

Terrazas, Ashley Honeycutt

Subject: Neighborhood Meeting: Jones Dairy Storage
Location: Microsoft Teams Meeting

Start: Mon 2/13/2023 5:30 PM
End: Mon 2/13/2023 7:30 PM

Recurrence: (none)

Meeting Status: Meeting organizer

Organizer: Terrazas, Ashley Honeycutt
Required Attendees Jeff Triezenberg; Brian Holder; Sean McKinley; Garrett Frank

Hi Jeff,

Thank you again for taking the time to meet with us and for sharing the below meeting information with your neighbors.

Kind regards,

Ashley

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 268 425 354 403

Passcode: aJa4Qz

[Download Teams](#) | [Join on the web](#)

Join with a video conferencing device

176326143@teams.bjn.vc

Video Conference ID: 118 529 863 0

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 980-729-7974,,808916238#](#) United States, Charlotte

[\(833\) 803-5415,,808916238#](#) United States (Toll-free)

Phone Conference ID: 808 916 238#

[Find a local number](#) | [Reset PIN](#)



Parker Poe

[Learn More](#) | [Meeting options](#) | [Legal](#)

From: [Terrazas, Ashley Honeycutt](#)
To: [Sean Emery](#)
Bcc: [22569_00241_RIVERCREST REALTY ASSOC LLC ROLESVILLE REZONING – JONES DAIRY ROAD](#) [Emails](#)
Subject: RE: Rolesville Jones Dairy Storage Neighborhood Meeting
Date: Friday, February 10, 2023 12:26:18 PM

Correct. Just click on that link or call the phone number around 5:30pm on Monday, and you'll be in the meeting. Feel free to shoot me an email if you're having any issues joining the meeting.

Best,

Ashley

From: Sean Emery [REDACTED]
Sent: Friday, February 10, 2023 11:50 AM
To: Terrazas, Ashley Honeycutt <ashleyterrazas@parkerpoe.com>
Subject: Re: Rolesville Jones Dairy Storage Neighborhood Meeting

*****Caution: External email*****

Ashley,

So are you saying that the meeting is the Microsoft Team meeting? The link below?

Thanks,
Sean

On Fri, Feb 10, 2023 at 10:54 AM Terrazas, Ashley Honeycutt <ashleyterrazas@parkerpoe.com> wrote:

Hi Sean,

Thanks for coming out to the Jones Dairy Storage hearing on Tuesday. Like I mentioned during the hearing, we are going to be holding another neighborhood meeting on the case, and we have now organized a virtual meeting that will take place on Monday 2/13 from 5:30-7:30pm.

I asked Jeff (the gentleman who spoke before you at the hearing) to share the meeting link with the Averette Ridge listserv, but I don't think you would get that because you don't live in Averette Ridge...

Anyway, you have been actively involved with this case since the beginning, and I think it's only fair to make sure you get the invite to the meeting as well so you can be a part of the discussion if you so choose. The link is posted below.

Kind regards,

Ashley

–

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 268 425 354 403

Passcode: aja4Qz

[Download Teams](#) | [Join on the web](#)

Join with a video conferencing device

176326143@teams.bjn.vc

Video Conference ID: 118 529 863 0

[Alternate VTC instructions](#)

Or call in (audio only)

[+1 980-729-7974,,808916238#](tel:+19807297974,808916238#) United States, Charlotte

[\(833\) 803-5415,,808916238#](tel:(833)8035415,808916238#) United States (Toll-free)

Phone Conference ID: 808 916 238#

[Find a local number](#) | [Reset PIN](#)



[Learn More](#) | [Meeting options](#) | [Legal](#)

–

Ashley Honeycutt Terrazas

Associate



PNC Plaza | 301 Fayetteville Street | Suite 1400 | Raleigh, NC 27601

Office: 919.835.4043 | Fax: 919.834.4564 | [map](#)

Visit our website at

www.parkerpoe.com

From: Terrazas, Ashley Honeycutt

Sent: Thursday, December 8, 2022 10:20 PM

To [REDACTED]

Subject: Rolesville Interactive Development Map

Jones Dairy Storage

February 13, 2023 Virtual Neighborhood Meeting Minutes

The Applicant held a virtual neighborhood meeting for the Jones Dairy Storage annexation and zoning via Microsoft Teams from 5:30pm to 6:45pm on February 13, 2023. The following members of the project team were in attendance to present and answer questions: Sean McKinley from Rivercrest Realty, Garrett Frank from the Timmons Group, and Ashley Terrazas from Parker Poe. Approximately eight neighbors were in attendance.

Ashley Terrazas began by introducing the project team, gave an overview of the annexation and zoning process and where the applicant was in the process, and then described the proposed annexation and zoning, as well as the concept plan submitted to the Town, included in the notice letters for the previous meetings, and discussed at the Planning Board meeting and Town Board hearing.

Ashley also discussed the implications of the site design requests in the letter received by the applicant team on 2/6/23: the multi-story internal access design. The applicant team had done preliminary investigations into the feasibility of the requests and determined that the loss of buildable area would require multi-story construction, which is much more expensive than single-story construction, and would likely need many more units and building square footage to cover the additional costs of all of the design requests. The applicant has developed this sort of facility before, in a more commercial area, next to a major state highway (like the Wake Forest Bee Safe).

The floor was then opened to questions and discussion from the attending neighbors. The following is a summary of the discussion topics and questions asked by neighbors and the applicant's responses.

Question/Discussion Topic: Will the widening of Jones Dairy Road require additional trees to be taken out on the Jones Dairy frontage for construction easements?

Applicant Response: We are not anticipating that, but we won't know until the widening takes place. We have shown undisturbed trees, outside of the right-of-way, along the Jones Dairy frontage of the site, which means that we have committed to keeping an undisturbed tree buffer there when we submit a site plan.

Question/Discussion Topic: Can the access driveway be lined up with the residential driveways across Jones Dairy?

Applicant Response: As we have discussed before, NCDOT and the Town will determine the final location of the driveway at site plan; however, it is our intention to plan the driveway at the requested location. We will update the concept plan to reflect that intent. We do not see any reason at this time that NCDOT or the Town would not approve this driveway location, nor that it would somehow be infeasible at that location.

Question/Discussion Topic: Where does water for the stormwater pond go? What are the stormwater control mechanisms in the area? Desire for enhanced stormwater control expressed.

Applicant Response: Project engineer explained the likely stormwater management plan in light of known existing conditions in the area. The Rolesville LDO (and the Wake County UDO) requires treatment of the 1-Year 24 hour and 10-year storm events. The applicant feels confident at this time that this level of treatment is achievable in the area shown on the concept plan.

Question/Discussion Topic: What are the hours of access to the outdoor-access units? Concern about hearing garages in the middle of the night.

Applicant Response: We have been looking into this issue, and we would likely have a lease term that limits access to those units between the hours of 10pm-6am. In light of that, we're definitely able and willing to put that commitment in the zoning.

Question/Discussion Topic: There are overhead powerlines on ACT property-line, is there a utility easement on the ACT property line? If so, how wide? What does that mean for plantings on that property-line?

Applicant Response: Thank you for bringing up this issue. A utility easement on that property line has not come up yet, but we will look into that. Duke Energy typically allows plantings in utility easements, just not large trees.

Question/Discussion Topic: Desire for a nice-looking building, additional architectural materials commitments requested—no cinderblock and concrete or concrete block, request for brick and EIFS design.

Applicant Response: It is not our intention to build an ugly building. We do not have an architectural design finalized yet, but we will look into what we can commit to on this in the zoning, at this early stage in the development process.

Question/Discussion Topic: Request for enhanced landscaping on ACT property-line.

Applicant Response: We will look into additional landscaping on the ACT property-line.

Question/Discussion Topic: Have you looked into preserving the trees on the ACT property-line?

Applicant Response: Yes, we read that request in the letter, and we looked into what it would likely take to preserve all of the trees on that property-line as requested. Project engineer explained that, with grading for this site and tree preservation fencing requirements, that would likely mean a loss of 50-55 feet of buildable area on that property-line. Because of the width of the site, and the 50' buffer that is

already required on the Jones Dairy Elementary property-line, committing to preserving the trees on the ACT property-line could make the project unbuildable. We certainly have an incentive to preserve as many of the trees as we can, as preserving them will count toward our required buffers, reducing the costs of purchasing new landscaping—but we cannot commit to it at this time.

Question/Discussion Topic: Preference for a one-story building expressed by neighbors on the call.

The meeting concluded around 6:45pm.

Attendee List

1. Jeff Triezenberg
2. Arthur Doyle
3. Patti Doyle
4. Sean Emery
5. Emily Stanton
6. Quintin Stanton
7. Richard Worthington
8. 919-518-****