



December 22, 2025  
Town of Rolesville – Planning Department  
REZ-25-0001 – Wake-Med site – V1 Submittal review cycle  
Rolesville, North Carolina 27571

**Re: REZ-25-0001 – Wake-Med site – V2 Submittal review cycle**

Dear Mr. Michael Elabarger,

Thank you for the review of REZ-25-0001 – Wake-Med project. Please find attached Applicant's written responses to comments from the Town of Rolesville issued on December 4<sup>th</sup> 2025 for the above referenced project.

Please do not hesitate to contact me at (919) 653-2976 or [Richard.Brown@Kimley-Horn.com](mailto: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".

Richard Brown, PLA  
Kimley-Horn and Associates

**PLANNING AND ZONING COMMENTS**

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1. **Comment:** Voluntary Annexation needed for 5036 Walls Cove PIN 1758494277

**Response:** *The property is located within the Town's extraterritorial jurisdiction. Voluntary Annexation will be submitted for the portion of the Property being rezoned once the Exempt Subdivision Plat for the property is approved and recorded.*

2. **Comment:** 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.

**Response:** *Comment Acknowledged. We have eliminated sheets MP-05, and MP-06. Additionally we have expanded notes on MP-03 and MP-04 to ensure maximum flexibility for concept plan elements.*

3. **Comment:** Property 24 has been discussed as a potential land addition - what is status of that?

**Response:** *Comment acknowledged. Owners have a Purchase & Sale Agreement in hand and are still considering selling to WakeMed.*

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

**Response:** *Comment acknowledged. The Rezoning Boundary Survey has been provided in the submitted documentation, and the acreage for Lots 1, 2, 3, is included on Sheet MP-02. The total area requesting rezoning, is included on Sheet MP-03.*

5. **Comment:** 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.

**Response:** *Comment acknowledged.*

6. **Comment:** 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).

**Response:** *Comment Acknowledged. We have eliminated sheets MP-05, and MP-06. Additionally we have expanded notes on MP-03 and MP-04 to ensure maximum flexibility for concept plan elements.*

7. **Comment:** Let staff know your reason for requesting CH over other zoning districts.

**Response:** *CH has been requested because it permits building height of up to 60' by right. In addition to this district allowing the Medical use('s) as a by right use.*

8. **Comment:** 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.)

**Response:** *Comment acknowledged. The buffer adjacent to the Townhome portion of Barrington has been updated to a Type 2 landscape buffer, consistent with LDO requirements.*

9. **Comment:** 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.

**Response:** *A note has been added to sheet MP-04 note 12 that indicates that the timing of construction for Granite Falls Boulevard is to be determined. It is our understanding that our rezoning , site plan approvals, building permits and certificate of Occupancy are not contingent on the construction and completion of Granite Falls Blvd.*

10. **Comment:** Please show bike lane and side path for the entirety of the frontage along Burlington Mills.

**Response:** *The bike lane and side path are provided along the current Burlington Mills frontage. Staff has indicated that the area referenced in Tanner's comment will be abandoned once construction is complete and the New S. Main Street and Burlington Mills Road intersection becomes operational. (Add portion from Town engineer)*

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

**Response:** *Comment acknowledged. Staff has indicated that this comment can be disregarded per TRC follow up discussions.*

#### **PARKS & RECREATION COMMENTS**

12. **Comment:** 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.

**Response:** Comment acknowledged. Coordination will take place during the Preliminary Subdivision and Construction Drawings phase.

13. **Comment:** 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\\_appendices\\_july2022\\_1.pdf](https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_appendices_july2022_1.pdf)

**Response:** Comment Acknowledged. Cross section has modified as requested and demonstrates that a 60' right of way will accommodate the Towns cross section see sheet MP-04.

#### **ENGINEERING COMMENTS**

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*No comments received – not unusual for a conceptual plan*

#### **CITY OF RALEIGH PUBLIC UTILITIES COMMENTS**

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

**Response:** Comment acknowledged. The note will remain as written, indicating that all utility extensions and connections are the responsibility of the Owner/Developer.

#### **WAKE COUNTY FIRE/ EMS PLANNING COMMENTS**

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*No Fire service issues with rezoning*

#### **NCDOT COMMENTS**

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*No comments provided*

#### **WAKE COUNTY WATERSHED MANAGEMENT COMMENTS**

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