



Memorandum

To: Parks and Recreation Advisory Board
CC: JG Ferguson
From: Eddie Henderson
Date: 4/19/23
Re: MA 21-10 – Pearce Farm – Formerly Known as Tom's Creek

This application is for a residential subdivision project called Pearce Farm, formerly known as Tom's Creek, being proposed by property Owner POGE LLC and ESNE LLC. The request is to annex the property into Town of Rolesville corporate limits, and rezone the property from the current Residential Low Density (RL) District to the Residential Medium Density base District/ Conditional District (RM-CZ) to develop a residential subdivision of single-family detached dwelling units at an overall maximum density of 2.7 dwelling units per acre (approximately 600 dwelling units), and including public streets and utilities, private amenities, public greenways and a public park site. The proposal includes a written list of proposed Conditions of Approval and a Concept Plan drawing.

Staff Comments: While the proposed greenways do not exactly match the location as shown in the Town's Greenway Plan, staff is pleased to see the extensive proposed greenway locations shown in the concept plan. For the greenway, staff would only recommend the addition of a section of greenway and side path to provide connectivity to Burlington Mills Road, which would be consistent with the Town's Greenway Plan.

Staff would also recommend the addition of bike lanes on Burlington Mills Road and a side path along Forestville Road to be consistent with the Town's Bike and Greenway plans.

Suggested Motion: I make a recommendation to revise the concept plan to include the bike lanes on Burlington Mills Road and the side path on Forestville Road and the new collector road and an additional section of greenway that connects to Burlington Mills Road so that the concept plan is consistent with both the adopted Bike and Greenway Plans.

Links:

[Project Page](#)

[Plans](#)

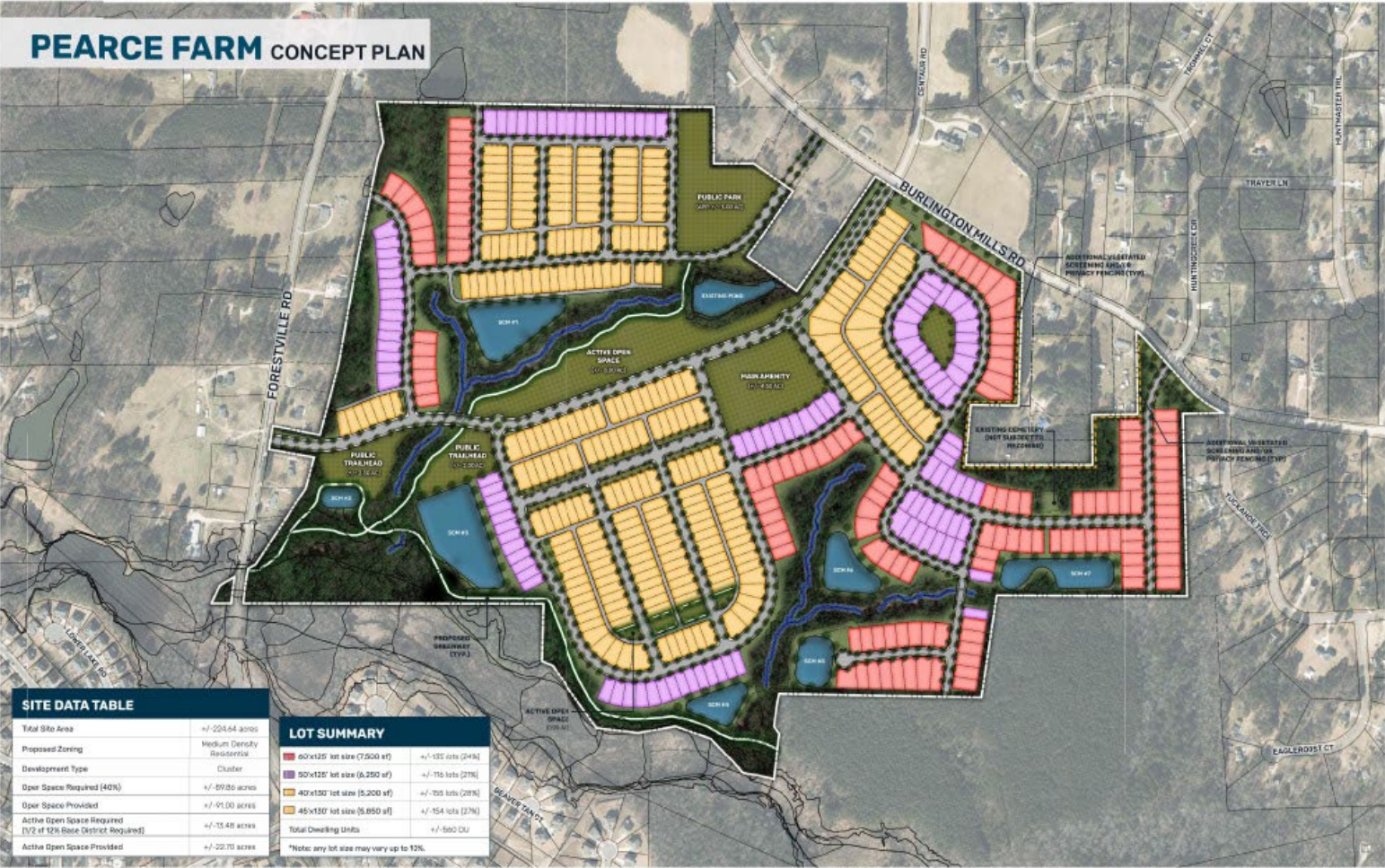
[Town of Rolesville Greenway Plan](#)

[Town of Rolesville Bike Plan](#)

[Full LDO](#)

[LDO - Section 6.2 - Open Space, Buffering, Compatibility, Landscaping, and Trees](#)

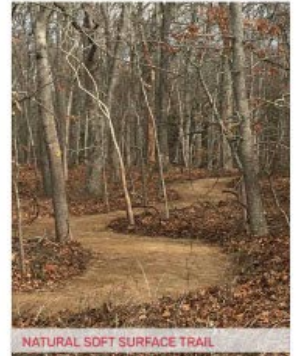
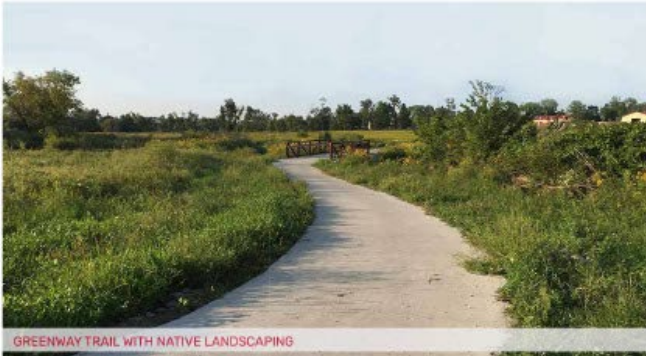
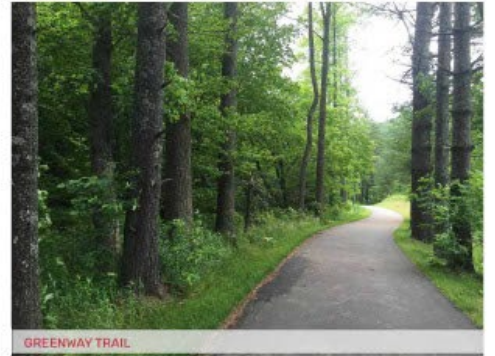




PEARCE FARM ACTIVE OPEN SPACE



PEARCE FARM PASSIVE OPEN SPACE - GREENWAYS + SOFT TRAILS



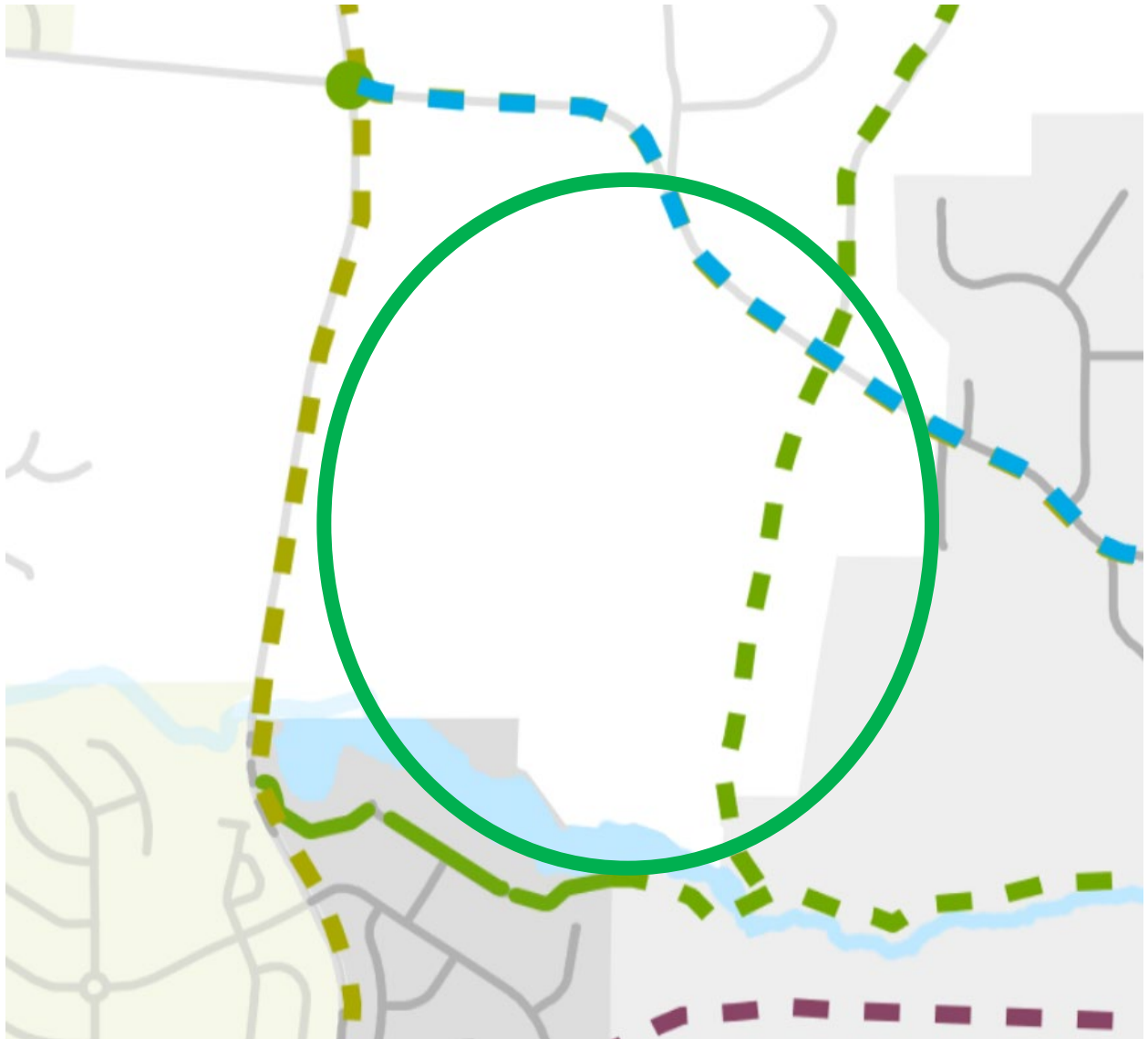
PEARCE FARM PASSIVE OPEN SPACE - PONDS + NATIVE PLANTS



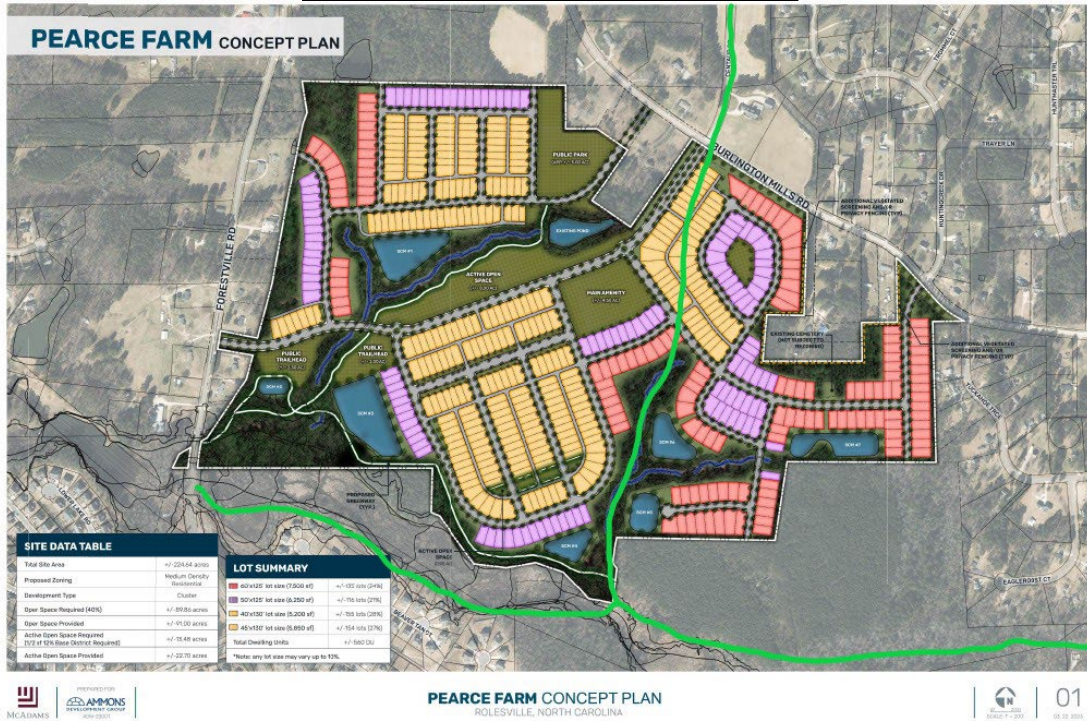
NATIVE POLLINATOR PLANT SPECIES



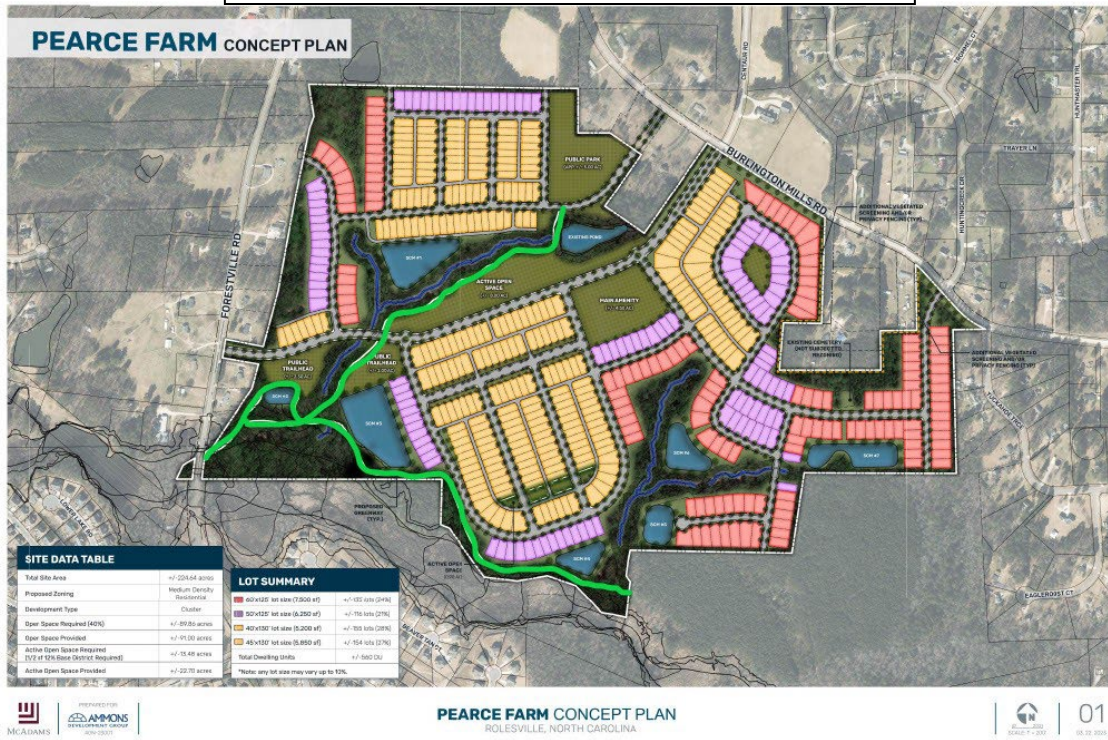
NATIVE POLLINATOR SPECIES AND SIGNAGE



Greenway Location from Plan



Proposed Greenway Locations Highlighted



Proposed Additions:

Orange – Add greenway section to meet Greenway Plan

Blue – Add bike lanes to meet Bike Plan

Lime Green – Add side path to meet Greenway Plan

