

Hills at Harris Creek Neighborhood Meeting Report

Ellis Developments Group (EDG) hosted an informational meeting for the proposed project on January 10, 2023 at the Rolesville Community Center. Seven neighboring residents attended the meeting (attendance sheet attached). During the meeting, EDG presented an overview of the proposed project and provided the attendees with an opportunity to ask questions and express any concerns about the project. More specifically, the following topics were discussed in detail:

- Process and timeline
 - Overview of the rezoning process and upcoming hearings, as well as overall anticipated construction timeline.
- Future Land Use Map
 - Explained goals and rationale behind Future Land Use Map and specifically what is allowed in Medium Density Residential
 - Explained how this project is consistent with FLUM designation for this area of Town
- Overview of project
 - Unit mix, overall goal for neighborhood look and feel
 - 116 acres; 107 THs; 211 SF homes
 - Density: 2.75 units/acre
 - Buffers/preservation of existing trees or natural areas
 - 25' landscaped buffer
 - Possibility of installing privacy fence along Mason Farm Road side of the project was discussed; EDG agreed to investigate fencing options to see what is feasible
 - Described amenities green space design/walkability of community
 - Commercial: tentative plans, benefit to them to have convenient retail/commercial nearby
- Well integrity/blasting
 - Residents raised concerns about rock blasting near their homes and potential damage to wells servicing their homes
 - EDG committed to ensuring that blasting contractor is sufficiently insured/bonded and steps will be taken to ensure that wells will be protected
 - Any damage caused by blasting would be liability of EDG or its subcontractors
- Traffic
 - EDG responsible for all traffic improvements called for in the TIA
 - Widen Mitchell Mill Road for entire frontage of site
 - Left turn lanes into development from Mitchell Mill
 - Right in, right out at each entrance
 - Measures to control traffic including traffic calming boulevard entrance
 - Willing to coordinate with Hopper development and Town to further improve traffic conditions subject to DOT approval



Notification of Neighborhood Meeting for Pending Rezoning

You have received this notice because you own property near where an application to rezone or subdivide property has been filed. This notice is to inform you of an upcoming public meeting on this proposed rezoning.



Dear Property Owner:

Please be advised that a formal application has been submitted to amend the zoning classification for four properties (Wake County Property Identification Numbers 1757750520, 1757758529, 1757761273, and 1757778982) located at 5326 Mitchell Mill Road in Rolesville. The project consists of approximately 115.94 acres which is currently zoned R-30: Residential. The parcels are currently zoned under the development jurisdiction of Wake County. However, Ellis Development Group has also filed a pending annexation application (ANX 22-04) to annex the parcels into the town limits of Rolesville.

Ellis Developments Group has applied to rezone the parcels to NC Neighborhood Center to allow for the construction of a mixed-use residential development featuring a mix of detached homes and town homes, along with commercial outparcels along Mitchell Mill Road. We believe the proposed rezoning at this location is consistent with the Town of Rolesville Future Land Use Map which calls for medium density residential in this area.

In compliance with the requirements of the Town of Rolesville's Land Development Ordinance Code, a Neighborhood Meeting will be held to provide you with an opportunity to review a conceptual plan for the project and to give you an opportunity to ask any questions you may have about the project.

The Neighborhood Meeting will be held on Tuesday, January 10, 2023, from 7:00-8:00 p.m. at the Rolesville Community Center located at 514 Southtown Circle, Rolesville, NC 27571.

Should you have questions prior to the meeting, please feel free to contact me via telephone at 919-824-6088 or email at jason@ellisdevgroup.com.

Sincerely,

Jason Pfister
Vice President of Development
Ellis Developments Group

| PIN_NUM | OWNER | ADDR1 | ADDR2 |
|----------------|--|--------------------------------|---------------------------|
| 1757770396.00 | GRO PEG PROPERTIES LLC | 481 AIRPORT RD | LOUISBURG NC 27549-6806 |
| 1757694902.00 | JONES, CHARLES E | 3816 JONESVILLE RD | WAKE FOREST NC 27587-8180 |
| 1757758529.00 | ELLIS LAND INVESTMENT COMPANY, LLC | 6801 FALLS OF NEUSE RD STE 108 | RALEIGH NC 27615-5387 |
| 1757778982.00 | WATKINS, ALAN WATKINS, RANDY | 3609 ROCK FARM RD | WAKE FOREST NC 27587-6872 |
| 1757856303.00 | JONES, CHARLES SPENCER JONES, SHARON | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757944104.00 | JONES, CHARLES SPENCER | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757856755.00 | JONES PROPERTIES LLC | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757859764.00 | VASQUEZ, SUSIE A | 3532 MANLY FARM RD | WAKE FOREST NC 27587-9664 |
| 1757665301.00 | UNDERHILL, GROVER ARCHIE JR | 5229 MITCHELL MILL RD | WAKE FOREST NC 27587-7249 |
| 1757857937.00 | JONES, CHARLES SPENCER | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757868104.00 | ANDERSON, BOBBY G | 3605 MANLY FARM RD | WAKE FOREST NC 27587-8489 |
| 1757866385.00 | LANGWORTHY, ROBERT JOSEPH | 3607 MANLY FARM RD | WAKE FOREST NC 27587-8489 |
| 1757866660.00 | GOLD, SHARIE | 3609 MANLY FARM RD | WAKE FOREST NC 27587-8489 |
| 1757657746.00 | WATKINS, ALAN DWAIN | 3609 ROCK FARM RD | WAKE FOREST NC 27587-6872 |
| 1757668628.00 | UNDERHILL, GROVER ARCHIE JR | 5229 MITCHELL MILL RD | WAKE FOREST NC 27587-7249 |
| 1757658917.00 | NEWELL, RONALD W NEWELL, MARIE J | 3617 ROCK FARM RD | WAKE FOREST NC 27587-6872 |
| 1757761273.00 | WATKINS, RANDALL WATKINS, LAURA | 3544 DONLIN DR | WAKE FOREST NC 27587-3521 |
| 1757866852.00 | LEFRANCOIS CONSTRUCTION CO INC | 3716 MANLY FARM RD | WAKE FOREST NC 27587-9665 |
| 1757876015.00 | LEFRANCOIS, MICHAEL L LEFRANCOIS, TONIA | 3717 MANLY FARM RD | WAKE FOREST NC 27587-8490 |
| 1757875349.00 | BEATTIE, LENORA M | 3733 MANLY FARM RD | WAKE FOREST NC 27587-8490 |
| 1757874787.00 | LEFRANCOIS, STEPHEN D | 3737 MANLY FARM RD | WAKE FOREST NC 27587-8490 |
| 1757874938.00 | ADAMS, BENJAMIN ADAMS, WHITNEY | 3741 MANLY FARM RD | WAKE FOREST NC 27587-8490 |
| 1757780258.00 | CARLE, SCOTT CARLE, THERESA | PO BOX 371 | WAKE FOREST NC 27588-0371 |
| 1757884137.00 | JONES PROPERTIES LLC | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757884420.00 | JONES PROPERTIES LLC | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757884608.00 | JONES, CHARLES SPENCE | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |

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| 1757781960.00 | CARLE, SCOTT CARLE, THERESA | PO BOX 371 | WAKE FOREST NC 27588-0371 |
| 1757883981.00 | JONES, CHARLES SPENCE | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757790646.00 | CARLE, SCOTT CARLE, THERESA | PO BOX 371 | WAKE FOREST NC 27588-0371 |
| 1757894101.00 | JONES, CHARLES SPENCER | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757893394.00 | JONES, CHARLES SPENCER | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1757893647.00 | RGA CONSULTING LLC | 3904 MANLY FARM RD | WAKE FOREST NC 27587-8493 |
| 1758805145.00 | JONES PROPERTIES LLC | 3905 MANLY FARM RD | WAKE FOREST NC 27587-8494 |
| 1758707313.00 | FORRESTER, JENNIFER N FORRESTER, HAYES G | 4929 UPCHURCH LN | WAKE FOREST NC 27587-6385 |
| 1758709579.00 | DAVIS, WILLIAM C DAVIS, KAREN M | 4932 UPCHURCH LN | WAKE FOREST NC 27587-6385 |
| 1757653765.00 | UNDERHILL, G ARCHIE JR UNDERHILL, TERESSA C | 5229 MITCHELL MILL RD | WAKE FOREST NC 27587-7249 |
| 1757656586.00 | PREDDY, GENADIUS MAC PREDDY, MATTIE F | 5305 MITCHELL MILL RD | WAKE FOREST NC 27587-7251 |
| 1757656231.00 | UNITY THREE BUILDERS INC | 104 S MAIN ST STE A | ROLESVILLE NC 27571- 9657 |
| 1757646703.00 | UNITY THREE BUILDERS INC | 104 S MAIN ST STE A | ROLESVILLE NC 27571- 9657 |
| 1757657280.00 | SUTTON, WILLIE RAY SUTTON, PAMELA Z | 5320 MITCHELL MILL RD | WAKE FOREST NC 27587-7250 |
| 1757738451.00 | BETHESDA ASSOCIATION LLC | 10030 GREEN LEVEL CHURCH RD STE 802 | CARY NC 27519-8195 |
| 1757750520.00 | WATKINS, ALAN WATKINS, RANDY | 3609 ROCK FARM RD | WAKE FOREST NC 27587-6872 |
| 1757754163.00 | HAMPTON, MELODY L | 5400 MITCHELL MILL RD | WAKE FOREST NC 27587-7252 |