

PARKER RIDGE  
NEIGHBORHOOD MEETING MINUTES

**Parker Ridge**

**August 10, 2022 Neighborhood Meeting Minutes**

The Applicant held a neighborhood meeting for the Parker Ridge rezoning at the Town of Rolesville Community Center on August 10<sup>th</sup>, 2022. The following members of the project team were in attendance to present and answer questions: Charlie Yokley from Lennar, Michael Taylor from Lennar, Kelly Race from BGE, and Collier Marsh from Parker Poe. Approximately 15 neighbors were in attendance. Collier Marsh began by introducing the project team, gave an overview of the rezoning process, and then described the proposed rezoning. The floor was then opened to questions from the attending neighbors. The following is a summary of the questions asked by neighbors and the applicant's responses.

**Question:** What is the timeframe for development.

**Applicant Response:** There are several steps to go in the process. We are currently in the rezoning process, which is followed by the site plan process. We are targeting early 2024 for the start of construction.

**Question:** How tall will the Townhomes be?

**Applicant Response:** Two stories.

**Question:** What is the project's open space?

**Applicant Response:** Open space includes all of the open land outside of individual lots and street rights of way. In this project, the open space includes environmentally sensitive areas, greenways, buffers, and other open areas.

**Question:** Will there be buffers provided at the perimeter of the development adjacent to Villages of Rolesville?

**Applicant Response:** Yes, we are proposing buffers along our perimeter. Along the Villages of Rolesville Boundary, we are proposing a 25' Type 3 perimeter buffer.

**Question:** How does the project address traffic in the area?

**Applicant Response:** The Town has completed its Traffic Impact Analysis and did not recommend any offsite traffic improvements. We have engaged our own traffic engineer to review the Town's Traffic Impact Analysis.

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**Question:** Have you evaluated the School Street access and backups related to student drop offs?

**Applicant Response:** Yes, we are working with Wake County Schools to see what can be done.

**Question:** Where will construction traffic go?

**Applicant Response:** Construction traffic will be directed to use main roads where possible and avoid neighborhood streets. Lennar has onsite construction managers to ensure rules are followed.

**Question:** Will the project require blasting? What procedures are followed?

**Applicant Response:** We do expect some blasting due to existing rock. There are extensive requirements for blasting, including permitting and notice requirements that must be followed.

**Question:** What will happen to environmentally sensitive areas?

**Applicant Response:** Environmentally sensitive areas are being preserved and, where possible, activated with greenway trails for the public to enjoy.

**Question:** Will greenways run through neighboring properties?

**Applicant Response:** No. The greenways we are proposing are entirely on our property and have been coordinated with the Town.

**Question:** Can fences be added in buffers?

**Applicant Response:** We can look into adding fences where they are not already being provided.

After the question and answer session, the applicant team had informal discussions with several neighbors and the meeting concluded at 7:30 pm