

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

Application Number: #REZ-25-0001
Application Type: Rezoning (Map Amendment)
Date: March 1, 2026
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

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No Comment

Tanner Hayslette
Planner I

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Updates Requested

Eddie Henderson
Parks & Recreation

ehenderson@rolesvillenc.gov

Updates Requested

Tim Beasley
City of Raleigh - Public Utilities

timothy.beasley@raleighnc.gov

Approved

Michele Raby

Planner II

mraby@rolesvillenc.gov

No Comment

Michael Elabarger

Assistant Planning Director

melabarger@rolesvillenc.gov

Updates Requested

Austin Bain

City of Raleigh Engineer

(919) 996-3468

austin.bain@raleighnc.gov

Approved

Comments on Plan

1



Michael Elabarger

Assistant Planning Director

Planning Director Stephen Wensman started with the Town in January - you need to meet with him and begin directing all correspondence through or including him. swensman@rolesvillenc.gov

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2



Eddie Henderson

Parks & Recreation

Revise or add note to show sidepath here on the north side of the Granite Falls Extension. Reference page 89 of the 2022 Greenway Plan - https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf

Page 5 • February 24, 2026, 9:58am

WAKE MED

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

1

DEVELOPER/CONTRACT PURCHASER:

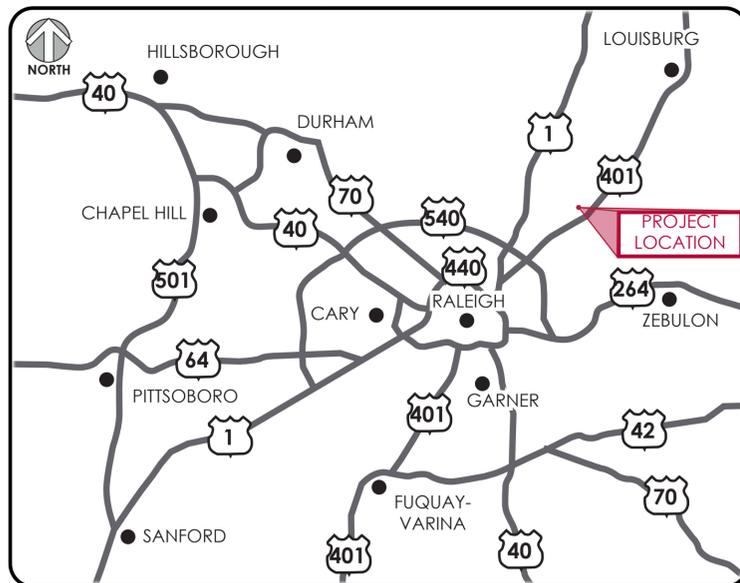


WAKEMED HEALTH & HOSPITALS
 3128 SMOKETREE CT
 RALEIGH, NC 27604

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

VICINITY MAP



NOT TO SCALE

APPLICANT / CONSULTING TEAM:



421 FAYETTEVILLE STREET, SUITE 600
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 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

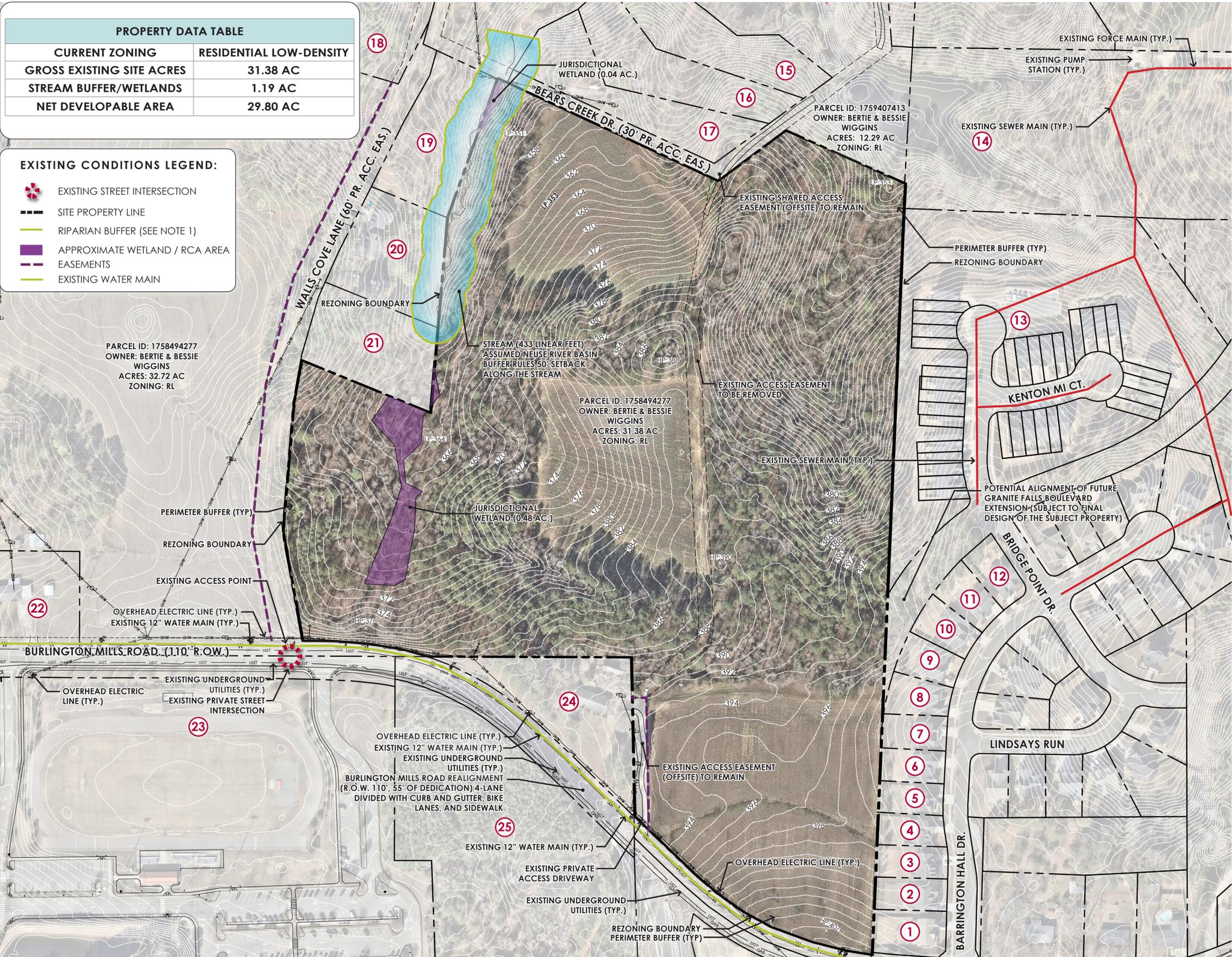


NOT TO SCALE

REV DATE	SHEET
11/3/2025	MP-1
12/22/2025	

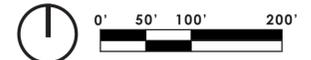
PROPERTY DATA TABLE	
CURRENT ZONING	RESIDENTIAL LOW-DENSITY
GROSS EXISTING SITE ACRES	31.38 AC
STREAM BUFFER/WETLANDS	1.19 AC
NET DEVELOPABLE AREA	29.80 AC

- 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

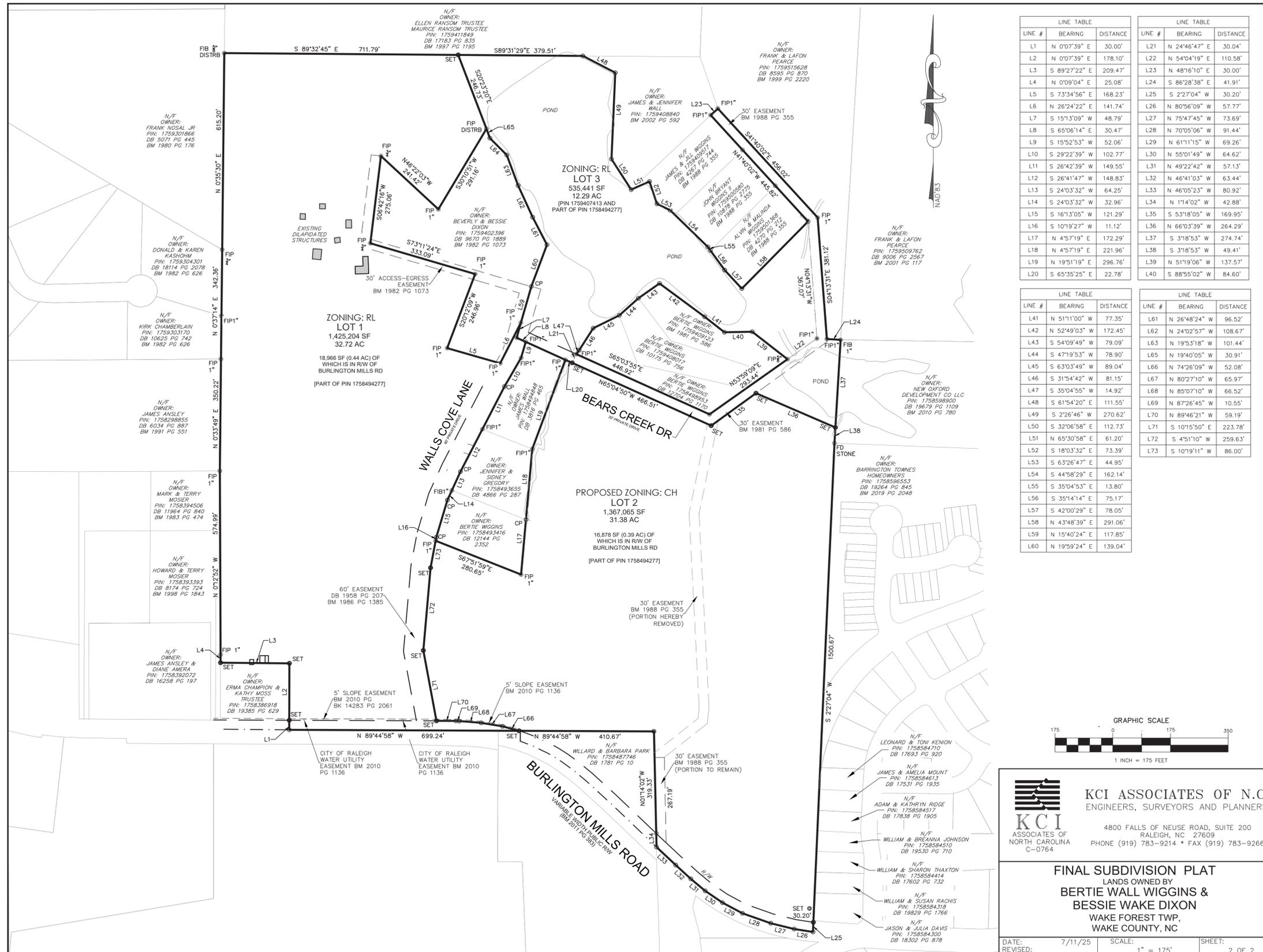
- EXISTING CONDITIONS NOTES:**
1. Streams and wetland and jurisdictional determinations have been preliminarily mapped by Kimley-Horn and Associates. Applicability and status of these features will be confirmed and reviewed by NCDENR and the Army Corps of Engineers prior to development.
 2. All base 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



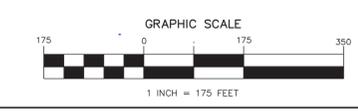
REV DATE	SHEET
11/3/2025	MP-01
12/22/2025	



LINE #	BEARING	DISTANCE
L1	N 0°07'39" E	30.00'
L2	N 0°07'39" E	178.10'
L3	S 89°27'22" E	209.47'
L4	N 0°09'04" E	25.08'
L5	S 73°34'56" E	168.23'
L6	N 26°24'22" E	141.74'
L7	S 15°13'09" W	48.79'
L8	S 65°06'14" E	30.47'
L9	S 15°52'53" W	52.06'
L10	S 29°22'39" W	102.77'
L11	S 26°42'39" W	149.55'
L12	S 26°41'47" W	148.83'
L13	S 24°03'32" W	64.25'
L14	S 24°03'32" W	32.96'
L15	S 16°13'05" W	121.29'
L16	S 10°19'27" W	11.12'
L17	N 4°57'19" E	172.29'
L18	N 4°57'19" E	221.96'
L19	N 19°51'19" E	296.76'
L20	S 65°35'25" E	22.78'

LINE #	BEARING	DISTANCE
L21	N 24°46'47" E	30.04'
L22	N 54°04'19" E	110.58'
L23	N 48°16'10" E	30.00'
L24	S 86°28'38" E	41.91'
L25	S 2°27'04" W	30.20'
L26	N 80°56'09" W	57.77'
L27	N 75°47'45" W	73.69'
L28	N 70°05'06" W	91.44'
L29	N 61°11'15" W	69.26'
L30	N 55°01'49" W	64.62'
L31	N 49°22'42" W	57.13'
L32	N 46°41'03" W	63.44'
L33	N 46°05'23" W	80.92'
L34	N 11°40'22" W	42.88'
L35	S 53°18'05" W	169.95'
L36	N 66°03'39" W	264.29'
L37	S 31°18'53" W	274.74'
L38	S 31°18'53" W	49.41'
L39	N 51°19'06" W	137.57'
L40	S 88°55'02" W	84.60'

LINE #	BEARING	DISTANCE
L41	N 51°11'00" W	77.35'
L42	N 52°49'03" W	172.45'
L43	S 54°09'49" W	79.09'
L44	S 47°19'53" W	78.90'
L45	S 63°03'49" W	89.04'
L46	S 31°54'42" W	81.15'
L47	S 35°04'55" W	14.92'
L48	S 61°54'20" E	111.55'
L49	S 2°26'46" W	270.62'
L50	S 32°06'58" E	112.73'
L51	N 65°30'58" E	61.20'
L52	S 18°03'32" E	73.39'
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
C-0764

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
REVISED:

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;

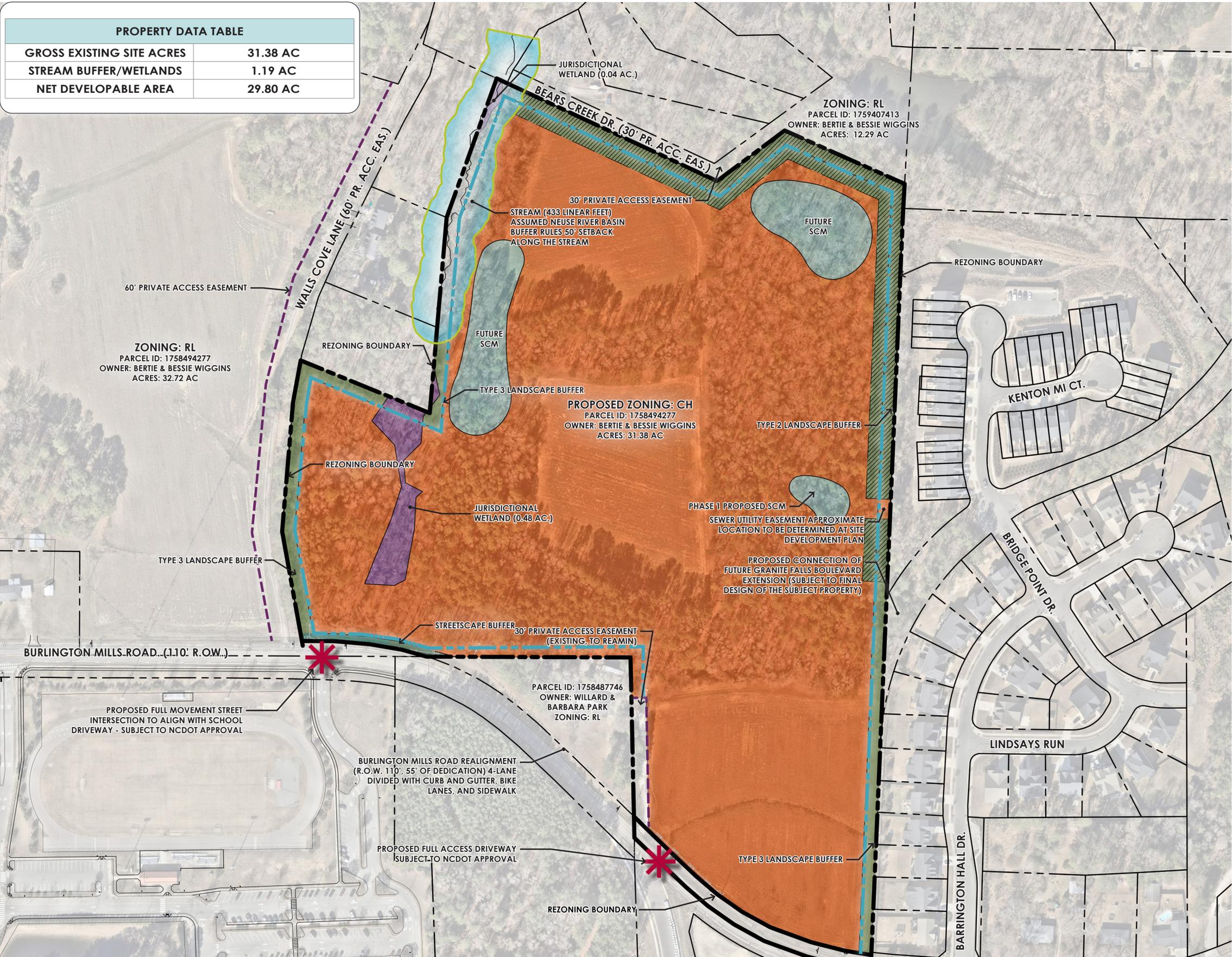
THENCE S 02° 27' 04" W, DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

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
12/22/2025	

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

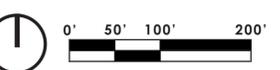


CONCEPT PLAN LEGEND:	
	PROPOSED FULL ACCESS DRIVEWAY/ STREET INTERSECTION
	PROPOSED INTERNAL/EXTERNAL STREET STUB LOCATIONS
	RIPARIAN BUFFER (SEE NOTE 1)
	PROPERTY SETBACKS/BUFFERS
	EASEMENT
	GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
	JURISDICTIONAL WETLAND
	DEVELOPABLE AREA
	LANDSCAPE 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 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 NOTE 5)
PROPOSED OPEN SPACE (6.37% OPEN SPACE)	2 ACRES (SEE NOTE 5)
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 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.
 - Current Zoning: RL (Rolesville); Proposed Zoning CH (Rolesville)
 - Open Space will be located in accordance with LDO Section (6.2.1.1. Open Space) exact locations to be determined at Site Development Plan Process.



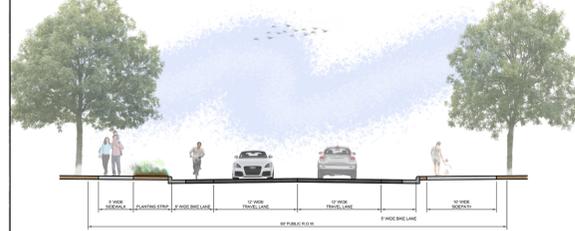
Kimley»Horn



REV DATE	SHEET
11/3/2025	MP-03
12/22/2025	

LAND USE SUMMARY	
MEDICAL	40,000 SF
<small>(SEE NOTE 14 FOR SQUARE FOOTAGE REQUIREMENTS)</small>	

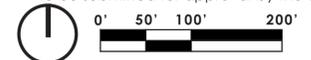
**GRANITE FALLS BOULEVARD EXTENSION
GRAND ROCK WAY THROUGH SUBJECT PROPERTY TO BURLINGTON
MILLS ROAD REALIGNMENT
PROPOSED STREET SECTION
TOTAL R.O.W WIDTH: 60 FEET**



- 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.

- 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.)
 - 1 PROPOSED STAND ALONE EMERGENCY DEPARTMENT BUILDING
 - 2 EMERGENCY DEPARTMENT AMBULANCE DROP OFF ZONE
 - 3 PATIENT EMERGENCY DROP-OFF/PICK-UP
 - 4 OUTDOOR SERVICE AREA/ LOADING DOCK
 - 5 SURFACE PARKING/ PATIENT DROP OFF ZONE
 - 6 OUTDOOR OPEN SPACE (See Note #7)
(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, APPROXIMATE LOCATION SHOWN)
 - EXACT ALIGNMENT TO BE DETERMINED AT SITE DEVELOPMENT PLAN
 - WALLS COVE LANE - 24' TRAVELWAY (60' PRIVATE R.O.W.)
 - GRANITE FALLS FUTURE EXTENSION - 2 LANE DIVIDED (60' R.O.W.)
NOTE: SEE SHEET MP-04 FOR STREET TYPOLOGY SECTIONS
 - 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 development.
 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. Locations are for illustrative purposes only exact locations to be determined at Site Development Plan. This plan shall be provided at the Site Development 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. Vegetation Preservation locations are for illustrative purposes only exact locations to be determined at Site Development Plan.
 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. Timing of construction for Granite Falls Boulevard is to be determined. Schedule and phasing will be coordinated and confirmed at a later date. The rezoning, site plan approvals, building permits and certificate of occupancy are not contingent on the construction and completion of Granite Falls Blvd.
 13. Sidewalk and bike lane along Burlington Mills Road are shown in accordance with the Town of Rolesville 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.
 14. 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	
12/22/2025	
	MP-04



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 4th 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", with a stylized flourish at the end.

Richard Brown, PLA
Kimley-Horn and Associates

PLANNING AND ZONING COMMENTS

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

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

No comments received – not unusual for a conceptual plan

CITY OF RALEIGH PUBLIC UTILITIES COMMENTS

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

No Fire service issues with rezoning

NCDOT COMMENTS

No comments provided

WAKE COUNTY WATERSHED MANAGEMENT COMMENTS

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