
CURRENT ZONING	RESIDENTIAL LOW-DENSITY
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

- EXISTING CONDITIONS LEGEND:**
- EXISTING STREET INTERSECTION
 - SITE PROPERTY LINE
 - RIPARIAN BUFFER (SEE NOTE 1)
 - APPROXIMATE WETLAND / RCA AREA
 - EASEMENTS
 - EXISTING WATER MAIN



- ADJOINING PROPERTIES:**
1. PROPERTY OWNER: JASON & JULIA DAVIS
PIN: 1758584300
ZONING: R&PUD
USE: RESIDENTIAL
 2. PROPERTY OWNER: WILLIAM & SUSAN RACHIS
PIN: 1758584318
ZONING: R&PUD
USE: RESIDENTIAL
 3. PROPERTY OWNER: WILLIAM & SHARON THAXTON
PIN: 1758584414
ZONING: R&PUD
USE: RESIDENTIAL
 4. PROPERTY OWNER: WILLIAM & BREANNA JOHNSON
PIN: 1758584510
ZONING: R&PUD
USE: RESIDENTIAL
 5. PROPERTY OWNER: ADAM & KATHRYN RIDGE
PIN: 1758584517
ZONING: R&PUD
USE: RESIDENTIAL
 6. PROPERTY OWNER: JAMES & AMELIA MOUNT
PIN: 1758584613
ZONING: R&PUD
USE: RESIDENTIAL
 7. PROPERTY OWNER: LEONARD & TONI KENION
PIN: 1758584710
ZONING: R&PUD
USE: RESIDENTIAL
 8. PROPERTY OWNER: MONSEBULA & MATONDO LESANGA
PIN: 1758584727
ZONING: R&PUD
USE: RESIDENTIAL
 9. PROPERTY OWNER: HAI & KHANH TRAN
PIN: 1758584844
ZONING: R&PUD
USE: RESIDENTIAL
 10. PROPERTY OWNER: JORDAN & NATIA AKINS
PIN: 1758584981
ZONING: R&PUD
USE: RESIDENTIAL
 11. PROPERTY OWNER: ROBERT & AMY HARKEY
PIN: 1758585927
ZONING: R&PUD
USE: RESIDENTIAL
 12. PROPERTY OWNER: JAMES RHODES
PIN: 1758595082
ZONING: R&PUD
USE: RESIDENTIAL
 13. PROPERTY OWNER: BARRINGTON TOWNES HOMEOWNERS
PIN: 1758596553
ZONING: R&PUD
USE: RESIDENTIAL
 14. PROPERTY OWNER: NEW OXFORD DEVELOPMENT CO. LLC.
PIN: 1758598900
ZONING: RL
USE: RESIDENTIAL
 15. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759409123
ZONING: RL
USE: RESIDENTIAL
 16. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759408017
ZONING: RL
USE: RESIDENTIAL
 17. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758498953
ZONING: RL
USE: RESIDENTIAL
 18. PROPERTY OWNER: BEVERLY & BESSIE DIXON
PIN: 1759402396
ZONING: RL
USE: RESIDENTIAL
 19. PROPERTY OWNER: JAMES WALL
PIN: 1758494848
ZONING: RL
USE: RESIDENTIAL
 20. PROPERTY OWNER: JENNIFER & SIDNEY GREGORY
PIN: 1758493655
ZONING: RL
USE: RESIDENTIAL
 21. PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758493416
ZONING: RL
USE: RESIDENTIAL
 22. PROPERTY OWNER: ERMA CHAMPION & KATHY MOSS TRUSTEE
PIN: 1758386918
ZONING: RL
USE: RESIDENTIAL
 23. PROPERTY OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1758387160
ZONING: RO
USE: RESIDENTIAL OFFICE
 24. PROPERTY OWNER: WILLARD & BARBARA PARK
PIN: 1758487746
ZONING: RL
USE: RESIDENTIAL
 25. PROPERTY OWNER: BROTHERS FORTY SIX LLC.
PIN: 1758486155
ZONING: GC-CZ
USE: GENERAL COMMERCIAL

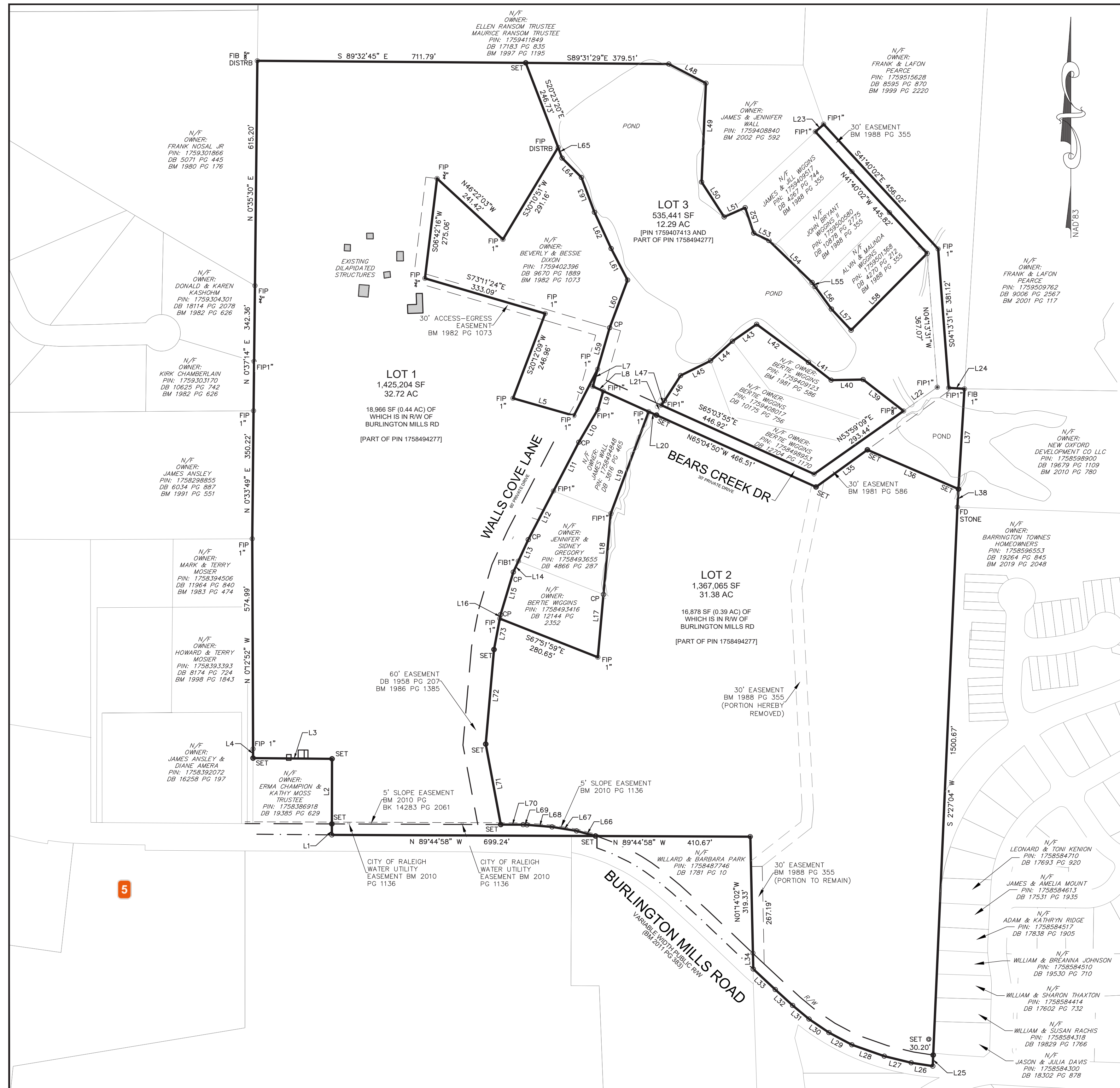
- EXISTING CONDITIONS NOTES:**
1. Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDENR and the Army Corps of Engineers prior to development.
 2. All base data has been provided by Wake County GIS and shall be confirmed with a topographic and boundary survey prior to development of construction drawings.
 3. This diagram does not consider subsurface conditions such as utilities, unsuitable soils, rock or other elements that may influence the detailed design or the location of infrastructure. A preliminary soils, geotech or similar investigation should inform the final design.
 4. Adjacent property information based on Wake County Register of Deeds.
 5. Plano metric information based on publicly available information from the Wake County Geographical Information Systems Database.
 6. Topographic information based on publicly available information from the Wake County Geographical Information Systems Database.
 7. All easement information shown is per publicly available information from the Wake County Geographical Information Systems Database.
 8. Per FIRM Map 3720175800k, Panel: 1758, and FIRM Map 3720175900k, Panel: 1759 there are no FEMA floodplains located on the subject property.



Kimley & Horn

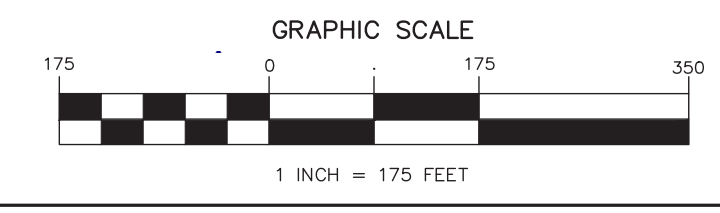


REV DATE	SHEET
11/3/2025	MP-01



LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 0°07'39" E	30.00'	L21	N 24°46'47" E	30.04'
L2	N 0°07'39" E	178.10'	L22	N 54°04'19" E	110.58'
L3	S 89°27'22" E	209.47'	L23	N 48°16'10" E	30.00'
L4	N 0°09'04" E	25.08'	L24	S 86°28'38" E	41.91'
L5	S 73°34'56" E	168.23'	L25	S 2°27'04" W	30.20'
L6	N 26°24'22" E	141.74'	L26	N 80°56'09" W	57.77'
L7	S 15°13'09" W	48.79'	L27	N 75°47'45" W	73.69'
L8	S 65°06'14" E	30.47'	L28	N 70°05'06" W	91.44'
L9	S 15°52'53" W	52.06'	L29	N 61°11'15" W	69.26'
L10	S 29°22'39" W	102.77'	L30	N 55°01'49" W	64.62'
L11	S 26°42'39" W	149.55'	L31	N 49°22'42" W	57.13'
L12	S 26°41'47" W	148.83'	L32	N 46°41'03" W	63.44'
L13	S 24°03'32" W	64.25'	L33	N 46°05'23" W	80.92'
L14	S 24°03'32" W	32.96'	L34	N 1°14'02" W	42.88'
L15	S 16°13'05" W	121.29'	L35	S 53°18'05" W	169.95'
L16	S 10°19'27" W	11.12'	L36	N 66°03'39" W	264.29'
L17	N 4°57'19" E	172.29'	L37	S 31°18'53" W	274.74'
L18	N 4°57'19" E	221.96'	L38	S 31°18'53" W	49.41'
L19	N 19°51'19" E	296.76'	L39	N 51°19'06" W	137.57'
L20	S 65°35'25" E	22.78'	L40	S 88°55'02" W	84.60'

LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L41	N 51°11'00" W	77.35'	L61	N 26°48'24" W	96.52'
L42	N 52°49'03" W	172.45'	L62	N 24°02'57" W	108.67'
L43	S 54°09'49" W	79.09'	L63	N 19°53'18" W	101.44'
L44	S 47°19'53" W	78.90'	L64	N 19°40'05" W	30.91'
L45	S 63°03'49" W	89.04'	L65	N 74°26'09" W	52.08'
L46	S 31°54'42" W	81.15'	L66	N 80°27'10" W	65.97'
L47	S 35°04'55" W	14.92'	L67	N 85°07'10" W	66.52'
L48	S 61°54'20" E	111.55'	L68	N 87°26'45" W	10.55'
L49	S 2°26'46" W	270.62'	L69	N 89°46'21" W	59.19'
L50	S 32°06'58" E	112.73'	L70	S 10°15'50" E	223.78'
L51	N 65°30'58" E	61.20'	L71	S 45°11'00" W	259.63'
L52	S 18°03'32" E	73.39'	L72	S 10°19'11" W	86.00'
L53	S 63°26'47" E	44.95'			
L54	S 44°58'29" E	162.14'			
L55	S 35°04'53" E	13.80'			
L56	S 35°14'14" E	75.17'			
L57	S 42°00'29" E	78.05'			
L58	N 43°48'39" E	291.06'			
L59	N 15°40'24" E	117.85'			
L60	N 19°59'24" E	139.04'			



KCI ASSOCIATES OF N.C.
ENGINEERS, SURVEYORS AND PLANNERS

4800 FALLS OF NEUSE ROAD, SUITE 200
RALEIGH, NC 27609
PHONE (919) 783-9214 • FAX (919) 783-9266

FINAL SUBDIVISION PLAT
LANDS OWNED BY
BERTIE WALL WIGGINS & BESSIE WAKE DIXON
WAKE FOREST TWP,
WAKE COUNTY, NC

DATE: 7/11/25 SCALE: 1" = 175' SHEET: 2 OF 2

METES AND BOUNDS DESCRIPTION:
A PARCEL OF LAND LOCATED IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DB 687 PG 206; SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:788227.32 AND E:2155330.82 (NAD83/2011);

- THENCE, ON THE CENTERLINE OF BURLINGTON MILLS ROAD, THE FOLLOWING 8 CALLS:
- 1) N 80° 56' 09" W A DISTANCE OF 57.77 FEET TO A POINT;
 - 2) N 75° 47' 45" W, A DISTANCE OF 73.69 FEET TO A POINT;
 - 3) N 70° 05' 06" W, A DISTANCE OF 91.44 FEET TO A POINT;
 - 4) N 61° 11' 15" W, A DISTANCE OF 69.26 FEET TO A POINT;
 - 5) N 55° 01' 49" W, A DISTANCE OF 64.62 FEET TO A POINT;
 - 6) N 49° 22' 42" W, A DISTANCE OF 57.13 FEET TO A POINT;
 - 7) N 46° 41' 03" W, A DISTANCE OF 63.44 FEET TO A POINT;
 - 8) N 46° 05' 23" W, A DISTANCE OF 80.92 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WILLARD AND BARBARA PARK (DB 1781 PG 10);
- THENCE N 01° 14' 02" W, ON THE EAST LINE OF SAID PARK LANDS, A DISTANCE OF 42.88 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD;
- THENCE N 01° 14' 02" W, CONTINUING ON THE EAST LINE OF PARK LANDS, A DISTANCE OF 319.33 FEET TO A FOUND IRON PIPE;
- THENCE N 89° 44' 58" W, ON THE NORTH LINE OF PARK LANDS, A DISTANCE OF 410.67 FEET TO A POINT;
- THENCE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD THE FOLLOWING 5 CALLS:
- 1) N 74° 26' 09" W, A DISTANCE OF 52.08 FEET TO A POINT;
 - 2) N 80° 27' 10" W, A DISTANCE OF 65.97 FEET TO A POINT;
 - 3) N 85° 07' 10" W, A DISTANCE OF 66.52 FEET TO A POINT;
 - 4) N 87° 26' 45" W, A DISTANCE OF 10.55 FEET TO A POINT;
 - 5) N 89° 46' 21" W, A DISTANCE OF 59.19 FEET TO A POINT;

THENCE N 10° 15' 50" W, DISTANCE OF 223.78 FEET TO A POINT;

THENCE N 04° 51' 10" E, DISTANCE OF 259.63 FEET TO A POINT;

THENCE N 10° 19' 11" E, DISTANCE OF 86.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY BERTIE WIGGINS (DB 12144 PG 2352);

THENCE S 67° 51' 59" E, ON THE SOUTH LINE OF SAID WIGGINS LANDS, A DISTANCE OF 280.65 FEET TO A FOUND IRON PIPE;

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID WIGGINS LANDS, A DISTANCE OF 172.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JENNIFER AND SIDNEY GREGORY (DB 4866 PG 287);

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID GREGORY LANDS, A DISTANCE OF 221.96 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES WALLS (DB 3816 PG 465);

THENCE N 19° 51' 19" E, ON THE EAST LINE OF SAID WALL LANDS, A DISTANCE OF 296.76 FEET TO A FOUND IRON PIPE;

THENCE S 65° 35' 25" E, DISTANCE OF 22.78 FEET TO A POINT;

THENCE S 65° 04' 50" E, DISTANCE OF 466.51 FEET TO A POINT;

THENCE N 53° 18' 05" E, DISTANCE OF 169.95 FEET TO A POINT;

THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109)

THENCE S 03° 18' 53" W, ON THE WEST LINE OF SAID NEW OXFORD LANDS, A DISTANCE OF 49.41 FEET TO A FOUND STONE;

THENCE S 02° 27' 04" W, DISTANCE OF 1500.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BURLINGTON MILLS RD;

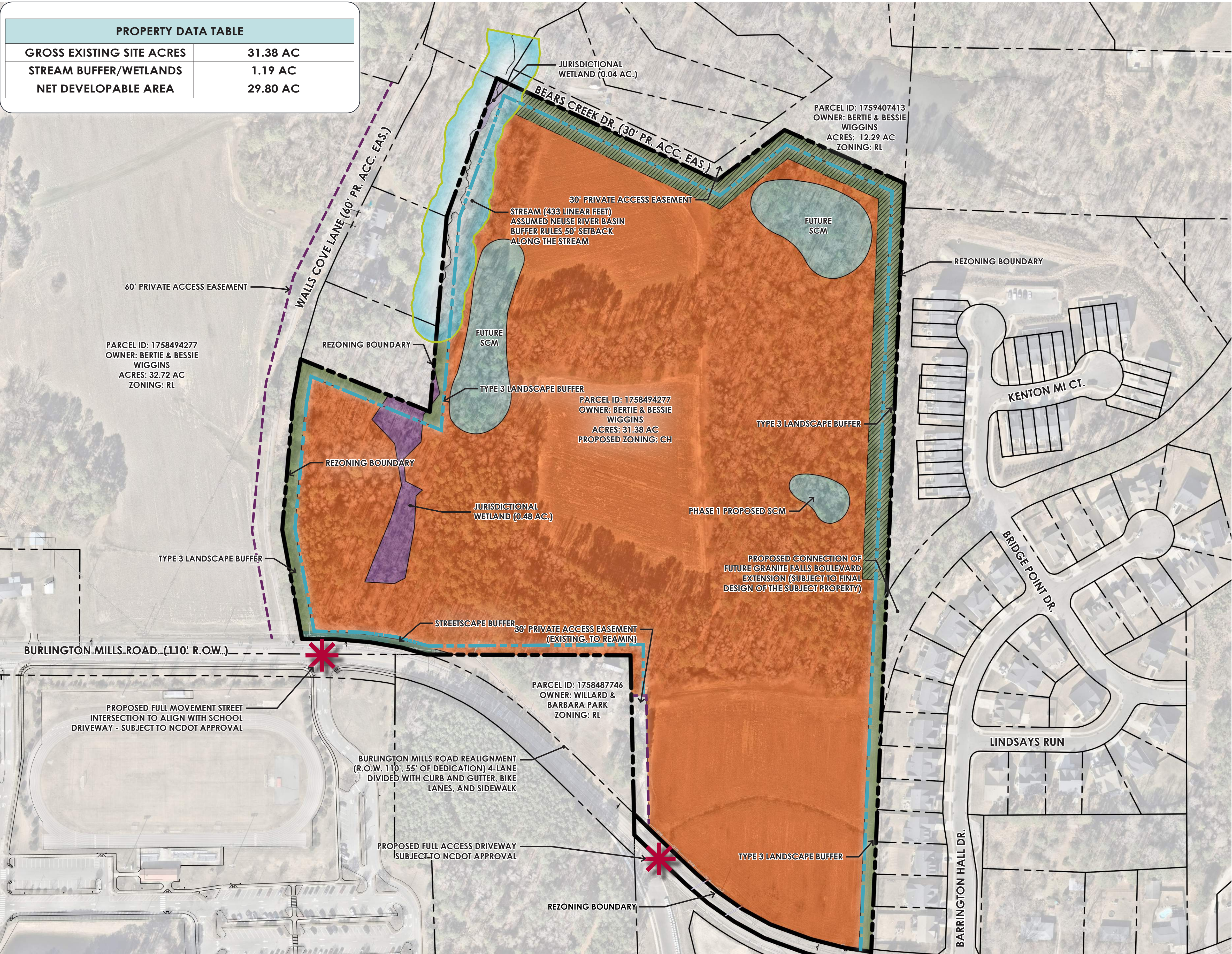
THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 1,367,065 SQUARE FEET, OR 31.38 ACRES OF LAND MORE OR LESS. 16,878 SQUARE FEET (0.39 ACRES) OF WHICH LIE WITHIN THE RIGHT OF WAY OF BURLINGTON MILLS ROAD.



REV DATE	SHEET
11/3/2025	MP-02

PROPERTY DATA TABLE	
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC



CONCEPT PLAN LEGEND:

- PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
- PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
- RIPARIAN BUFFER (SEE NOTE 1)
- PROPERTY SETBACKS/BUFFERS
- EASEMENT
- GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
- JURISDICTIONAL WETLAND
- DEVELOPABLE AREA
- LANDSCAPE BUFFER (SEE PLAN FOR TYPE)
- FUTURE/ PROPOSED SCM

6 SITE DATA TABLE

PROJECT NAME	WAKE MED
PARCEL IDENTIFICATION NUMBER	1758494277 & 1759407413
PROPERTY SIZE	31.38 ACRES
PROPERTY LOCATION	TOWN OF ROLESVILLE
EXISTING ZONING DISTRICT	RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING DISTRICT	CH
EXISTING USE	AGRICULTURE/RESIDENTIAL
PROPOSED USE	MEDICAL (SEE NOTE 1)
MAX BUILDING HEIGHT (REZ-24-02 ORDINANCE DOCUMENT APPROVED JANUARY 7, 2025)	60' MAX.
ELECTRIC PROVIDER	DUKE ENERGY
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
PROPOSED IMPERVIOUS CALCS.	3.80 ACRES
PROPOSED PARKING CALCS.	2.0/1,000 SF MIN. 5.0/1,000 SF MAX. (SEE LDO TABLE 6.4.3.G. OFF-STREET PARKING)
REQUIRED OPEN SPACE (5% OPEN SPACE)	1.56 ACRES (SEE LDO 6.2.1.1. OPEN SPACE)
PROPOSED OPEN SPACE (6.37% OPEN SPACE)	2 ACRES (SEE LDO 6.2.1.1. OPEN SPACE)
REQUIRED VEGETATION PRESERVATION (10% OF ALL EXISTING TREES IN GOOD HEALTH)	3.13 ACRES
VEGETATION PRESERVATION PROVIDED (11% OF ALL EXISTING TREES IN GOOD HEALTH)	3.76 ACRES

*SEE SUMMARY TABLE AND LAND USE SUMMARY TABLE FOR A GENERAL SUMMARY OF PROPOSED USES PLANNED FOR THIS DEVELOPMENT.

- LAND USE PLAN NOTES:**
- All uses allowed as per the Town's Land Development Ordinance section 5.1.5.(c),(d), and (f), shall be permitted within this district.
 - Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by by NCDENR and the Army Corps of Engineers prior to development.
 - A shared stormwater management system is anticipated to serve the overall development. A phased stormwater management plan as necessary to serve each development phase, will be designed at the subdivision stage. These plans will be in conformance with the Town's stormwater regulations in place at the time of this zoning approval.

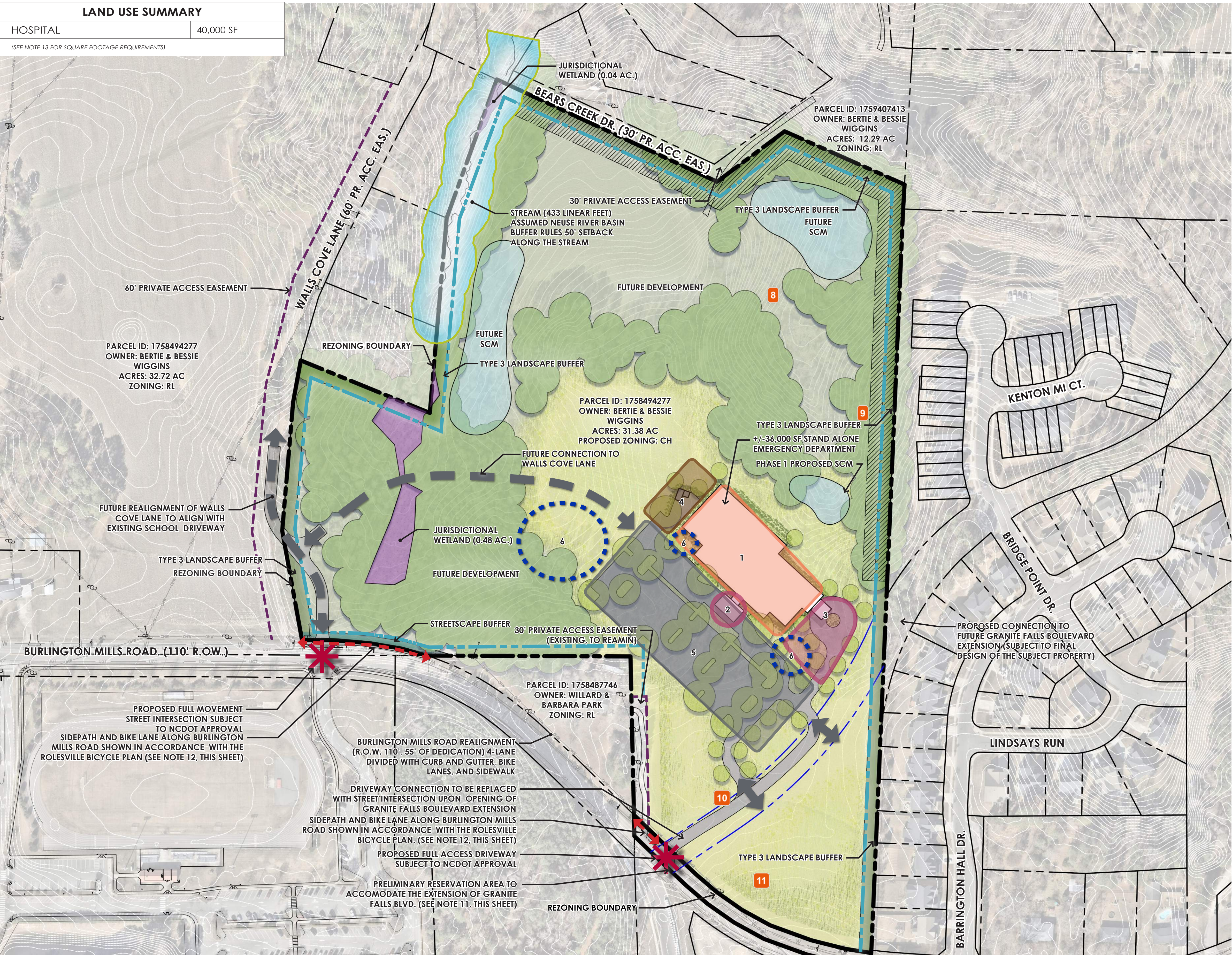


Kimley >> Horn



REV DATE	SHEET
11/3/2025	MP-03

LAND USE SUMMARY	
HOSPITAL	40,000 SF
<small>(SEE NOTE 13 FOR SQUARE FOOTAGE REQUIREMENTS)</small>	

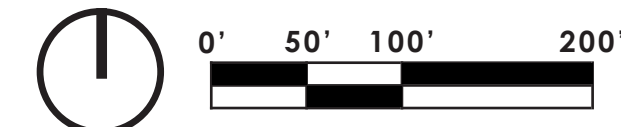


MASTER PLAN LEGEND:

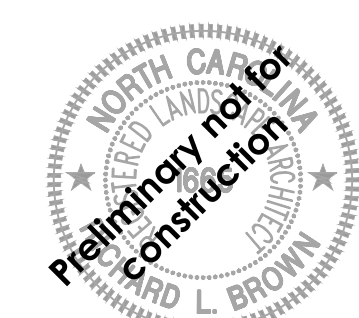
- PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
 - PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
 - RIPARIAN BUFFER (SEE NOTE 1)
 - PROPERTY SETBACKS/BUFFERS
 - EASEMENT
 - 15' TYPE 2 LANDSCAPE BUFFER
 - 25' TYPE 3 C LANDSCAPE BUFFER
 - 15' STREETSCAPE BUFFER (SETBACK FROM THE R.O.W.)
 - PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
 - EMERGENCY DEPARTMENT AMBULANCE DROP OFF ZONE
 - PATIENT EMERGENCY DROP-OFF/PICK-UP
 - OUTDOOR SERVICE AREA/ LOADING DOCK
 - SURFACE PARKING/ PATIENT DROP OFF ZONE
 - OUTDOOR OPEN SPACE (See Note #9)
 - (REQ. 1 SMALL OPEN SPACE TYPE MIN. 500 SF - 1.AC)
 - (REQ. 1 MEDIUM OPEN SPACE TYPE MIN 1AC - 2.5AC)
- STREET TYPOLOGIES:**
- PRIVATE STREET (INTERNAL)
 - WALLS COVE LANE - 24' TRAVELWAY (60' PRIVATE R.O.W.)
 - GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
 - BURLINGTON MILLS ROAD FUTURE BIKE LANES AND SIDEPATH

MASTER LAND USE PLAN NOTES:

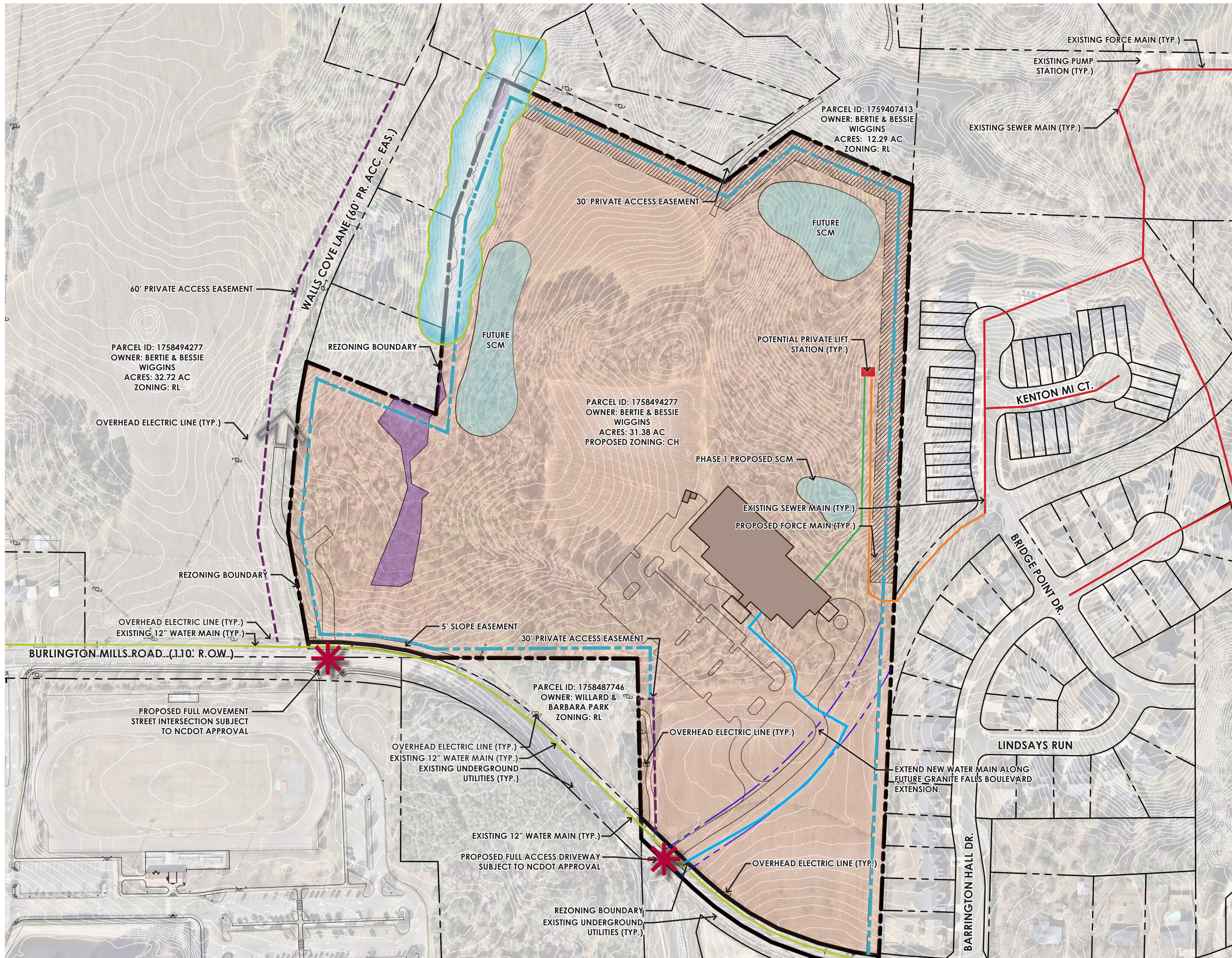
1. Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDNR and the Army Corps of Engineers prior to change.
2. The proposed street network and typologies are preliminary and subject to change pending Town approval.
3. Stormwater management facilities may be shared independent or shared and will be built in phases as needed to support development within a given phase. All SCM's will meet the requirements of Wake Counties Stormwater Design Manual.
4. A 15' Type 2 Perimeter Buffer will be provided along all property boundaries adjacent to Residential high density.
5. A 25' Type 3 Perimeter Buffer will be provided along all property boundaries adjacent to Residential Low-Density (North, East, and West).
6. A 15' Streetscape Buffer will be provided along the Burlington Mills Road frontage (Set back from the Right-of-way)* If the streetscape is disturbed or non-vegetated, the property owner or developer shall install and maintain the following vegetation per (section 6.2.2.2. Street Buffers).
7. Following requirements of the Town's Land Development Ordinance (section 6.2.1.1 Open Space), this Master Plan will provide (1) Small open space totaling 500 SF min. and (1) Medium open space totaling 1.0 acre min. This plan shall be provided at subdivision permitting process. Qualifying open space shall consist of but is not limited to: Plazas, Pocket Park, Open green space.
8. Height shall be measured per the standards of the LDO. All uses within the proposed rezoning boundary shall not exceed the base height of (60' per Ordinance Document Approved January 7, 2025).
9. Following requirements of the Town's Land Development Ordinance (section 6.2.4.5 Vegetation Preservation), this Master Plan will provide a min. of 10% of all existing trees on site in good health (determined by a professional arborist) shall be preserved. *Excluding non-native invasive plants as listed by the US Forest Service or the NC Forest Service.
10. Burlington Mills Road (Under Construction at the time of this application) will be realigned and the existing right of way is expected to be abandoned upon approval of the Town Board. Per Town policies and procedures. Thus, no land use buffer or streetscape buffer is required along this portion of the District Boundary.
11. Right of Way for the future extension of Granite Falls Blvd. will be provided through the subject property at such time as it is warranted - The extension will not be required with phase 1 development. This R.O.W. alignment is conceptual and shown for illustrative purposes only. The preliminary alignment shall be determined in conjunction with the site plan for the initial development phase.
12. Sidepath and bike lane along Burlington Mills Road are shown in accordance with the Town of Rolesville's Bicycle Plan. Final configuration is subject to Town review and approval. Should a fee-in-lieu option be permitted by the Town, the developer reserves the right to satisfy this requirement through that mechanism rather than through physical construction.
13. The maximum square footage allowed under this approved concept plan shall be 40,000 SF. Additional development density within the district will require a new concept plan application to be submitted for approval by the Town



Kimley & Horn



REV DATE	SHEET
11/3/2025	MP-04



CONCEPT PLAN LEGEND:

- PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
- PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
- RIPARIAN BUFFER (SEE NOTE 1)
- PROPERTY SETBACKS/BUFFERS
- EASEMENT
- EXISTING WATER MAIN
- EXISTING SEWER FORCE MAIN
- WATER MAIN
- PROPOSED SEWER FORCE MAIN
- GRAVITY SEWER
- POTENTIAL LIFT STATION (PRIVATE)

NOTE: SEE SHEET MP-06 FOR STREET TYPOLOGY SECTIONS

CONCEPTUAL STORM WATER AND UTILITY PLAN NOTES:

1. A shared storm water management system is anticipated to serve the overall development. A phased storm water management plan will be determined and designed at the subdivision stage and will be in conformance with the Counties storm water regulations in place at the time of this zoning approval.
2. Where public utilities are outside of the public rights of ways, a public utility easement will be provided.

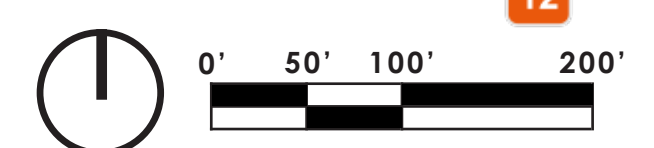
WATER AND SEWER NARRATIVE

Sanitary Sewer Service
 There is an existing force main within the adjacent Bridge Point Dr. Operated by The City of Raleigh. The project is anticipated to be developed to allow future redevelopment. The site will drain by gravity to a proposed pump station. This pump station will provide a force main that will be extended along the future Granite Falls Blvd to a point of gravity connection near the existing WWTP. Based on currently estimated flows and topography of the site, the proposed pump station and force main will be the responsibility of the developer/applicant and will need to be sized based on project flows associated with actual development project(s) at the time of Subdivision application. The size and specification of sewer infrastructure and pump station shall be determined during final design and will conform to The City of Raleigh Public Works and Utilities Department requirements. If the extension of the gravity sewer main is completed in conjunction with the initial phase of development, the project will utilize that infrastructure. In the interim, if gravity service is not yet available, a private pump station may be required to convey flows from the facility to the existing sanitary sewer system. Final determination regarding gravity service availability and the need for a pump station will be made during the Site Plan review for the standalone Emergency Department.

Water Service
 Water services exist along the property along the Burlington Mills Road frontage. Water services will be connected to the existing main and looped through the property via a public main. The size and specification of water infrastructure shall be determined during final design and will conform to The City of Raleigh Public Works and Utilities Department requirements. Existing utility information shown herein is based on publicly available GIS data and may not reflect actual field conditions.

**** Special Utility Note:** In the event that public Water and/Or Sewer Utilities are extended by the governing Jurisdiction or as a result of future development, This project may evaluate the potential to tie to that Public Infrastructure.

CONDITION OFFERED:
 Prior to the issuance of the first site permit associated with the development program, the developer will formalize a memorandum of understanding with The City of Raleigh and the Town of Rolesville to determine allocation and funding methodology of public water and wastewater services to support the initial phases and ultimate build-out of the proposed property.

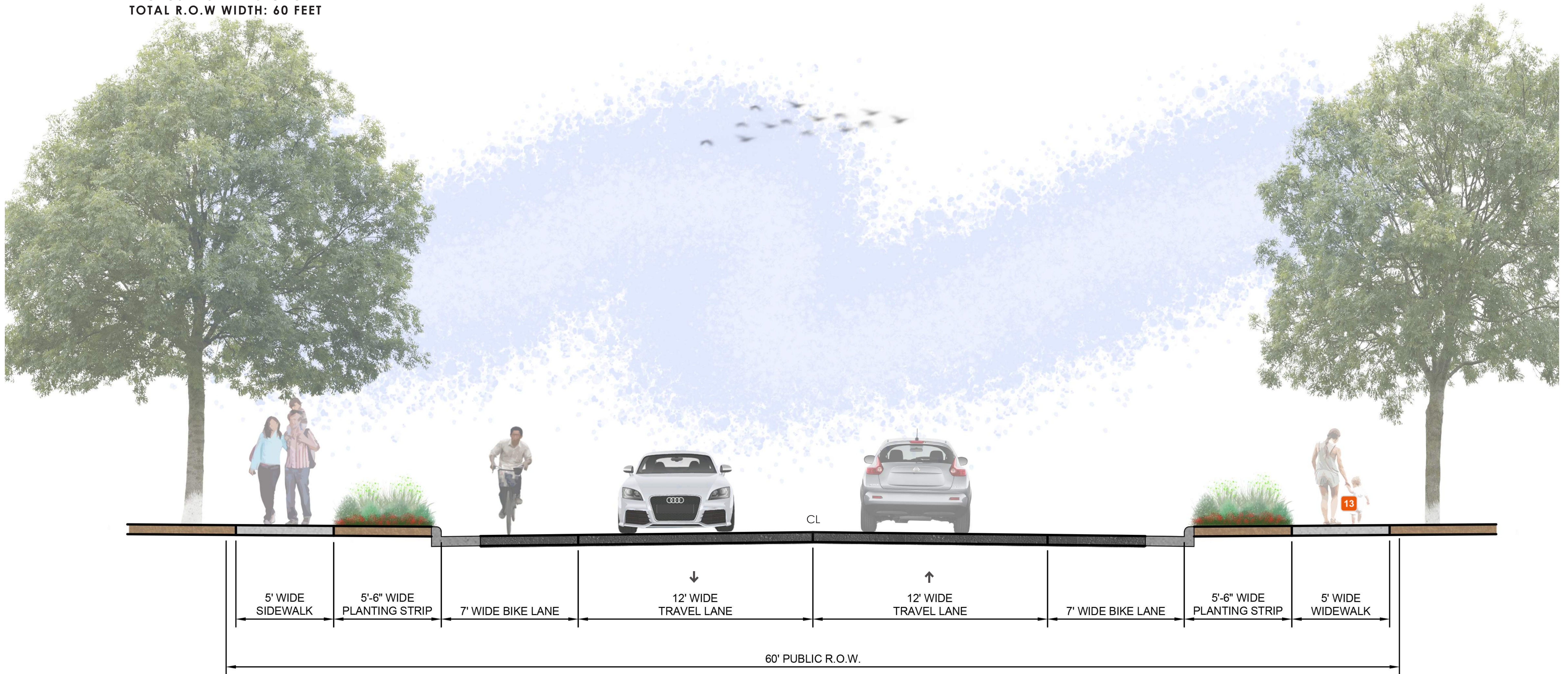


Kimley»Horn



REV DATE	SHEET
11/3/2025	MP-05

GRANITE FALLS BOULEVARD EXTENSION
GRAND ROCK WAY THROUGH SUBJECT PROPERTY TO
BURLINGTON MILLS ROAD REALIGNMENT
PROPOSED STREET SECTION
TOTAL R.O.W WIDTH: 60 FEET



- NOTES:
1. Street section are for illustrative purposes and subject to final design. All public and private streets will be subject to the Town's public street standards applicable at the time of this master plan approval.
 2. All street trees shall be planted a minimum of 10' from any water, sewer, storm water, utility, or driveway.
 3. Where 5' sidewalk falls outside of the Right-of-Way a public access easement shall be provided.
 4. The construction of Granite Falls Blvd. will not be required with this Development Plan. However, the Right of way will be reserved in conjunction with the Development Plan.

Kimley»Horn



REV DATE	SHEET
11/3/2025	
	MP-06
09.10.2021	

WAKE MED

REZONING CONCEPT PLAN PACKAGE
PREPARED FOR: TOWN OF ROLESVILLE, NC
TOWN PROJECT NUMBER: REZ-25-06

DEVELOPER/CONTRACT PURCHASER:

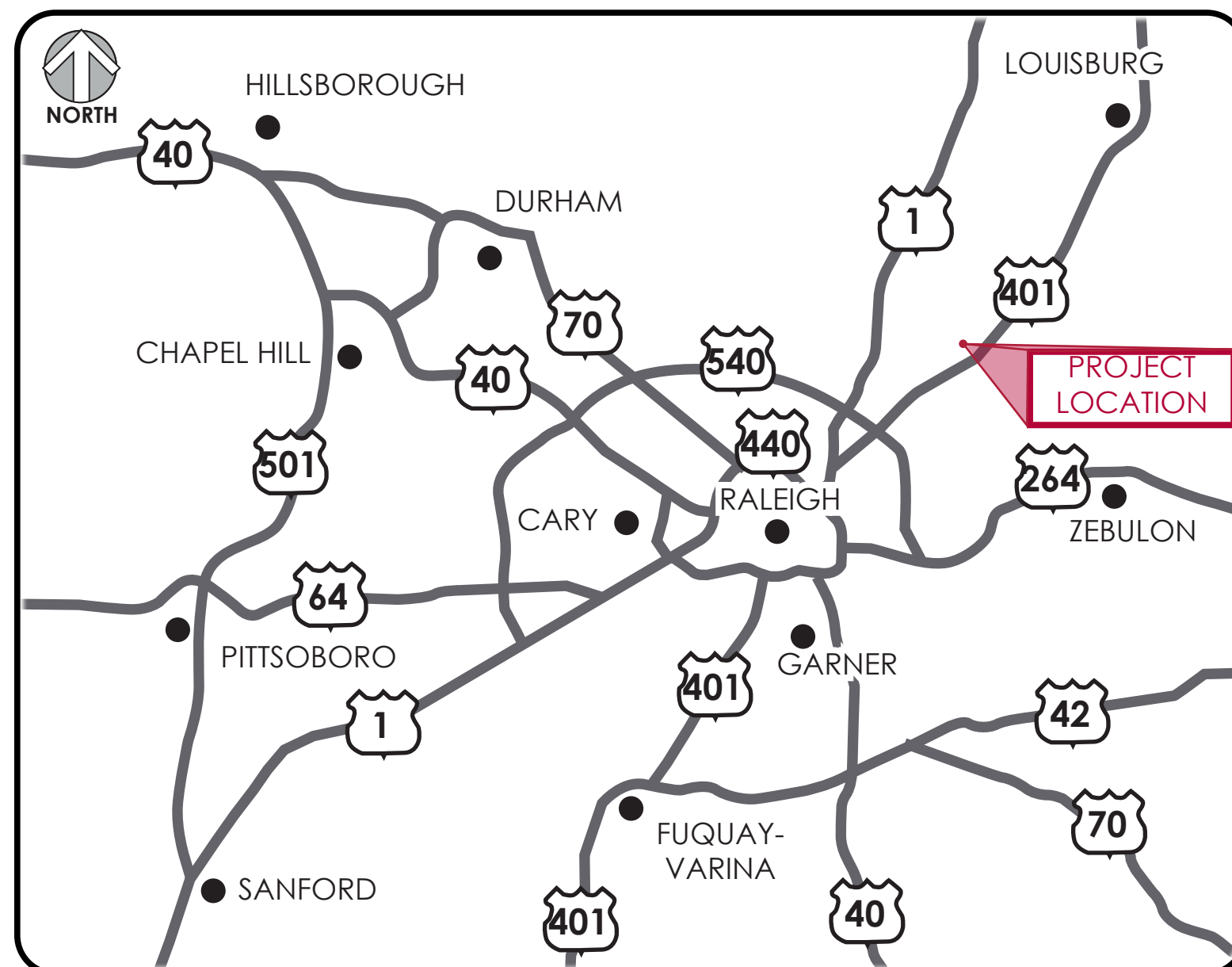


WAKEMED HEALTH & HOSPITALS
3128 SMOKETREE CT
RALEIGH, NC 27604

CONCEPT PLAN SHEET INDEX:

- MP-01 EXISTING CONDITIONS MAP
- MP-02 EXISTING SITE BOUNDARY SURVEY
- MP-03..... CONCEPTUAL LAND USE PLAN
- MP-04..... MASTER CONCEPT PLAN
- MP-05..... CONCEPT STORM WATER & UTILITY PLAN
- MP-06..... STREET TYPOLOGY SECTIONS

VICINITY MAP



NOT TO SCALE

APPLICANT / CONSULTING TEAM:



421 FAYETTEVILLE STREET, SUITE 600
RALEIGH, NC 27601
CONTACT: RICHARD BROWN, PLA
PHONE: (919) 677-2000
EMAIL: Richard.Brown@kimley-horn.com



150 FAYETTEVILLE STREET, SUITE 2300
RALEIGH, NC 27601
CONTACT: TOBY COLEMAN
PHONE: (919) 821-6778
EMAIL: tcoleman@smithlaw.com

PROJECT LOCATION MAP

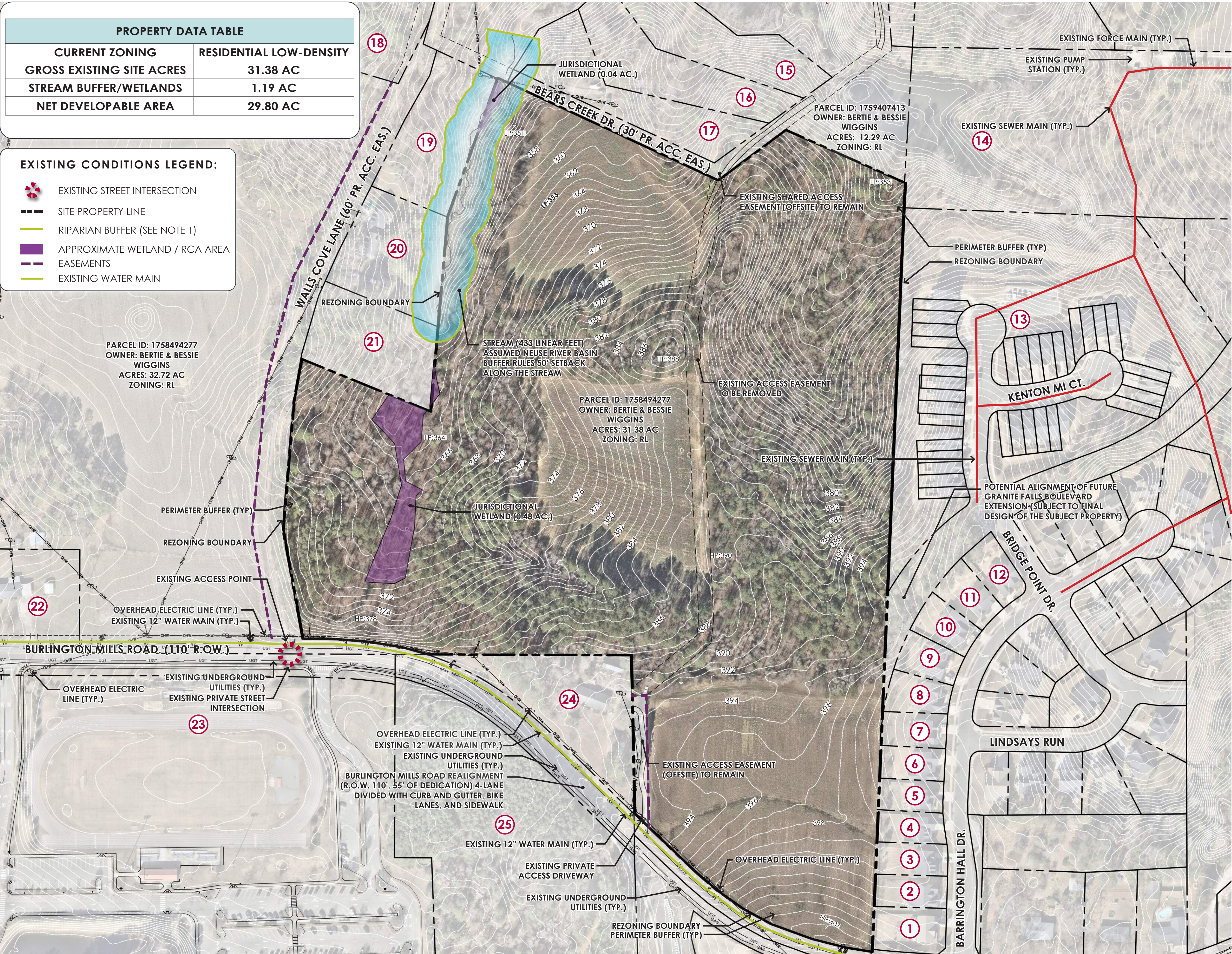


NOT TO SCALE

PROPERTY DATA TABLE	
CURRENT ZONING	RESIDENTIAL LOW-DENSITY
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

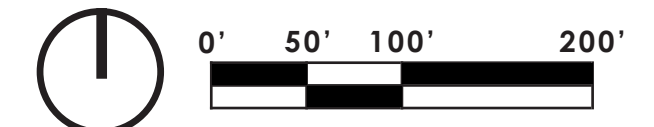
EXISTING CONDITIONS LEGEND:

- EXISTING STREET INTERSECTION
- SITE PROPERTY LINE
- RIPARIAN BUFFER (SEE NOTE 1)
- APPROXIMATE WETLAND / RCA AREA
- EASEMENTS
- EXISTING WATER MAIN



- ADJOINING PROPERTIES:**
- PROPERTY OWNER: JASON & JULIA DAVIS
PIN: 1758584300
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: WILLIAM & SUSAN RACHIS
PIN: 1758584318
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: WILLIAM & SHARON THAXTON
PIN: 1758584414
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: WILLIAM & BREANNA JOHNSON
PIN: 1758584510
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: ADAM & KATHRYN RIDGE
PIN: 1758584517
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: JAMES & AMELIA MOUNT
PIN: 1758584613
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: LEONARD & TONI KENION
PIN: 1758584710
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: MONSEBULA & MATONDO LESANGA
PIN: 1758584727
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: HAI & KHANH TRAN
PIN: 1758584844
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: JORDAN & NATIA AKINS
PIN: 1758584981
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: ROBERT & AMY HARKEY
PIN: 1758585927
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: JAMES RHODES
PIN: 1758595082
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: BARRINGTON TOWNES HOMEOWNERS
PIN: 1758596553
ZONING: R&PUD
USE: RESIDENTIAL
 - PROPERTY OWNER: NEW OXFORD DEVELOPMENT CO. LLC.
PIN: 1758598900
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759409123
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BERTIE WIGGINS
PIN: 1759408017
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758498953
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BEVERLY & BESSIE DIXON
PIN: 1759402396
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: JAMES WALL
PIN: 1758494848
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: JENNIFER & SIDNEY GREGORY
PIN: 1758493655
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BERTIE WIGGINS
PIN: 1758493416
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: ERMA CHAMPION & KATHY MOSS TRUSTEE
PIN: 1758386918
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: WAKE COUNTY BOARD OF EDUCATION
PIN: 1758387160
ZONING: RO
USE: RESIDENTIAL OFFICE
 - PROPERTY OWNER: WILLARD & BARBARA PARK
PIN: 1758487746
ZONING: RL
USE: RESIDENTIAL
 - PROPERTY OWNER: BROTHERS FORTY SIX LLC.
PIN: 1758486155
ZONING: GC-CZ
USE: GENERAL COMMERCIAL

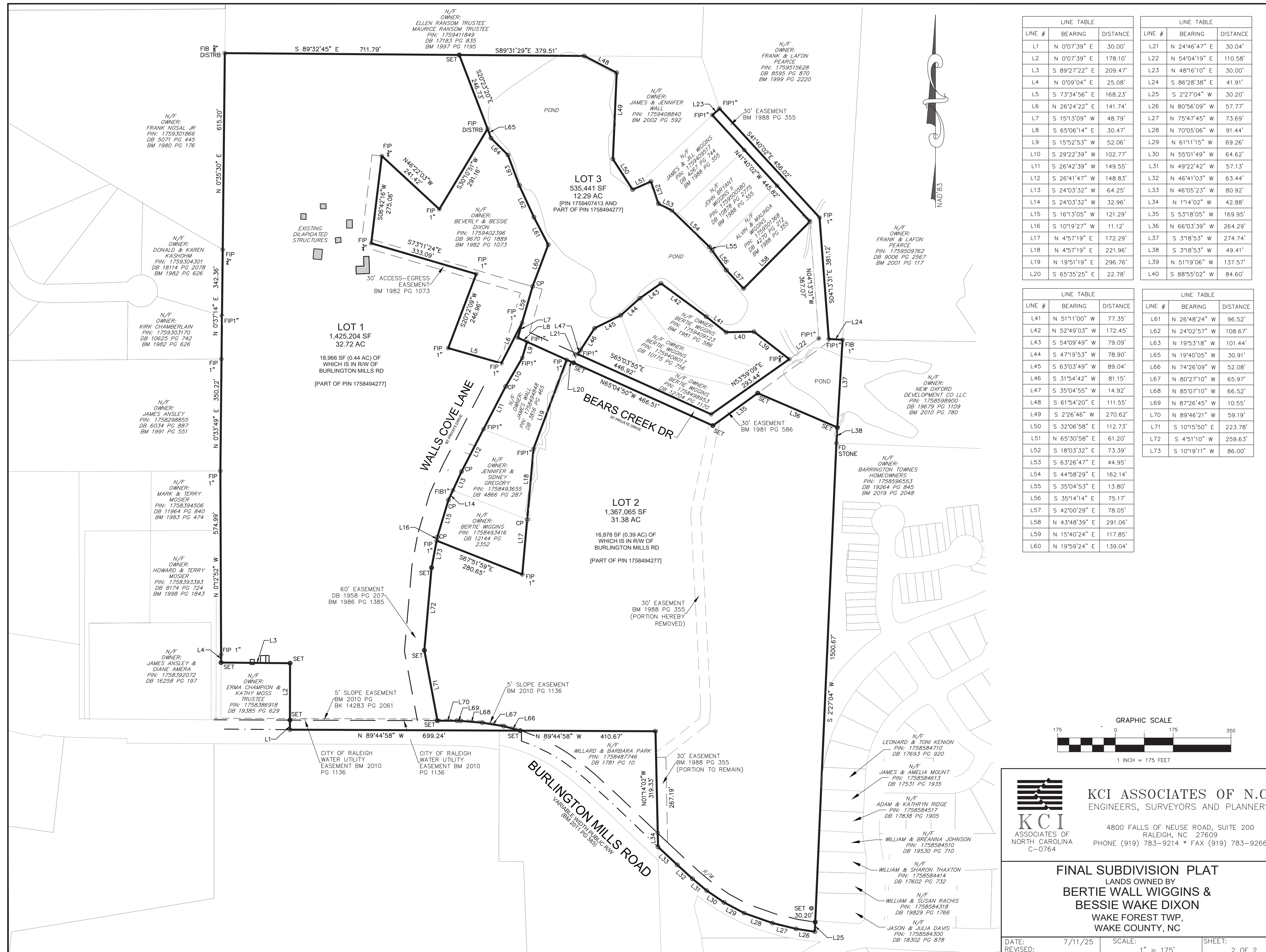
- EXISTING CONDITIONS NOTES:**
- Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDENR and the Army Corps of Engineers prior to development.
 - All base data has been provided by Wake County GIS and shall be confirmed with a topographic and boundary survey prior to development of construction drawings.
 - This diagram does not consider subsurface conditions such as utilities, unsuitable soils, rock or other elements that may influence the detailed design or the location of infrastructure. A preliminary soils, geotech or similar investigation should inform the final design.
 - Adjacent property information based on Wake County Register of Deeds.
 - Plano metric information based on publicly available information from the Wake County Geographical Information Systems Database.
 - Topographic information based on publicly available information from the Wake County Geographical Information Systems Database.
 - All easement information shown is per publicly available information from the Wake County Geographical Information Systems Database.
 - Per FIRM Map 3720175800k, Panel: 1758, and FIRM Map 3720175900k, Panel: 1759 there are no FEMA floodplains located on the subject property.



Kimley & Horn



REV DATE	SHEET
11/3/2025	MP-01



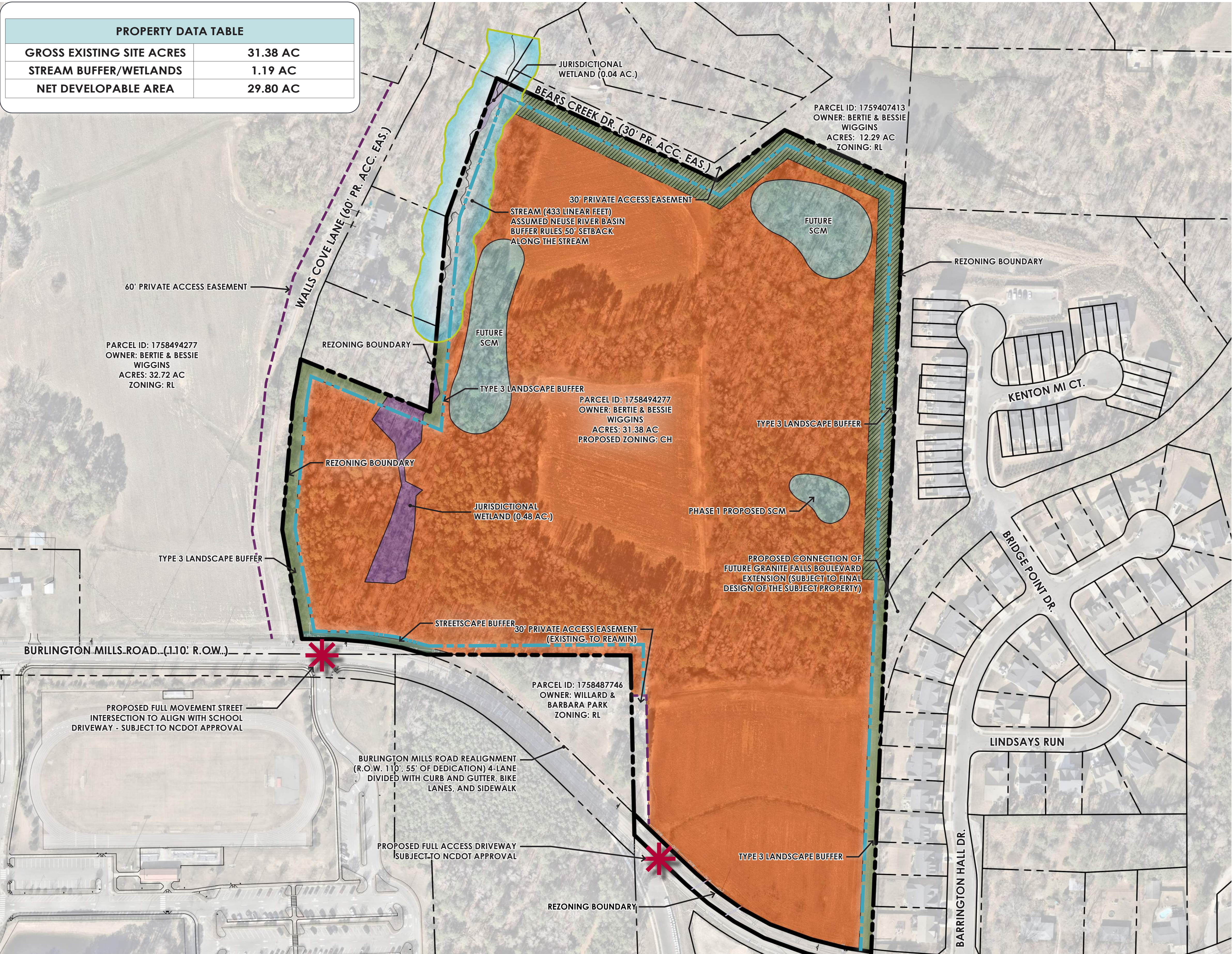
METES AND BOUNDS DESCRIPTION:
A PARCEL OF LAND LOCATED IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DB 687 PG 206; SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:788227.32 AND E:2155330.82 (NAD83/2011);

- THENCE, ON THE CENTERLINE OF BURLINGTON MILLS ROAD, THE FOLLOWING 8 CALLS:
- 1) N 80° 56' 09" W A DISTANCE OF 57.77 FEET TO A POINT;
 - 2) N 75° 47' 45" W, A DISTANCE OF 73.69 FEET TO A POINT;
 - 3) N 70° 05' 06" W, A DISTANCE OF 91.44 FEET TO A POINT;
 - 4) N 61° 11' 15" W, A DISTANCE OF 69.26 FEET TO A POINT;
 - 5) N 55° 01' 49" W, A DISTANCE OF 64.62 FEET TO A POINT;
 - 6) N 49° 22' 42" W, A DISTANCE OF 57.13 FEET TO A POINT;
 - 7) N 46° 41' 03" W, A DISTANCE OF 63.44 FEET TO A POINT;
 - 8) N 46° 05' 23" W, A DISTANCE OF 80.92 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WILLARD AND BARBARA PARK (DB 1781 PG 10);
- THENCE N 01° 14' 02" W, ON THE EAST LINE OF SAID PARK LANDS, A DISTANCE OF 42.88 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD;
- THENCE N 01° 14' 02" W, CONTINUING ON THE EAST LINE OF PARK LANDS, A DISTANCE OF 319.33 FEET TO A FOUND IRON PIPE;
- THENCE N 89° 44' 58" W, ON THE NORTH LINE OF PARK LANDS, A DISTANCE OF 410.67 FEET TO A POINT;
- THENCE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD THE FOLLOWING 5 CALLS:
- 1) N 74° 26' 09" W, A DISTANCE OF 52.08 FEET TO A POINT;
 - 2) N 80° 27' 10" W, A DISTANCE OF 65.97 FEET TO A POINT;
 - 3) N 85° 07' 10" W, A DISTANCE OF 66.52 FEET TO A POINT;
 - 4) N 87° 26' 45" W, A DISTANCE OF 10.55 FEET TO A POINT;
 - 5) N 89° 46' 21" W, A DISTANCE OF 59.19 FEET TO A POINT;

THENCE N 10° 15' 50" W, DISTANCE OF 223.78 FEET TO A POINT;
THENCE N 04° 51' 10" E, DISTANCE OF 259.63 FEET TO A POINT;
THENCE N 10° 19' 11" E, DISTANCE OF 86.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY BERTIE WIGGINS (DB 12144 PG 2352);
THENCE S 67° 51' 59" E, ON THE SOUTH LINE OF SAID WIGGINS LANDS, A DISTANCE OF 280.65 FEET TO A FOUND IRON PIPE;
THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID WIGGINS LANDS, A DISTANCE OF 172.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JENNIFER AND SIDNEY GREGORY (DB 4866 PG 287);
THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID GREGORY LANDS, A DISTANCE OF 221.96 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES WALLS (DB 3816 PG 465);
THENCE N 19° 51' 19" E, ON THE EAST LINE OF SAID WALL LANDS, A DISTANCE OF 296.76 FEET TO A FOUND IRON PIPE;
THENCE S 65° 35' 25" E, DISTANCE OF 22.78 FEET TO A POINT;
THENCE S 65° 04' 50" E, DISTANCE OF 466.51 FEET TO A POINT;
THENCE N 53° 18' 05" E, DISTANCE OF 169.95 FEET TO A POINT;
THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109);
THENCE S 03° 18' 53" W, ON THE WEST LINE OF SAID NEW OXFORD LANDS, A DISTANCE OF 49.41 FEET TO A FOUND STONE;
THENCE S 02° 27' 04" W, DISTANCE OF 1500.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BURLINGTON MILLS RD;
THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINING 1,367,065 SQUARE FEET, OR 31.38 ACRES OF LAND MORE OR LESS. 16,878 SQUARE FEET (0.39 ACRES) OF WHICH LIE WITHIN THE RIGHT OF WAY OF BURLINGTON MILLS ROAD.

REV DATE	SHEET
11/3/2025	
	MP-02

PROPERTY DATA TABLE	
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC



CONCEPT PLAN LEGEND:	
	PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
	PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
	RIPARIAN BUFFER (SEE NOTE 1)
	PROPERTY SETBACKS/BUFFERS
	EASEMENT
	GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
	JURISDICTIONAL WETLAND
	DEVELOPABLE AREA
	LANDSCAPE BUFFER (SEE PLAN FOR TYPE)
	FUTURE/ PROPOSED SCM

SITE DATA TABLE	
PROJECT NAME	WAKE MED
PARCEL IDENTIFICATION NUMBER	1758494277 & 1759407413
PROPERTY SIZE	31.38 ACRES
PROPERTY LOCATION	TOWN OF ROLESVILLE
EXISTING ZONING DISTRICT	RL - RESIDENTIAL LOW DENSITY
PROPOSED ZONING DISTRICT	CH
EXISTING USE	AGRICULTURE/RESIDENTIAL
PROPOSED USE	MEDICAL (SEE NOTE 1)
MAX BUILDING HEIGHT (REZ-24-02 ORDINANCE DOCUMENT APPROVED JANUARY 7, 2025)	60' MAX.
ELECTRIC PROVIDER	DUKE ENERGY
WATER PROVIDER	CITY OF RALEIGH
SEWER PROVIDER	CITY OF RALEIGH
PROPOSED IMPERVIOUS CALCS.	3.80 ACRES
PROPOSED PARKING CALCS.	2.0/1,000 SF MIN. 5.0/1,000 SF MAX. (SEE LDO TABLE 6.4.3.G. OFF-STREET PARKING)
REQUIRED OPEN SPACE (5% OPEN SPACE)	1.56 ACRES (SEE LDO 6.2.1.1. OPEN SPACE)
PROPOSED OPEN SPACE (6.37% OPEN SPACE)	2 ACRES (SEE LDO 6.2.1.1. OPEN SPACE)
REQUIRED VEGETATION PRESERVATION (10% OF ALL EXISTING TREES IN GOOD HEALTH)	3.13 ACRES
VEGETATION PRESERVATION PROVIDED (11% OF ALL EXISTING TREES IN GOOD HEALTH)	3.76 ACRES

*SEE SUMMARY TABLE AND LAND USE SUMMARY TABLE FOR A GENERAL SUMMARY OF PROPOSED USES PLANNED FOR THIS DEVELOPMENT.

- LAND USE PLAN NOTES:**
- All uses allowed as per the Town's Land Development Ordinance section 5.1.5.(c),(d), and (f), shall be permitted within this district.
 - Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by by NCDENR and the Army Corps of Engineers prior to development.
 - A shared stormwater management system is anticipated to serve the overall development. A phased stormwater management plan as necessary to serve each development phase, will be designed at the subdivision stage. These plans will be in conformance with the Town's stormwater regulations in place at the time of this zoning approval.

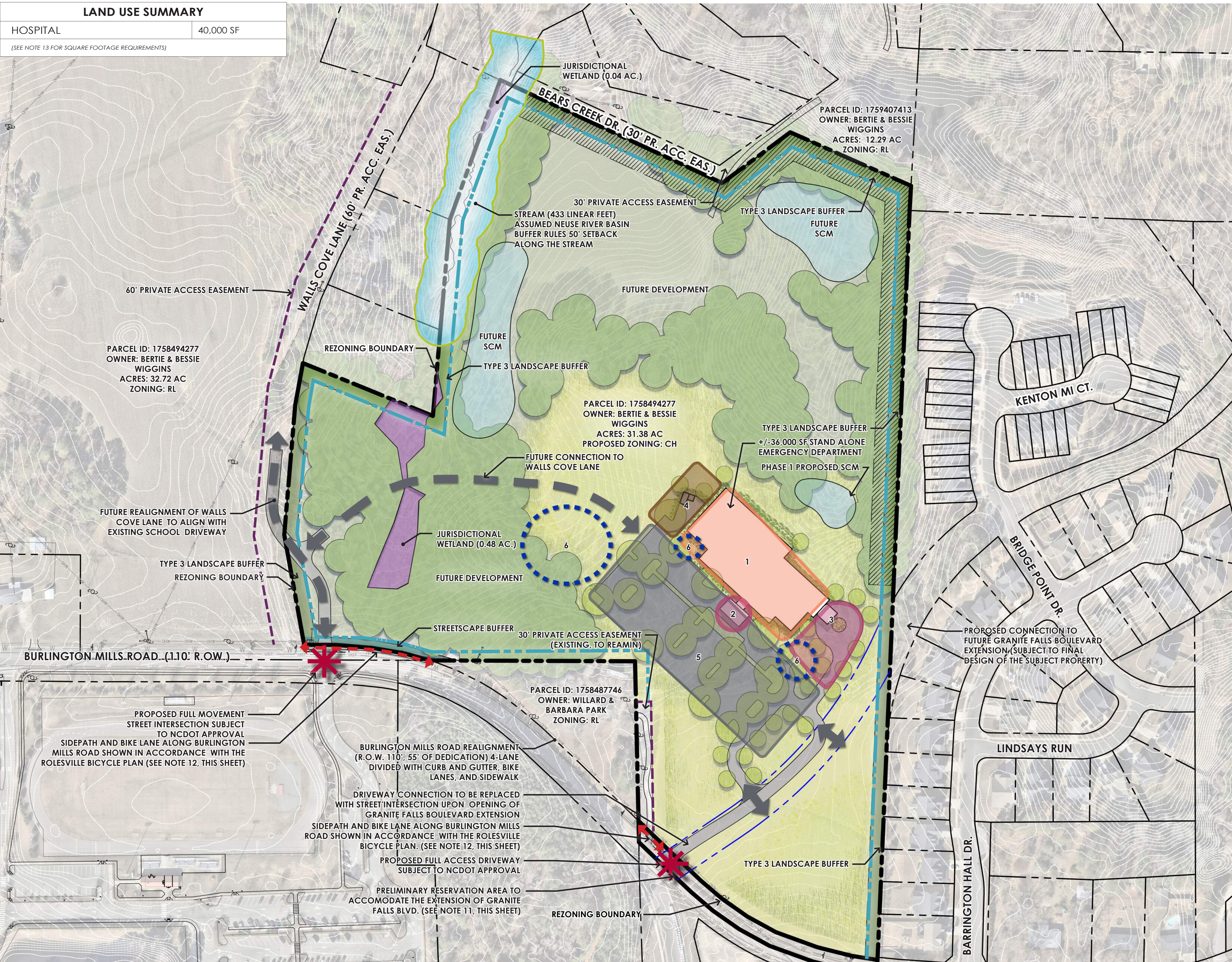


Kimley & Horn



REV DATE	SHEET
11/3/2025	MP-03

LAND USE SUMMARY	
HOSPITAL	40,000 SF
<small>(SEE NOTE 13 FOR SQUARE FOOTAGE REQUIREMENTS)</small>	

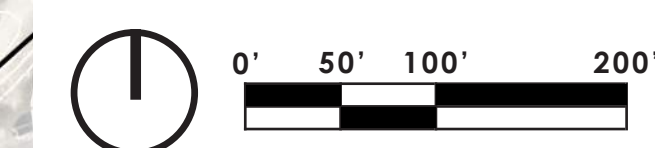


MASTER PLAN LEGEND:

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 - PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
 - RIPARIAN BUFFER (SEE NOTE 1)
 - PROPERTY SETBACKS/BUFFERS
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 - 15' TYPE 2 LANDSCAPE BUFFER
 - 25' TYPE 3 C LANDSCAPE BUFFER
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 - PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
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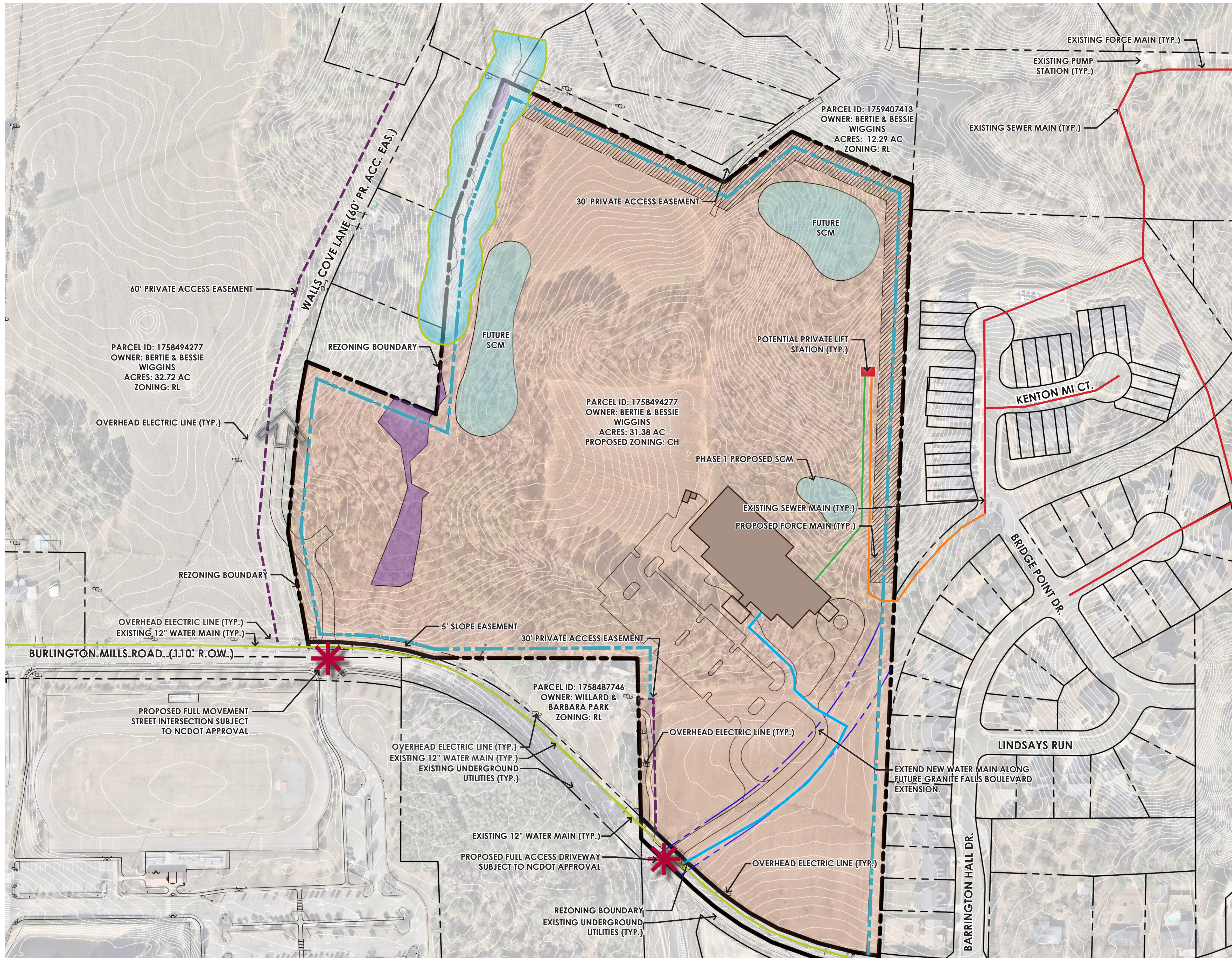
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9. Following requirements of the Town's Land Development Ordinance (section 6.2.4.5 Vegetation Preservation), this Master Plan will provide a min. of 10% of all existing trees on site in good health (determined by a professional arborist) shall be preserved. *Excluding non-native invasive plants as listed by the US Forest Service or the NC Forest Service.
10. Burlington Mills Road (Under Construction at the time of this application) will be realigned and the existing right of way is expected to be abandoned upon approval of the Town Board. Per Town policies and procedures. Thus, no land use buffer or streetscape buffer is required along this portion of the District Boundary.
11. Right of Way for the future extension of Granite Falls Blvd. will be provided through the subject property at such time as it is warranted - The extension will not be required with phase 1 development. This R.O.W. alignment is conceptual and shown for illustrative purposes only. The preliminary alignment shall be determined in conjunction with the site plan for the initial development phase.
12. Sidepath and bike lane along Burlington Mills Road are shown in accordance with the Town of Rolesville's Bicycle Plan. Final configuration is subject to Town review and approval. Should a fee-in-lieu option be permitted by the Town, the developer reserves the right to satisfy this requirement through that mechanism rather than through physical construction.
13. The maximum square footage allowed under this approved concept plan shall be 40,000 SF. Additional development density within the district will require a new concept plan application to be submitted for approval by the Town



Kimley & Horn



REV DATE	SHEET
11/3/2025	MP-04



CONCEPT PLAN LEGEND:

- PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
- PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
- RIPARIAN BUFFER (SEE NOTE 1)
- PROPERTY SETBACKS/BUFFERS
- EASEMENT
- EXISTING WATER MAIN
- EXISTING SEWER FORCE MAIN
- WATER MAIN
- PROPOSED SEWER FORCE MAIN
- GRAVITY SEWER
- POTENTIAL LIFT STATION (PRIVATE)

NOTE: SEE SHEET MP-06 FOR STREET TYPOLOGY SECTIONS

CONCEPTUAL STORM WATER AND UTILITY PLAN NOTES:

1. A shared storm water management system is anticipated to serve the overall development. A phased storm water management plan will be determined and designed at the subdivision stage and will be in conformance with the Counties storm water regulations in place at the time of this zoning approval.
2. Where public utilities are outside of the public rights of ways, a public utility easement will be provided.

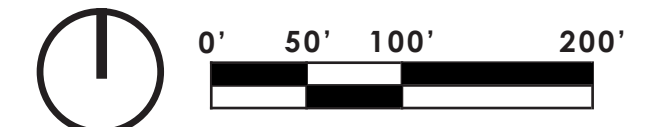
WATER AND SEWER NARRATIVE

Sanitary Sewer Service
 There is an existing force main within the adjacent Bridge Point Dr. Operated by The City of Raleigh. The project is anticipated to be developed to allow future redevelopment. The site will drain by gravity to a proposed pump station. This pump station will provide a force main that will be extended along the future Granite Falls Blvd to a point of gravity connection near the existing WWTP. Based on currently estimated flows and topography of the site, the proposed pump station and force main will be the responsibility of the developer/applicant and will need to be sized based on project flows associated with actual development project(s) at the time of Subdivision application. The size and specification of sewer infrastructure and pump station shall be determined during final design and will conform to The City of Raleigh Public Works and Utilities Department requirements. If the extension of the gravity sewer main is completed in conjunction with the initial phase of development, the project will utilize that infrastructure. In the interim, if gravity service is not yet available, a private pump station may be required to convey flows from the facility to the existing sanitary sewer system. Final determination regarding gravity service availability and the need for a pump station will be made during the Site Plan review for the standalone Emergency Department.

Water Service
 Water services exist along the property along the Burlington Mills Road frontage. Water services will be connected to the existing main and looped through the property via a public main. The size and specification of water infrastructure shall be determined during final design and will conform to The City of Raleigh Public Works and Utilities Department requirements. Existing utility information shown herein is based on publicly available GIS data and may not reflect actual field conditions.

**** Special Utility Note:** In the event that public Water and/Or Sewer Utilities are extended by the governing Jurisdiction or as a result of future development, This project may evaluate the potential to tie to that Public Infrastructure.

CONDITION OFFERED:
 Prior to the issuance of the first site permit associated with the development program, the developer will formalize a memorandum of understanding with The City of Raleigh and the Town of Rolesville to determine allocation and funding methodology of public water and wastewater services to support the initial phases and ultimate build-out of the proposed property.

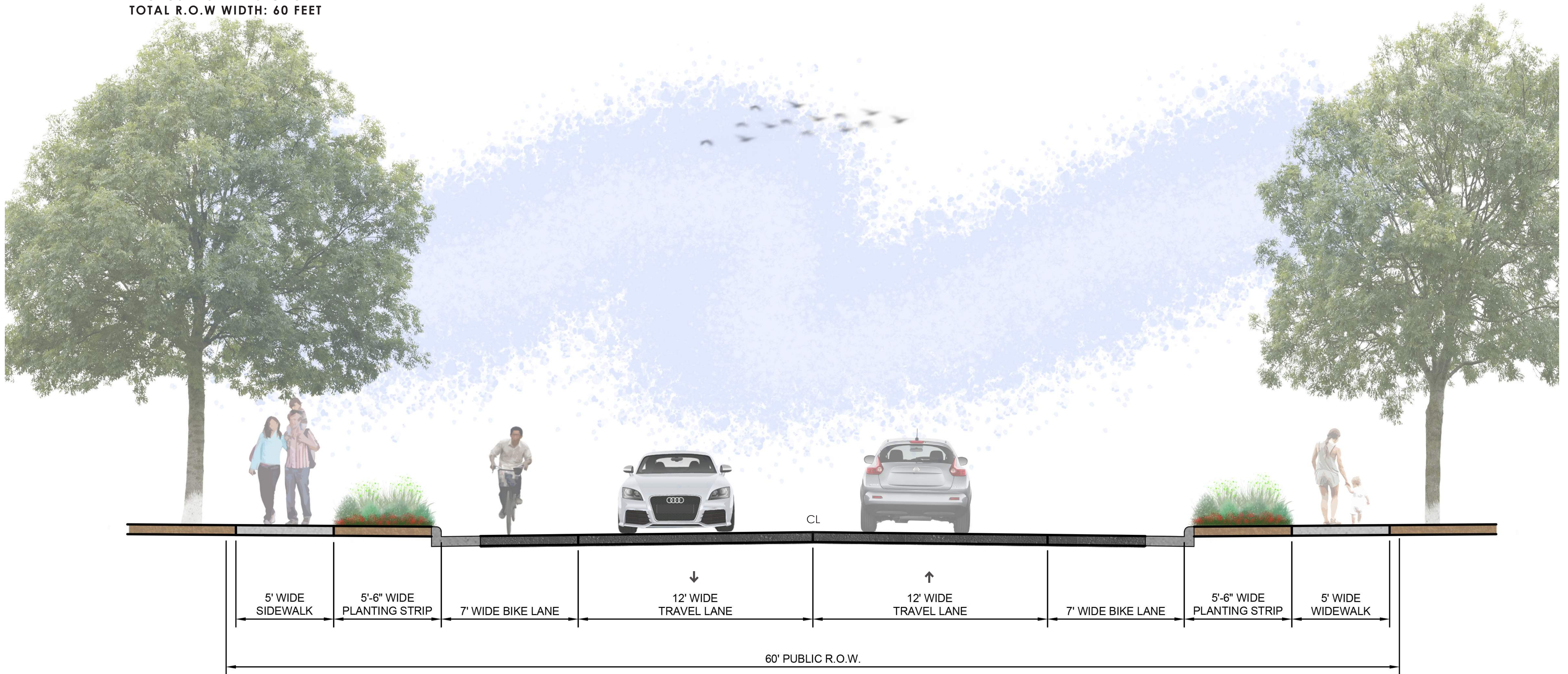


Kimley»Horn



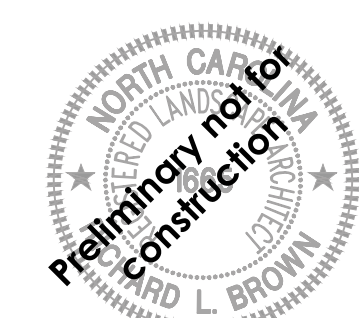
REV DATE	SHEET
11/3/2025	MP-05

GRANITE FALLS BOULEVARD EXTENSION
GRAND ROCK WAY THROUGH SUBJECT PROPERTY TO
BURLINGTON MILLS ROAD REALIGNMENT
PROPOSED STREET SECTION
TOTAL R.O.W WIDTH: 60 FEET



- NOTES:
1. Street section are for illustrative purposes and subject to final design. All public and private streets will be subject to the Town's public street standards applicable at the time of this master plan approval.
 2. All street trees shall be planted a minimum of 10' from any water, sewer, storm water, utility, or driveway.
 3. Where 5' sidewalk falls outside of the Right-of-Way a public access easement shall be provided.
 4. The construction of Granite Falls Blvd. will not be required with this Development Plan. However, the Right of way will be reserved in conjunction with the Development Plan.

Kimley»Horn



REV DATE	SHEET
11/3/2025	
	MP-06
09.10.2021	



November 3rd, 2025
Town of Rolesville – Planning Department
REZ-25-06 – Wake-Med site – V1 Submittal review cycle
Rolesville, North Carolina 27571

Re: REZ-25-06 – Wake-Med site – V1 Submittal review cycle

Dear Mr. Michael Elabarger,

Thank you for the review of REZ-25-06 – Wake-Med project. Please find attached Applicant's written responses to comments from the Town of Rolesville issued on October 6th 2025 for the above referenced project.

Please do not hesitate to contact me at (919) 653-2976 or Richard.Brown@Kimley-Horn.com should you or your staff have any questions concerning our responses.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Brown". The signature is stylized with loops and a horizontal line across the middle.

Richard Brown, PLA
Kimley-Horn and Associates

PLANNING AND ZONING COMMENTS

1. **Comment:** Provide a written response to all comments.

Response: *Thank you for your review. Please find our written responses to each comment submitted. We have addressed all items to ensure clarity and compliance with Town requirements.*

2. **Comment:** Add revision dates to all submittal materials.

Response: *We have updated all submittal materials to include the applicable revision dates. All documents now clearly indicate the most recent revision date.*

3. **Comment:** Add “REZ-25-06” to the Cover sheet/all sheets, and clearly on ALL other documents.

Response: *The project identifier “REZ-25-06” has been added to the cover sheet, all plan sheets, and clearly noted on all other submittal documents to ensure consistency and clear reference throughout the submittal.*

4. **Comment:** Conditions – Add Date of the conditions, include space for revision dates; add signature blocks for the property owner(s) – print their name above a signature/date line. Conditions will be required to be signed and brought to the Board of Commissioners Legislative Hearing to pair with an original Ordinance document.

Response: *Zoning conditions have been updated consistent with this comment.*

5. **Comment:** The regular TRC Staff/Applicant meeting allows only a short time to discuss comments. Planning staff would like to schedule an hour meeting with you to go over the rezoning package and conditions and help your team move forward as quickly and easily as possible. Please contact Meredith Gruber at mgruber@rolesvillenc.com to schedule.

Response: *We appreciate the opportunity to review the rezoning package and conditions in detail. We did contact Meredith Gruber to schedule the requested one-hour meeting at a mutually convenient time. This meeting was held on Wednesday October 22nd, 2025.*

6. **Comment:** Conditions. Please add a new condition stating the development will be in compliance with the Concept Site Plan. This condition was used for a recent rezoning: The development of the property shall be in substantial conformance with the accompanying Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator

Response: *Zoning condition has been added.*

PARKS & RECREATION COMMENTS

7. **Comment:** 2022 Bike and Greenway Plan Compliance:

- a) Revise to show a Sidepath and Bike lane along Burlington Mills Road .
- b) Revise the street typology for the Granite Falls Blvd to also show a 10’ wide sidepath on the south side .

Response:

- a) *We have revised the plans to include a sidepath and bike lane along Burlington Mills Road, in accordance with the following request, to comply with the Rolesville Bike Plan issued in 2022. Also, see the note on the Concept Plan regarding fee-in-lieu of construction, as the frontage of this property is limited along Burlington Mills.*
- b) *As discussed during the October 22, 2025 meeting with the Town, the proposed bike lanes are shown in the Street Typology section on Sheet MP-06. The design includes 7-foot-wide bike lanes on both sides of the roadway. This configuration aligns with the existing roadway section located north of the Granite Falls Extension.*

8. **Comment:** Additionally, Town staff would like to ask about the roughly 5 acres on the west side of this parcel. Are there any future plans for this part of the site besides the private internal street? If there are no future plans, staff and the Rolesville Parks and Recreation Advisory Board are interested in this land being potentially being designated as Town parkland for residents and medical staff and patients to have access to. (See attachment)

Response: *Thank you for your inquiry regarding the approximately 5-acre area on the west side of the parcel. Although there are no current development plans for this portion of the site, it is reserved for expansion in the future.*

ENGINEERING COMMENTS

No comments received – not unusual for a conceptual plan

CITY OF RALEIGH PUBLIC UTILITIES COMMENTS

1. **Comment:** Clarification for MP-05, gravity sewer would have to extended to this proposed site and a private pump station may be used to pump the private sewer service from one building to the gravity sanitary sewer main all at the developer’s expense.

Response: *Comment acknowledged. If the extension of the gravity sewer main is completed in conjunction with the initial phase of development, the project will utilize that infrastructure. In the interim, if gravity service is not yet available, a private pump station may be required to convey flows from the facility to the existing sanitary sewer system. Final determination regarding gravity service availability and the need for a pump station will be made during the Site Plan review for the standalone Emergency Department.*

WAKE COUNTY FIRE/ EMS PLANNING COMMENTS

No Fire service issues with rezoning

NCDOT COMMENTS

1. **Comment:** Future discussions will occur regarding the Eastern driveway and how it's supposed to interface with that intersection. Further discussion upon completion of the TIA.

Response: *Comment acknowledged. The concept plan has been revised to reflect the updated future alignment of Granite Falls Boulevard at the Phase 1 driveway entrance. Coordination regarding the eastern driveway configuration and its interface with the intersection will continue as part of the Traffic Impact Analysis process, and additional adjustments will be made as needed based on the TIA findings.*

WAKE COUNTY WATERSHED MANAGEMENT COMMENTS

No comments provided, which is usual for a policy decision like rezoning.

Zoning Map (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Planning Department Home Page: [Official Town Webpage](#)

Complete one form for each parcel identification number.

APPLICATION INFORMATION:	
Site Address:	Site Area (in acres):
Rezoning Type: <input type="checkbox"/> General <input type="checkbox"/> Conditional	Total area requested to be rezoned (in acres): 31.38
Voluntary Annexation Application Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No ANX-	Current Location: <input type="checkbox"/> County Limits <input type="checkbox"/> ETJ <input type="checkbox"/> Town Limits
Existing Zoning District:	Proposed Zoning District(s):
PIN:	Associated Previous Case(s):
Current Use(s):	Proposed Use(s):

APPLICATION REQUIREMENTS:	
<input type="checkbox"/> Complete Application and checklist.	<input type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner- See page 5.
<input type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	<input type="checkbox"/> A Concept (nee site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be incorporated into a written condition for “general compliance” upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
<input type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or a Letter/Email from Planning staff confirming that a TIA is not required. (LDO Section 8.C.5)	<input type="checkbox"/> * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts require the submission of a Concept Plan (also known as a site plan) as per LDO Sections 3.4.1 and 3.4.2.
<input type="checkbox"/> Legal Metes & Bounds	<input type="checkbox"/> Deeds with Book of Map & Page Number
<input type="checkbox"/> Sketch/Pre-submittal meeting held on: _____	<input type="checkbox"/> Meeting Notes submitted
<input type="checkbox"/> Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.	

Financially Responsible Party (*REQUIRED: Who will pay invoices related to this application?)

Name: _____ Company Name: _____

Title: _____ Signature: 7A7B5B77A17940C
Thomas Cavender
DocuSigned By: Thomas Cavender

Mailing Address _____ City/State/Zip _____

Phone _____ Email _____

Property Owner (First name on Deed)

Name: _____ Signature: _____

Address: _____ Email: _____

Property Owner (Second name on Deed or Spouse information required if applicable)

Name: _____ Signature: _____

Address: _____ Email: _____

Preferred Point of Contact: Owner Agent Applicant Architect Attorney Engineer

Please add contact information if applicable.

Agent Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Applicant Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Architect Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Attorney Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Engineer Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Owner Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Concept Plan Minimum Requirements (Required for AC or NC Districts, Optional for Conditional Districts):

- A vicinity map of the site, illustrating the boundaries of the site, the north arrow, and the scale reference
- Site Data Table: Typical Property Information (Property Legal Description, Acreage/Square Footage, etc.)
- * If Commercial, include the square footage of the proposed building, use, or development, the approximate proposed Impervious Coverage, approximate parking calculations, and if it is a multi-family development, the number of Dwelling units, etc.
- * If Residential - Number of proposed development lots (including by type of lot and use), density (proposed and permitted), and approximate parking calculations.
- * Calculations for open space are required and provided.
- Existing and Proposed Use and Zoning District of the property and adjacent properties
- A drawing depicting the details provided above as a general concept of the development, including such details as –
 - Residential - Lot layout and a “typical” lot size/dimension exhibit.
 - Non-res/multifamily - Proposed building layout and/or general footprint locations.
 - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private);
 - Pedestrian circulation, including general greenways, side paths, and bike lane locations.
 - General Utility access and points of connection/extensions,
 - Buffer Spaces (street and perimeter), open communal spaces, stormwater control measures, etc.
- Name, address, and contact information for the property owner and/or Applicant
- Name/information of the professional who created the Concept Plan

- Any other information requested by the Planning Department staff

Rezoning Justification Statement – Complete the attached form

Provide a **separate document** titled “Statement of Justification” (including Date) that addresses each/all the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present when it was adopted?
4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Neighborhood Meeting- (Complete the attached form)

Per [LDO Section 2.2, Appendix A / 2.3.D., and 2.3.F Rezoning \(Zoning Map Amendment\)](#); and TA-23-01, all applicants **shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners**. This meeting will enable the applicant to explain the proposed request and address the neighborhood's concerns. A summary of the meeting in the form of meeting notes or minutes, along with a list and contact information (as shown below) for all attendees and a list of property owners and Homeowners' Associations within 500 feet of the subject property as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they are required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled).

Conditions of Approval – Provide a separate list of voluntary conditions proposed by the applicant to be signed upon presentation to the Town Board at the Legislative Hearing (if applicable).

Please visit the [Submittal Process webpage](#) for information on submission timing.

Submission Packet Document Review- Please be sure to include the following:

Required documents to be submitted with the Application	
<input type="checkbox"/> Complete Application	<input type="checkbox"/> Legal Metes and Bounds
<input type="checkbox"/> Concept Plan (if applicable)	<input type="checkbox"/> Property Owner Consent form(s)
<input type="checkbox"/> Conditional Zoning Proposed List (if applicable)	<input type="checkbox"/> Rezoning Boundary Survey with Total Area Requested and Zoning Districts labeled
<input type="checkbox"/> Deeds	<input type="checkbox"/> Rezoning Justification Statement
<input type="checkbox"/> Financial Responsible Party information	<input type="checkbox"/> Sketch Plan meeting notes (if applicable)

Required documents for Planning Board and/or Town Board meeting	
<input type="checkbox"/> Neighborhood Meeting Information	<input type="checkbox"/> PowerPoint slides (or other digital media) to include in the Planning Board and Town Board Agenda Packets.
<input type="checkbox"/> Signed Proposed Conditions (for approval by the Town Board at Legislative Hearing)	



Town of Rolesville Planning Department
 Property Owner Consent & Authorization Form
 planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: _____
 Site Address: _____
 Parcel ID: _____ Deed Reference: _____

Property Owner *This field is required.

1) Name: _____ Signature: _____
 (Type or print clearly.)
 Mailing Address: _____ City/State/Zip: _____
 Phone: _____ Email: _____

2) Name: _____ Signature: _____
 (Type or print clearly.) (spouse if applicable)
 Mailing Address: _____ City/State/Zip: _____
 Phone: _____ Email: _____
 Company Name: _____ Title: _____

Applicant P.O.A. Agent Legal Representative
Check all that apply.

1) Name: _____ Signature: 7A7B5B77A17940C
Thomas Cavender
DocuSigned By: Thomas Cavender
 (Type or print clearly.)
 Mailing Address: _____ City/State/Zip: _____
 Phone: _____ Email: _____
 Company Name: _____ Title: _____

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



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Project/ Subdivision Name:
Site Address:
Parcel ID: Deed Reference:

Financially Responsible Party *This field is required.
Name: Signature:
Company Name: Title:
Mailing Address: City/State/Zip:
Phone: Email:

Applicant Owner P.O.A. Agent Legal Representative
Check all that apply.
1). Name: Signature: Jennifer W. Gregory
Mailing Address: City/State/Zip:
Phone: Email:
2). Name: Signature: Sidney Gregory
Mailing Address: City/State/Zip:
Phone: Email:

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Phone: Email:

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Check all that apply.
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Phone: Email:
2). Name: Signature:
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Project/ Subdivision Name: Wake Med Rezoning Concept Plan
Site Address: Portion of 5036 Walls Cove Lane
Parcel ID: Portion of 1758494277 Deed Reference:

Financially Responsible Party *This field is required.
Name: Signature:
Company Name: Title:
Mailing Address: City/State/Zip:
Phone: Email:

Applicant Owner P.O.A. Agent Legal Representative
Check all that apply.
Signed by: A. Taylor Wiggins, Jr.
1). Name: A. Taylor Wiggins, Jr. Signature:
Mailing Address: 400 Brown Cir. City/State/Zip: Rolesville, NC 27571
Phone: Email:
2). Name: Signature:
Mailing Address: City/State/Zip:
Phone: Email:

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Financially Responsible Party *This field is required.
Name: Signature:
Company Name: Title:
Mailing Address: City/State/Zip:
Phone: Email:

Applicant Owner P.O.A. Agent Legal Representative
Check all that apply.
Signed by: Gayle P. Wall Leighton
1). Name: Gayle P. Wall Leighton Signature:
Mailing Address: 3512 Piedmont Drive City/State/Zip: Raleigh, NC 27604
Phone: Email:
2). Name: Signature:
Mailing Address: City/State/Zip:
Phone: Email:

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Financially Responsible Party *This field is required.
Name: Signature:
Company Name: Title:
Mailing Address: City/State/Zip:
Phone: Email:

Applicant Owner P.O.A. Agent Legal Representative
Check all that apply.
Signed by:
1). Name: J. Bryant Wiggins II Signature:
Mailing Address: PO Box 371 City/State/Zip: Rolesville, NC 27571
Phone: Email:
2). Name: Signature:
Mailing Address: City/State/Zip:
Phone: Email:

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements, and I consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



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Financially Responsible Party *This field is required.
Name: Signature:
Company Name: Title:
Mailing Address: City/State/Zip:
Phone: Email:

Applicant Owner P.O.A. Agent Legal Representative
Check all that apply.
1). Name: Beverly Dixon Signature: Beverly Dixon
Mailing Address: PO Box 70 City/State/Zip: Rolesville, NC 27571-0070
2). Name: Signature:
Mailing Address: City/State/Zip:
Phone: Email:

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements, and I consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



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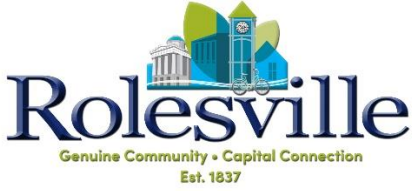
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Project/ Subdivision Name: Wake Med Rezoning Concept Plan
Site Address: Portion of 5036 Walls Cove Lane
Parcel ID: Portion of 1758494277 Deed Reference:

Financially Responsible Party *This field is required.
Name: Signature:
Company Name: Title:
Mailing Address: City/State/Zip:
Phone: Email:

Applicant Owner P.O.A. Agent Legal Representative
Check all that apply.
Signed by: JA Wall
1). Name: James Timothy Wall Signature:
Mailing Address: 1234 Legacy Green Ave. City/State/Zip: Wake Forest, NC 27587
Phone: Email:
2). Name: Signature:
Mailing Address: City/State/Zip:
Phone: Email:

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements, and I consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Voluntary List of Proposed Conditions: (Please use additional pages as needed)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Property Owner (First name on Deed)

Printed Name: _____ Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Property Owner (Second name on Deed)

Printed Name: _____ Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Zoning Conditions

Portion of 5309 Walls Cove Lane (PIN 1758494277)

Submitted 9/2/25

1. The following Principal Uses as listed in LDO Table 5.1 that are permitted or special uses in the CH District shall be prohibited: Dwelling, Upper Story Unit; Lodge or Private Clubs; Bars and Nightclubs; Breweries and Distilleries; Gas Station; Retail Sales and Services, Shopping Center; Tattoo Establishment; Vape and Tobacco Store; Vehicle, Rental and Sales; Vehicle, Minor Service; Vehicle, Major Service; Animal Care; Fulfillment Center.

Statement of Justification

Rezoning of Portion of 5036 Walls Cove Lane (PIN: 1758494277)

Date Submitted: 9/2/25

WakeMed is seeking the rezoning of this Property to facilitate the development of a Emergency Department facility. The Future Land Use Map in the proposed 2050 Comprehensive Plan designates this property as both Commercial Center and Civic. The proposed CH zoning is consistent with the Commercial Center designation, and the planned Emergency Department facility is consistent with the Civic designation.

The rezoning allows uses with the surrounding land, including the General Commercial and General Industrial zoning districts to the south. The proposed rezoning will result in significant public benefit to the Town.

The proposed zoning conditions prohibit many of the uses otherwise allowed in the CH district that may have negative impacts on the surrounding area, while permitting orderly development in and around the property.

Property Owners

List of Property Owners:

- J. Bryant Wiggins II, PO Box 371, Rolesville, NC 27571
- A. Taylor Wiggins Jr., 400 Brown Cir., Rolesville, NC 27251
- James Wall Wiggins, 3726 Southeast School Road, Greensboro, NC 27406
- Beverly Dixon, PO Box 70, Rolesville, NC 27571-0070
- James Timothy Wall, 1234 Legacy Green Ave., Wake Forest, NC 27587
- Jennifer Gregory and spouse, Sidney E. Gregory, 5028 Walls Cove Lane, Rolesville, NC 27251
- Gayle P. Wall Leighton, 3512 Piedmont Drive, Raleigh, NC 27604

Record of Title:

- Vesting Deed is dated November 2004 and was recorded in March 2005 at Book 11256, Page 2438, Wake County registry. The vesting deed vests a 1/3 undivided interest with Bertie Wall Wiggins, 1/3 undivided interest in Bessie Wake Dixon, and 1/3 undivided interest in Joan P. Wall.
- Bertie Wall Wiggins died in 2023, and her will devised her share of the property in equal parts to J. Bryant Wiggins II, A. Taylor Wiggins Jr., and James Wall Wiggins.
- Bessie Wake Dixon died in 2023, and here will devised her share of the property to her husband, Beverly Dixon.
- Joan P. Wall died in October 2005 and devised her share of the property in equal parts to James Timothy Wall, Jennifer Gregory, and Gayle P. Wall Leighron.



**LOT 2 METES AND BOUNDS DESCRIPTION
WAKE FOREST TWP, WAKE COUNTY, NC**

14

A PARCEL OF LAND LOCATED IN WAKE FOREST TOWNSHIP, WAKE COUNTY, NC AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF BURLINGTON MILLS ROAD AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DB 687 PG 206; SAID POINT HAVING NORTH CAROLINA STATE PLANE COORDINATES OF N:788227.32 AND E:2155330.82 (NAD83/2011);

THENCE, ON THE CENTERLINE OF BURLINGTON MILLS ROAD, THE FOLLOWING 8 CALLS:

- 1) N 80° 56' 09" W A DISTANCE OF 57.77 FEET TO A POINT;
- 2) N 75° 47' 45" W, A DISTANCE OF 73.69 FEET TO A POINT;
- 3) N 70° 05' 06" W, A DISTANCE OF 91.44 FEET TO A POINT;
- 4) N 61° 11' 15" W, A DISTANCE OF 69.26 FEET TO A POINT;
- 5) N 55° 01' 49" W, A DISTANCE OF 64.62 FEET TO A POINT;
- 6) N 49° 22' 42" W, A DISTANCE OF 57.13 FEET TO A POINT;
- 7) N 46° 41' 03" W, A DISTANCE OF 63.44 FEET TO A POINT;
- 8) N 46° 05' 23" W, A DISTANCE OF 80.92 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY WILLARD AND BARBARA PARK (DB 1781 PG 10);

THENCE N 01° 14' 02" W, ON THE EAST LINE OF SAID PARK LANDS, A DISTANCE OF 42.88 FEET TO A FOUND IRON PIPE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD;

THENCE N 01° 14' 02" W, CONTINUING ON THE EAST LINE OF PARK LANDS, A DISTANCE OF 319.33 FEET TO A FOUND IRON PIPE;

THENCE N 89° 44' 58" W, ON THE NORTH LINE OF PARK LANDS, A DISTANCE OF 410.67 FEET TO A POINT;

THENCE ON THE NORTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD THE FOLLOWING 5 CALLS:

- 1) N 74° 26' 09" W, A DISTANCE OF 52.08 FEET TO A POINT;
- 2) N 80° 27' 10" W, A DISTANCE OF 65.97 FEET TO A POINT;
- 3) N 85° 07' 10" W, A DISTANCE OF 66.52 FEET TO A POINT;
- 4) N 87° 26' 45" W, A DISTANCE OF 10.55 FEET TO A POINT;
- 5) N 89° 46' 21" W, A DISTANCE OF 59.19 FEET TO A POINT;

THENCE N 10° 15' 50" W, DISTANCE OF 223.78 FEET TO A POINT;

THENCE N 04° 51' 10" E, DISTANCE OF 259.63 FEET TO A POINT;

THENCE N 10° 19' 11" E, DISTANCE OF 86.00 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LANDS NOW OR FORMERLY OWNED BY BERTIE WIGGINS (DB 12144 PG 2352);

THENCE S 67° 51' 59" E, ON THE SOUTH LINE OF SAID WIGGINS LANDS, A DISTANCE OF 280.65 FEET TO A FOUND IRON PIPE;

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID WIGGINS LANDS, A DISTANCE OF 172.29 FEET TO A POINT AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JENNIFER AND SIDNEY GREGORY (DB 4866 PG 287);

THENCE N 04° 57' 19" E, ON THE EAST LINE OF SAID GREGORY LANDS, A DISTANCE OF 221.96 FEET TO A FOUND IRON PIPE AT THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OWNED BY JAMES WALLS (DB 3816 PG 465);

THENCE N 19° 51' 19" E, ON THE EAST LINE OF SAID WALL LANDS, A DISTANCE OF 296.76 FEET TO A FOUND IRON PIPE;

THENCE S 65° 35' 25" E, DISTANCE OF 22.78 FEET TO A POINT;

THENCE S 65° 04' 50" E, DISTANCE OF 466.51 FEET TO A POINT;

THENCE N 53° 18' 05" E, DISTANCE OF 169.95 FEET TO A POINT;

THENCE S 66° 03' 39" E, DISTANCE OF 264.29 FEET TO A POINT ON THE WEST LINE OF LANDS NOW OR FORMERLY OWNED BY NEW OXFORD DEVELOPMENT CO LLC (DB 19679 PG 1109);

THENCE S 03° 18' 53" W, ON THE WEST LINE OF SAID NEW OXFORD LANDS, A DISTANCE OF 49.41 FEET TO A FOUND STONE;

THENCE S 02° 27' 04" W, DISTANCE OF 1500.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF BURLINGTON MILLS RD;

THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 1,367,065 SQUARE FEET, OR 31.38 ACRES OF LAND MORE OR LESS. 16,878 SQUARE FEET (0.39 ACRES) OF WHICH LIE WITHIN THE RIGHT OF WAY OF BURLINGTON MILLS ROAD.



ENGINEERS • SURVEYORS • SCIENTISTS • CONSTRUCTION MANAGERS

4800 Falls of Neuse Rd, Suite 200 Raleigh, NC 27607 (919) 783-9214 (919) 783-9266 Fax

LOT 2 METES AND BOUNDS DESCRIPTION WAKE FOREST TWP, WAKE COUNTY, NC

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Submitted 9/2/25

Amended 10/30/25

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2. The development of the Property shall be in substantial conformance with the accompanying Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.

The Property owners hereby offer, consent to, and agree to abide, if the rezoning request is approved, the conditions written above.

J. Bryant Wiggins II

Signature: _____

Date: _____

James Timothy Wall

Signature: _____

Date: _____

A. Taylor Wiggins Jr.

Signature: _____

Date: _____

Jennifer Gregory

Signature: _____

Date: _____

James Wall Wiggins

Signature: _____

Date: _____

Sidney E. Gregory

Signature: _____

Date: _____

Beverly Dixon

Signature: _____

Date: _____

Gayle P. Wall Leighton

Signature: _____

Date: _____

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