



# Memo

**To:** Mayor and Town Board of Commissioners

**From:** Danny Johnson, Planning Director

**Date:** October 28, 2020

**Re:** Map Amendment 20-01, Hopper Communities to rezone 91.39 acres located at 1801 Rolesville Road and 6301 Mitchell Mill Road from Wake County Residential 30 Zoning District (R30) to Residential 3 Conditional Zoning District (R3-CZ).

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## Item C.2

MA 20-01 – Petition by Hopper Communities to zone 91.39 acres located at 1801 Rolesville Road and 6301 Mitchell Mill Road (Wake County PINs 1767483143 and 1767586083) from Wake County Residential 30 Zoning District (R30) to Residential 3 Conditional Zoning District (R3-CZ).

### Summary Information

Property Address: 1801 Rolesville Road and 6301 Mitchell Mill Road  
PINs: 1767483143 and 1767586083  
Applicant: Hopper Communities  
Deeded Acreage: 91.39  
Current Zoning: Wake County Residential 30 Zoning District (R30)

### Current Land Use and Existing Conditions

Parcel 1767483143 has frontage along Rolesville Road while parcel 1767586083 has frontage on Mitchell Mill Road. The parcels are currently are single family and agricultural uses, located outside the town limits and extraterritorial jurisdiction (ETJ), and are located in county-zoned Residential (R30). Adjacent parcels to the north, south and west are county-zoned Residential (R30). To the east is Rolesville's Residential and Planned Unit Development Conditional Zoning District (R&PUD-CZ) and county-zoned Residential (R30).

The R-III Residential 3 District is established as a district in which in which the principal use of the land is for high density, pedestrian friendly residential purposes. The regulations

of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

Public water and sewer services are unavailable to the site currently. Public utilities will be extended with the development of the property.

### **Neighborhood Meeting**

The developer held a neighborhood meeting on February 17, 2020. Thirty-three property owners attended the meeting. Concerns raised included landscaping buffers, the type of development of housing styles and lot sizes, and traffic concerns when considered with other proposed or approved developments in the area. There has been several follow-ups communications with the interested neighborhood residents about the proposed map amendment of revisions since the first meeting.

### **2017 Rolesville Comprehensive Plan and Consistency Statement**

The Future Land Use Map identifies these parcels along with all adjoining parcels in the area as Medium Density Residential.

The plan defines medium density residential as single-family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.

### **Other Town Plans**

The 2002 Community Transportation Plan calls for Rolesville Road as a three-lane major highway with curbing and sidewalks with a 90 foot wide future right-of-way. Mitchell Mill Road is not identified in the 2002 Community Transportation Plan The plan also includes a new collector street to connect from Rolesville Road to Mitchell Mill Road through the parcels.

The Comprehensive Bicycle Plan did not include recommendations for this area.

Open Space and Greenway Plan shows a proposed public greenway trail on the northeastern area of the proposed zoning district.

### **Traffic Impact Analysis (TIA)**

The Traffic Impact Analysis prepared by Ramey Kemp & Associates recommends monitoring the Rolesville Road and Mitchell Mill Road intersection for traffic light signalization, a full access intersection on Rolesville Road with a southbound left-turn with at least 100 feet of storage and appropriate taper, and a full access intersection on Mitchell Mill Road with a eastbound left-turn with at least 100 feet of storage and appropriate taper. Proposed zoning district condition #4 Transportation Improvements states: “prior to the issuance of a building permit for the 150<sup>th</sup> dwelling unit, the property

owner shall contribute Fifty Thousand Dollars (\$50,000.00) to the Town of Rolesville to be used by the Town of Rolesville to install a traffic light at the intersection of Mitchell Mill Road and Rolesville Road.”

Congestion Management from the State of North Carolina Department of Transportations has performed a preliminary review of the traffic impact analysis. The findings were the analysis met the criteria and reserve further review and analysis as the site develops.

### **Planning Staff Recommendation**

Staff recommends approval of the rezoning request as presented. The proposed zoning district is consistent with the Rolesville Comprehensive Plan, Future Land Use Map that classifies this parcel for Medium Density Residential use.

### **Planning Board Recommendation**

The Rolesville Planning Board at their meeting on September 28, 2020 considered the requested ordinance map amendment, and by four ayes and one nay vote of the Board recommending to the Town Board of Commissioners to approve the requested rezoning of MA 20-01. The proposed zoning district is consistent with the Rolesville Comprehensive Plan, Future Land Use Map that classifies this parcels for Medium Density Residential use.

### **Board Options:**

- Approved the Map Amendment based on the information presented at the public hearing.
- Approved the Map Amendment with modifications in consideration of the information presented at the public hearing.
- Denied the Map Amendment based on the information presented at the public hearing with stated reason for denial.

### **Suggested Motion:**

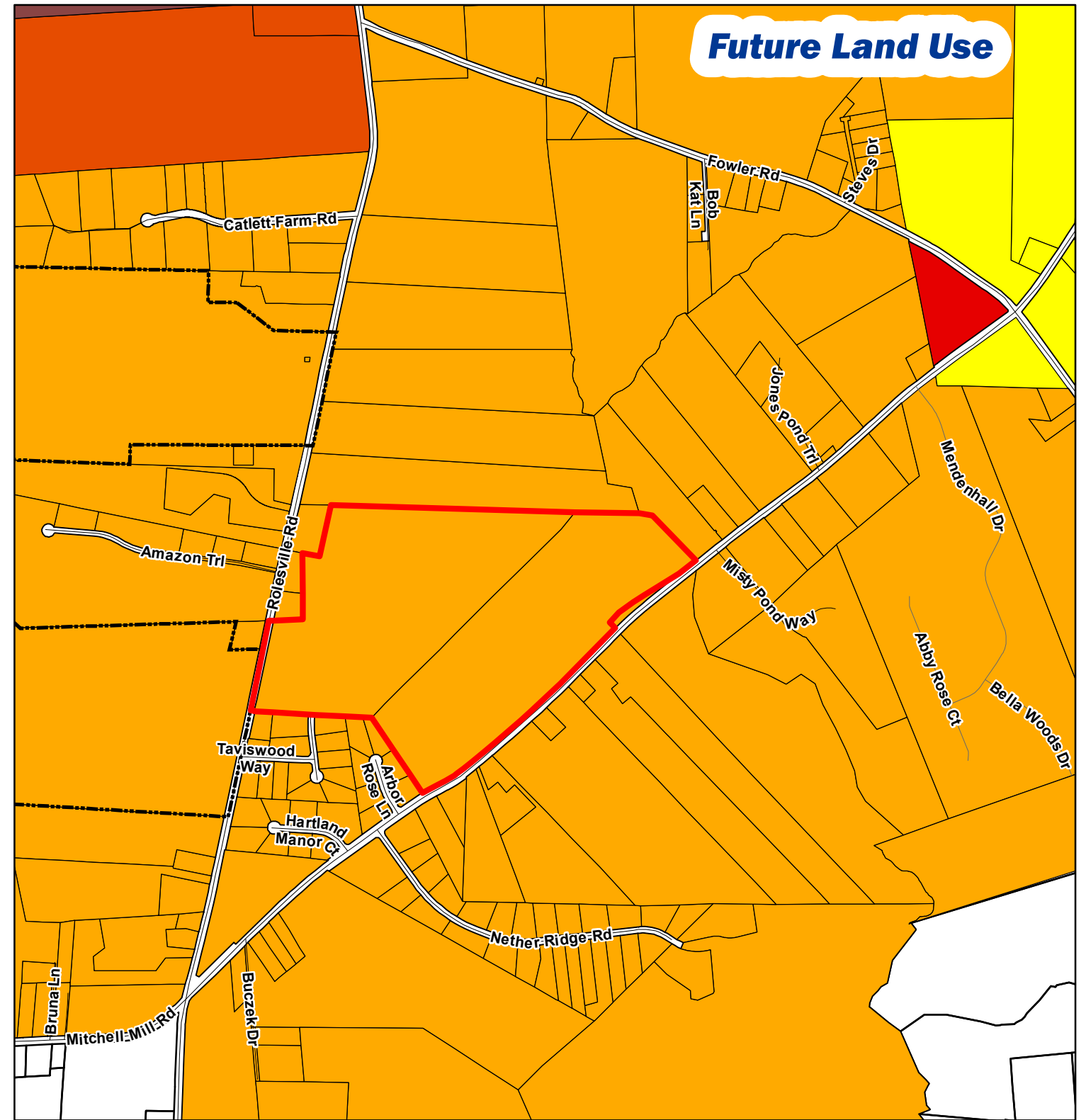
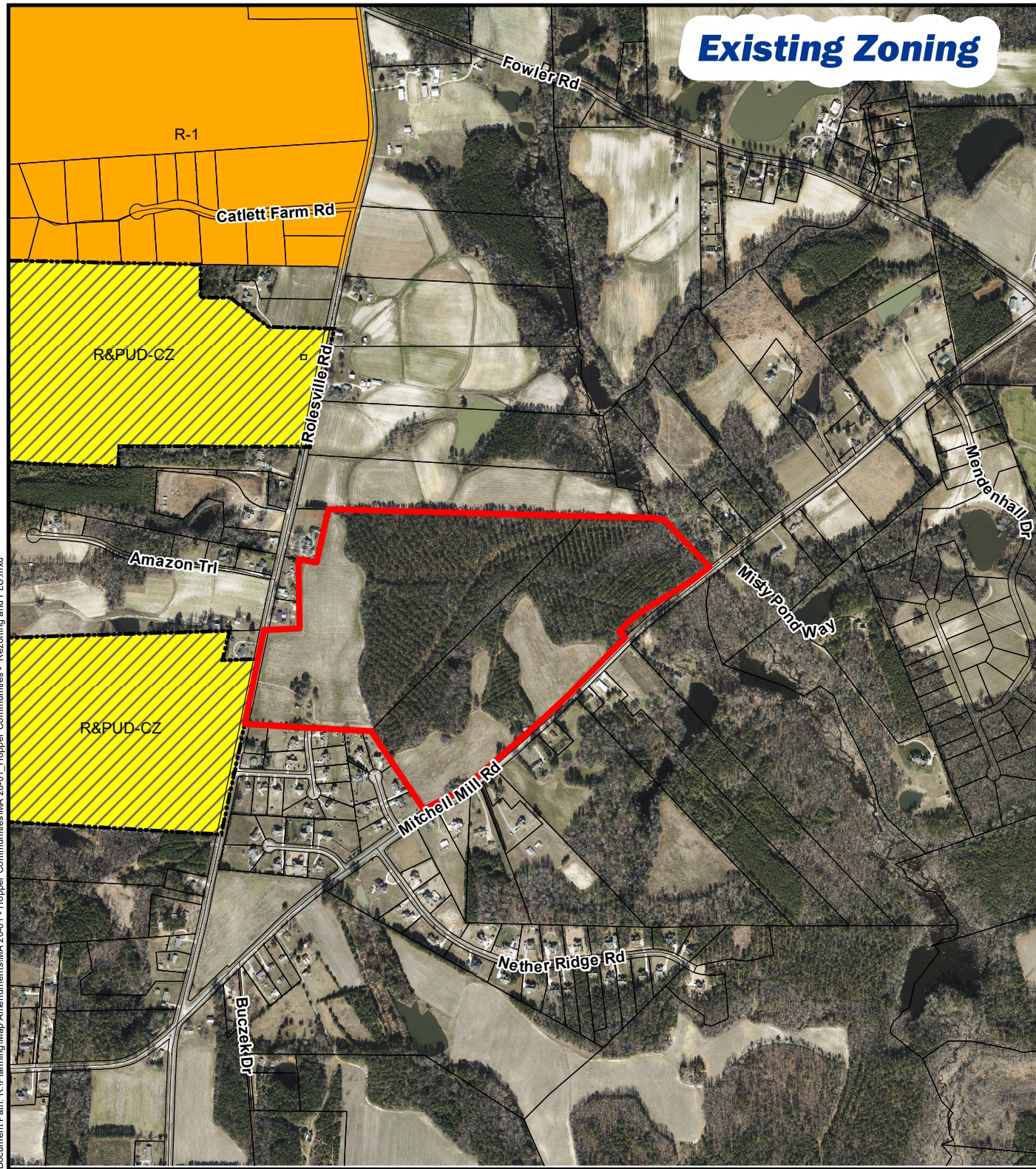
I make a motion to approve Resolution No 2020-R-16, Town Board of Commissioners Statement of Consistency and approve the Case: MA 20-01 as presented.

### **Attachments**

MA 20-01 Hopper Communities Existing Zoning and Future Land Use Map  
MA 20-01 Hopper Communities Rezoning Request Application with Draft Conditions  
MA 20-01 Hopper Communities Exhibit 1 Concept Development Plan  
MA 20-01, Resolution No. 2020-R-16 Statement of Consistency,  
MA 20-01 Hopper Communities Traffic Impact Analysis  
MA 20-01 Hopper Communities Neighborhood Meeting Summaries  
Rolesville Planning Board Minutes, September 28, 2020



# MA 20-01 - 1801 Rolesville Road & 6301 Mitchell Mill Road

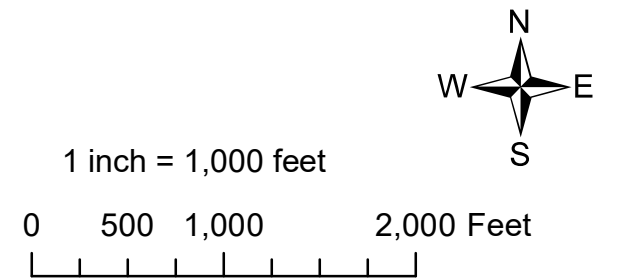


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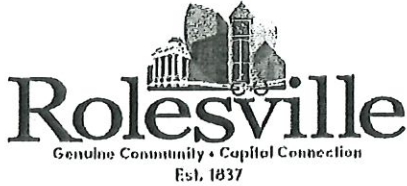


### Legend

- 
- MA 20-01 - Zone R2\_CZ & R3-CZ
- 
- Low Density Residential
- 
- Rolesville\_Town\_Limits
- 
- Medium Density Residential
- 
- Commercial
- 
- Mixed Use Neighborhood
- 
- Business Park







Case No. MA 20-01  
Date \_\_\_\_\_

# Map Amendment Application

## Contact Information

Property Owner See attached Exhibit A

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

## Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature [Handwritten Signature] Date 4-23-2020

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Ging Wheeler personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 23rd day of April, 2020.

My commission expires 10-25-2021.

Signature [Handwritten Signature] Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919-354-6517



Case No. MA 20-01

Date \_\_\_\_\_

# Map Amendment Application

## Contact Information

Property Owner See attached Exhibit A

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

## Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature *Stephen Wheeler* Date 4/23/20

STATE OF NORTH CAROLINA  
COUNTY OF Wake

I, a Notary Public, do hereby certify that Stephen Wheeler  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This  
the 23rd day of April 20 20

My commission expires 10-25-2021

Signature *Elizabeth C. L.* Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919-550-6517





Case No. MA-20-01  
Date \_\_\_\_\_

## Map Amendment Application

### Contact Information

Property Owner See attached Exhibit A

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

### Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

### Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature *Liegh Fowler* Date 4-22-2020

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Liegh Fowler

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 22<sup>nd</sup> day of April 20 20

My commission expires 10-25-2021

Signature *Elizabeth C. [unclear]* Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.552.6017



Case No. MA 20-01  
Date \_\_\_\_\_

## Map Amendment Application

### Contact Information

Property Owner See attached Exhibit A

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

### Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

### Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature [Handwritten Signature] Date 4-27-2020

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that James Robert Fowler

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 23<sup>rd</sup> day of April 20 20

My commission expires 10-25-2021

Signature [Handwritten Signature] Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov 919.354.6517





Case No. MA 20-01

Date \_\_\_\_\_

# Map Amendment Application

## Contact Information

Property Owner See attached Exhibit A

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

## Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature *Randy Bright* Date 4-22-2020

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Randy Bright personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 22<sup>nd</sup> day of April 20 20

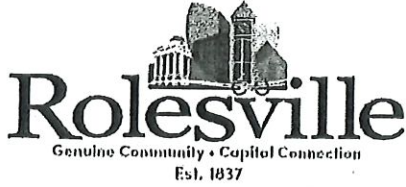
My commission expires 10-25-2021

Signature *Elizabeth C. [Signature]* Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919-554-6517



Case No. MA 20-01

Date \_\_\_\_\_

# Map Amendment Application

## Contact Information

Property Owner See attached Exhibit A

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer Hopper Communities

Contact Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

## Property Information

Address 1801 Rolesville Road and 6301 Mitchell Mill Road

Wake County PIN(s) 1767 58 6083 and 1767 48 3143

Current Zoning District R-30 Requested Zoning District R3 CZ

Total Acreage 90± acres

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature Dana Bright Date 4-22-2020

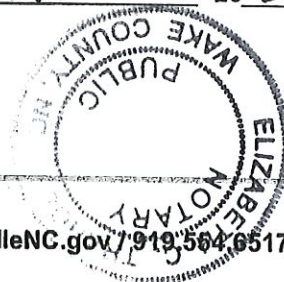
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Dana Bright personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 22<sup>nd</sup> day of April 20 20

My commission expires 10-25-2021

Signature Elizabeth C. L. Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.564.6517



**EXHIBIT A**

	<b>PIN: 1767 58 6083</b>	<b>PIN: 1767 48 3143</b>
<b>Contact Information:</b>	Dana and Randy Bright Giny and Stephen Wheeler Leigh and James Robert Fowler III 7928 Sutterton Court Raleigh, NC 27615	Giny Wheeler Dana Bright James Robert Fowler III 7400 Fowler Road Zebulon, NC 27597
<b>Property Address:</b>	6301 Mitchell Mill Road	1801 Rolesville Road
<b>Current Zoning District:</b>	R-30	R-30
<b>Requested Zoning District:</b>	R-3 CZ	R-3 CZ
<b>Total Acreage:</b>	44.59	46.8





## EXHIBIT B

### **PIN: 1767 58 6083 Property Description**

BEING all of that tract or parcel of land containing 44.5919 acres as shown on a survey by Precision Surveys, Inc. Entitled "Boundary Survey for: County of Wake" dated September 20, 1998 and recorded in Book of Maps 1998, Page 1776, Wake County Registry, and being all of that tract of land conveyed to Mildred F. Matheny by a deed dated April 3, 1952, recorded in Deed Book 1098, Page 86, said registry.

### **PIN: 1767 48 3143 Property Description**

TRACT ONE: BEING that certain parcel described in the deed recorded in Book 1091, Page 438, Wake County Registry, reference to which is made for a more particular description.

TRACT TWO: BEING that certain parcel described in the deed recorded in Book 1065, Page 392, Wake County Registry, reference to which is made for a more particular description.

TRACT THREE: BEING those parcels described in the deed recorded in Book 1424, Page 149, Wake County Registry, reference to which is made for a more particular description.

TRACT FOUR: BEING that certain parcel described in the deed recorded in Book 561, Page 255, Wake County Registry and further described as "Second Tract" in the instrument recorded in Book 2162, Page 217, Wake County Registry, reference to those instruments is made for a more particular description.





**Exhibit C**

**STATE OF NORTH CAROLINA**

**BEFORE THE TOWN OF  
ROLESVILLE BOARD OF  
COMMISSIONERS AND  
PLANNING BOARD**

**COUNTY OF WAKE**

**ZONING MAP AMENDMENT**

In support of a petition to zone the subject property R-3 CZ, the applicant offers the following information:

The subject property is approximately 90± acres with frontage on Rolesville Road and Mitchell Mill Road. The properties are currently zoned R-30 by Wake County, a rural holding district. These properties are planned to come into the Town of Rolesville and to be development as a part of the town in a more urban fashion.

This area is changing significantly with the development of Kalas Falls directly across Rolesville Road from the subject property for 500+ homes. In addition, The Point to the north of the property at Rolesville Road and the 401 Bypass is planned for 900+ homes. The long-term owners of these properties, the Fowler Family, desire to be included in the changes coming to this area.

The proposed community conforms with the Comprehensive Plan. The Future Land Use Map designates the subject property for Medium Density Residential. Medium Density Residential is described as “[p]redominantly single family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open spaces areas along with limited non-residential uses under planned unit development or form base code provisions.” The proposed community includes a mix of housing types (single-family detached homes and townhomes) and is within the density levels recommended by the Comprehensive Plan.

In addition, the zoning includes commitments for a community pool, playground, dog park, and a public greenway connection as shown on the Town’s Open Space and Greenway Plan. Further, street infrastructure improvements are proposed including a connection between Rolesville Road and Mitchell Mill Road.

The proposed rezoning is in accordance with the Comprehensive Plan and reasonable and in the public interest. We request your support for the proposed rezoning.

## Exhibit D

### Conditional Zoning District Zoning Conditions

1. The total number of dwelling units on the subject property shall not exceed 297 dwelling units and not more than 120 of these dwelling units are permitted to be townhomes. No apartments (multi-family units) shall be permitted.
2. A twenty feet (20') wide Type A landscape buffer shall be installed along the subject property's frontage on Rolesville Road and along Mitchell Mill Road. The buffer shall be maintained the Homeowners Association for the proposed subdivision.
3. Recreational Amenities: The following recreational amenities shall be provided generally as shown on the attached Exhibit 1 as a part of the development of the subject property and dedicated to and maintained by the Homeowners Association for the proposed subdivision except for the public greenway which shall be dedicated as such to the Town of Rolesville:
  - A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the issuance of the 150<sup>th</sup> building permit;
  - At least one fenced playground shall be constructed prior to the issuance of the 150<sup>th</sup> building permit;
  - At least one fenced dog park shall be constructed prior to the issuance of the 150<sup>th</sup> building permit;
  - Public greenway on a greenway easement at least 25' wide with paved trails at least ten feet wide (10') shall be constructed generally as shown on the attached Exhibit 1 and dedicated to the Town of Rolesville; and

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright  
Date: 9-21-2020

Print Name: Dana Bright

Signature: Randy Bright  
Date: 9-21-2020

Print Name: Randy Bright

Signature: Giny Wheeler  
Date: 9-21-2020

Print Name: Giny Wheeler

Signature: Stephen Wheeler  
Date: 9/21/2020

Print Name: Stephen Wheeler

Signature: Leigh Fowler  
Date: 9/21/2020

Print Name: Leigh Fowler

Signature: James Robert Fowler III  
Date: 9/21/2020

Print Name: James Robert Fowler III

- A private Multi-purpose Trail at least ten feet (10') shall be provided generally as shown on the attached Exhibit 1 and dedicated to and maintained by the Homeowners Association for the proposed subdivision.

4. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, the following road improvements shall be installed as recommended by the Traffic Impact Analysis for the Wheeler Tract, prepared by Ramey Kemp & Associates and dated May 2019, a copy of which is on file with the Town of Rolesville, together with the comments made by the North Carolina Department of Transportation in their Traffic Impact Analysis Review Report dated July 26, 2019:

- Rolesville Road and Site Drive 1:
  - Provide site access via full movement intersection with one ingress and one egress lane
  - Provide stop control for westbound drive approach;
  - Construct a designated southbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper;
  - Provide a designated northbound right-turn lane with at least 100 feet of storage and appropriate deceleration and taper.
- Mitchel Mill and Site Drive 2:
  - Provide access via full movement intersection with one ingress lane and one egress lane;
  - Provide stop control for southbound site drive approach; and
  - Provide a designated eastbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright

Print Name: Dana Bright

Date: 9-21-2020

Signature: Randy Bright

Print Name: Randy Bright

Date: 9-21-2020

Signature: Giny Wheeler

Print Name: Giny Wheeler

Date: 9-21-2020

Signature: Stephen Wheeler

Print Name: Stephen Wheeler

Date: 9/21/2020

Signature: Leigh Fowler

Print Name: Leigh Fowler

Date: 9/21/2020

Signature: James Robert Fowler III

Print Name: James Robert Fowler III

Date: 9-21-2020



- Rolesville Road and Mitchell Mill Road: prior to the issuance of a building permit for the 150<sup>th</sup> dwelling unit, the property owner shall contribute Fifty Thousand Dollars (\$50,000.00) to the Town of Rolesville to be used by the Town of Rolesville to install a traffic light at the intersection of Mitchell Mill and Rolesville Road.

**Conditions Applicable to single-family homes only:**

5. All homes shall include either crawl space foundations or stem wall foundations. Any stem wall foundations shall have a brick or stone veneer on all sides facing a public street.

6. The minimum square footage for two-story homes shall be 2,200 square feet. The minimum square footage for one-story homes shall be 1,600 square feet.

7. A twenty-five foot (25') wide Type A landscape buffer shall be installed adjacent the properties to the north currently owned by Dwight and Carolyn Woodlief and more particularly described as Lot 6 on Book Maps 2011, Page 84, Wake County Registry (Wake County PIN 1767 58 09384.) This buffer shall be located within an easement that may be a part of a residential lot. The buffer shall be maintained the Homeowners Association for the proposed subdivision.

8. A twenty foot (20') wide Type A landscape buffer shall be installed along the common boundary line with the following properties. This buffer shall be located within an easement that may be a part of a residential lot. The buffer shall be maintained the Homeowners Association for the proposed subdivision.

- 1809 Rolesville Road, Wake Forest, Wake County PIN # 1767375272, Book 12777, Page 1559;
- 3813 Taviston Court, Wake Forest, Wake County PIN # 1767377282, Book 12779, Page 2611;

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: Dana Bright

Print Name: Dana Bright

Date: 9-21-2020

Signature: Randy Bright

Print Name: Randy Bright

Date: 9-21-2020

Signature: Giny Wheeler

Print Name: Giny Wheeler

Date: 9-21-2020

Signature: Stephen Wheeler

Print Name: Stephen Wheeler

Date: 9/21/2020

Signature: Leigh Fowler

Print Name: Leigh Fowler

Date: 9/21/2020

Signature: James Robert Fowler III

Print Name: James Robert Fowler III

Date: 9/21/2020

- 3820 Taviston Court, Wake Forest, Wake County PIN # 1767470283, Book 17687, Page 672;
- 3813 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767472196, Book 9496, Page 2630;
- 3816 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767474134, Book 16324, Page 1810;
- 3812 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767465953, Book 11390, Page 1138;
- 3804 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767466746, Book 11327, Page 1152;
- 1725 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 7170, Book 17107, Page 582;
- 1727 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 8313; Book 3750, Page 591; and
- 1709 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 9615; Book 4572, Page 246.

**Conditions Applicable to townhomes only:**

9. No townhome building shall exceed six (6) units.
10. The minimum square footage for townhomes shall be 1,200 square feet.

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: *Dana Bright*

Print Name: Dana Bright

Date: 9-21-2020

Signature: *Randy Bright*

Print Name: Randy Bright

Date: 9-21-2020

Signature: *Giny Wheeler*

Print Name: Giny Wheeler

Date: 9-21-2020

Signature: *Stephen Wheeler*

Print Name: Stephen Wheeler

Date: 9/21/2020

Signature: *Leigh Fowler*

Print Name: Leigh Fowler

Date: 9/21/2020

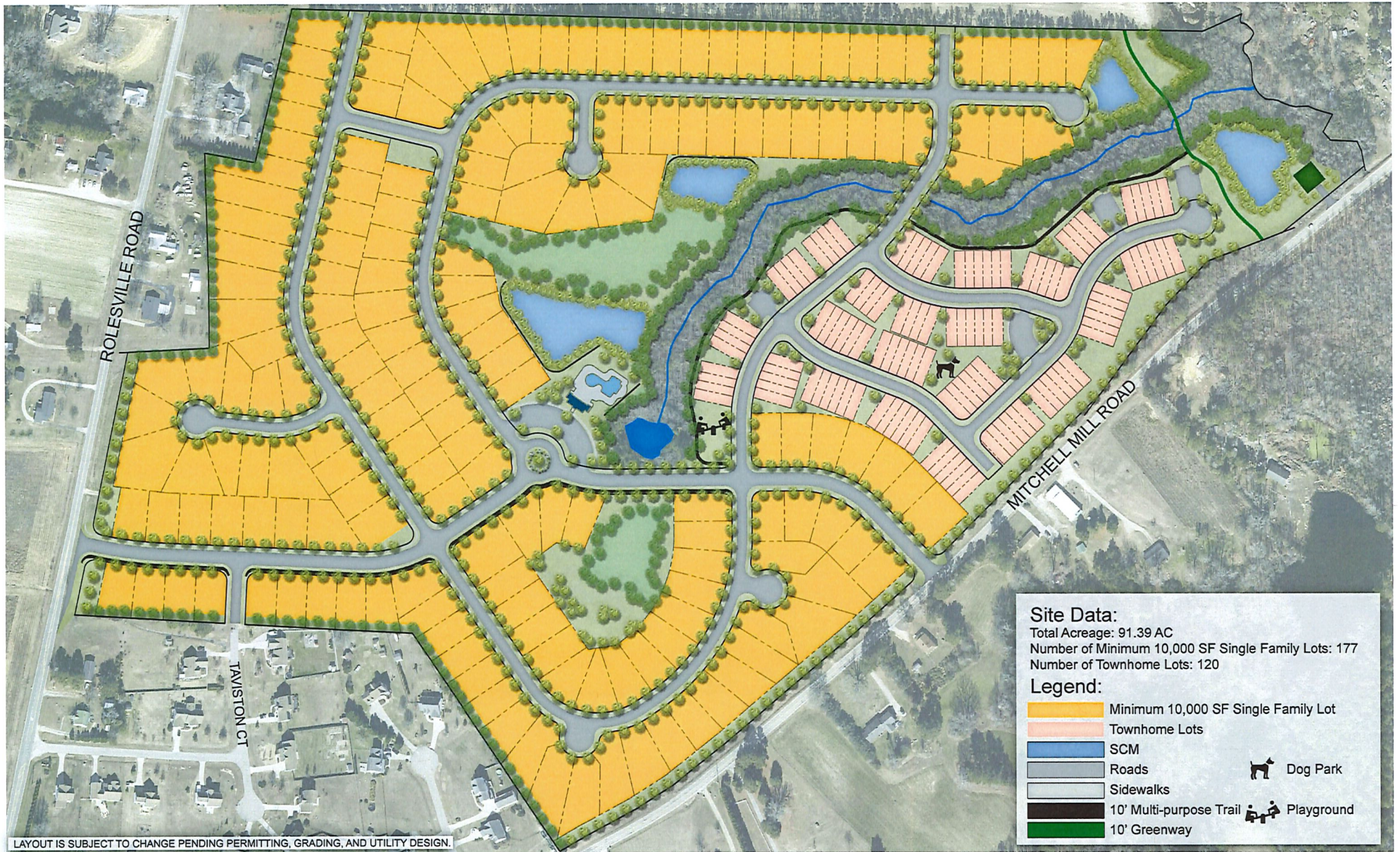
Signature: *James Robert Fowler III*

Print Name: James Robert Fowler III

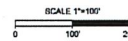
Date: 9/21-2020



Exhibit 1



WHEELER TRACT - ROLESVILLE, NC  
Conceptual Master Plan - September 16, 2020







**RESOLUTION NO. 2020-R-16**  
**TOWN BOARD OF COMMISSIONERS STATEMENT OF CONSISTENCY**  
**Case No.: MA 20-01**

WHEREAS, Hopper Communities, LLC has submitted a petition for a map amendment to the Town's official Zoning Map known as MA 20.01 to rezone 91.36 acres from the current zoning of Wake County Residential 30 Zoning District (R30) to Residential 3 Conditional Use Zoning District (R3-CZ) for property located at 1801 Rolesville Road and 6301 Mitchell Mill Road (PIN 1767483143 and 1767586083).

WHEREAS, N. C. General Statutes Section 160A-386, requires the Town Board of Commissioners to adopt a zoning amendment consistency statement whenever it approves or rejects a proposed zoning amendment;

WHEREAS, the proposed map amendment is consistent with the Rolesville Comprehensive Plan, Future Land Use Plan classification as Medium Density Residential use. The proposed R3-CZ zoning district with stated zoning district condition will permit a Medium Density Residential development.

WHEREAS, the Rolesville Planning Board at their meeting on September 28, 2020, considered the requested ordinance map amendment, and by a four ayes and one nay vote of the Board recommending to the Town Board of Commissioners to approve the requested zoning of MA 20-01 as presented. The request consistent with the Rolesville Comprehensive Plan, Future Land Use Plan classification as Medium Density Residential use. The proposed R3-CZ zoning district with stated zoning district condition will permit a Medium Density Residential development.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE:

The Town Board finds that the proposed map amendment consistent with the Rolesville Comprehensive Plan, Future Land Use Plan classification as Medium Density Residential use. The proposed R3-CZ zoning district with stated zoning district condition will permit a Medium Density Residential development.

The preceding resolution, having been submitted to a vote, received the following vote and was duly adopted the \_\_\_\_ day of \_\_\_\_\_, 2020.

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent or Excused: \_\_\_\_\_

\_\_\_\_\_  
Ronnie I. Currin, Mayor

ATTEST:

\_\_\_\_\_  
Robin E. Peyton, Town Clerk

[SEAL]

# Traffic Impact Analysis Wheeler Tract Rolesville Road





# TRAFFIC IMPACT ANALYSIS

FOR

## WHEELER TRACT

LOCATED

IN

## ROLESVILLE, NC

Prepared For:  
Hopper Communities  
173 Paraggi Court  
Clayton, NC 27527

Prepared By:  
Ramey Kemp & Associates, Inc.  
5808 Faringdon Place, Suite 100  
Raleigh, NC 27609  
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June 2019

RKA Project No. 19045



Prepared By: CAB

Reviewed By: JTR

**TRAFFIC IMPACT ANALYSIS  
WHEELER TRACT  
ROLESVILLE, NORTH CAROLINA**

**EXECUTIVE SUMMARY**

**1. Development Overview**

A Traffic Impact Analysis (TIA) was conducted for the proposed Wheeler Tract development in accordance with the Rolesville (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed development is to be located in the northeast quadrant of the intersection of Rolesville Road and Mitchell Mill Road in Rolesville, North Carolina. The proposed development is expected to consist of 233 single-family homes and 125 townhomes and is estimated to be built out in 2026. Site access will be provided via one (1) full movement driveway on Rolesville Road, one (1) full movement driveway on Mitchell Mill Road, and one (1) roadway connection to the existing development to the south of the site, Woods Crossing, via Taviswood Way.

**2. Existing Traffic Conditions**

The study area for the TIA was determined through coordination with the Town and NCDOT and consists of the following existing intersections:

- Rolesville Road and Mitchell Mill Road (unsignalized)
- Rolesville Road and Fowler Road (unsignalized)
- Rolesville Road and Taviswood Way (unsignalized)

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed above, in May of 2019 by BSI Traffic Data Collection during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods.

Traffic volumes were balanced between study intersections, where appropriate.

### 3. Site Trip Generation

The proposed development is expected to consist of 188 single-family homes and 162 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 2 provides a summary of the trip generation potential for the site.

**Table E-1: Site Trip Generation**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	233 dwellings	2300	42	128	144	85
Multifamily Housing - Townhomes (220)	125 dwellings	900	14	45	46	27
<b>Total Trips</b>		<b>3,200</b>	<b>56</b>	<b>173</b>	<b>190</b>	<b>112</b>

### 4. Future Traffic Conditions

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate projected (2026) weekday AM and PM peak hour traffic volumes based on a review of traffic growth patterns and adjacent development information. Through coordination with the Town, the following adjacent developments were identified to be included in this study:

- East Young Street PUD (The Point)
- Kalas Property
- Watkins Family Property

Through coordination with NCDOT and the Town, the future roadway improvements associated with the East Young Street PUD should be included in the analysis of future traffic conditions, where applicable.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:



- Existing (2019) Traffic Conditions
- Background (2026) Traffic Conditions
- Combined (2026) Traffic Conditions
- Combined (2026) Traffic Conditions with Improvements

## 5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for existing (2019), background (2026), and combined (2026) conditions. Refer to Section 7 of the report for the capacity analysis performed at each study intersection.

## 6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

### Recommended Improvements by Developer

#### Rolesville Road and Mitchell Mill Road

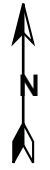
- Monitor intersection for signalization.

#### Rolesville Road and Site Drive 1

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for westbound Site Drive 1 approach.
- Provide a designated southbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.

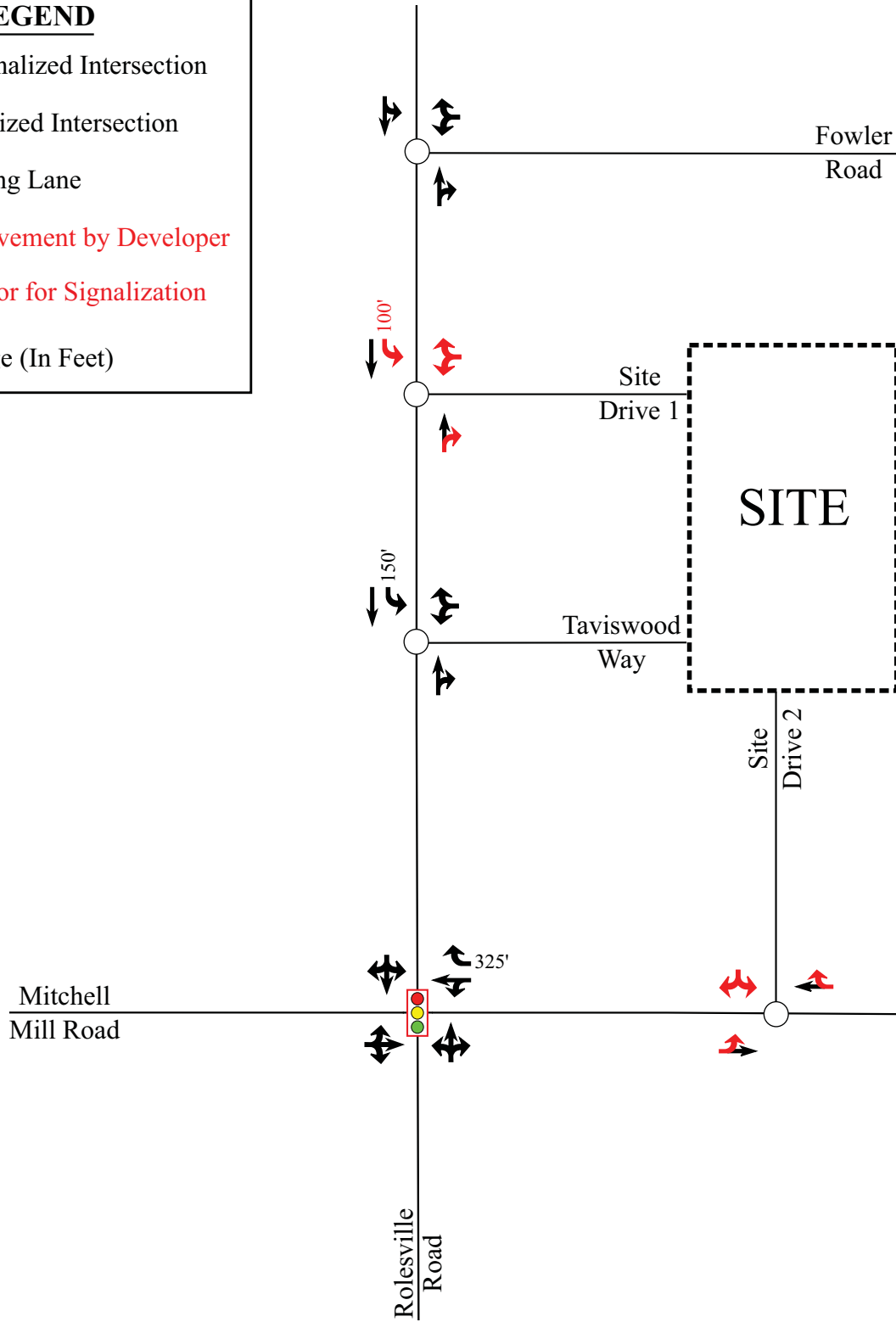
#### Mitchell Mill Road and Site Drive 2

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for southbound Site Drive 2 approach.
- Provide stop control for southbound Site Drive approach.



**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- 🚦 Monitor for Signalization
- X' Storage (In Feet)



Wheeler Tract  
Rolesville, NC

Recommended  
Lane Configurations

Scale: Not to Scale    Figure E-1

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- Appendix A: Memorandum of Understanding
- Appendix B: Traffic Counts
- Appendix C: Adjacent Development Information
- Appendix D: Capacity Calculations – Rolesville Road and Mitchell Mill Road
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- Appendix G: Capacity Calculations – Rolesville Road and Site Drive 1
- Appendix H: Capacity Calculations – Mitchell Mill Road and Site Drive 2

**TRAFFIC IMPACT ANALYSIS**  
**WHEELER TRACT**  
**ROLESVILLE, NORTH CAROLINA**

**1. INTRODUCTION**

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Wheeler Tract development to be located in the northeast quadrant of the intersection of Rolesville Road and Mitchell Mill Road in Rolesville, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2026, is assumed to consist of the following uses:

- 233 single-family detached homes
- 125 townhomes

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2019) Traffic
- Background (2026) Traffic
- Combined (2026) Traffic
- Combined (2026) Traffic with Improvements

**1.1. Site Location and Study Area**

The development is proposed to be located in the northeast quadrant of the intersection of Rolesville Road and Mitchell Mill Road in Rolesville, North Carolina. Refer to Figure 1 for the site location map.



The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Town of Rolesville (Town) and consists of the following existing intersections:

- Rolesville Road and Mitchell Mill Road (unsignalized)
- Rolesville Road and Fowler Road (unsignalized)
- Rolesville Road and Taviswood Way (unsignalized)

Refer to Appendix A for the approved Memorandum of Understanding.

### **1.2. Proposed Land Use and Site Access**

The proposed development, anticipated to be completed in 2026, is expected to consist of 233 single-family detached homes and 125 townhomes. Site access is proposed via one (1) full movement driveway on Rolesville Road and one (1) full movement driveway on Mitchell Mill Road. Site access will also be provided through a roadway connection to the existing development to the south of the site, Woods Crossing, via Taviswood Way. Refer to Figure 2 for a copy of the preliminary site plan.

### **1.3. Adjacent Land Uses**

The proposed development is located in an area consisting primarily of undeveloped land and residential development. Rolesville High School is to the north of the proposed site location along Rolesville Road.

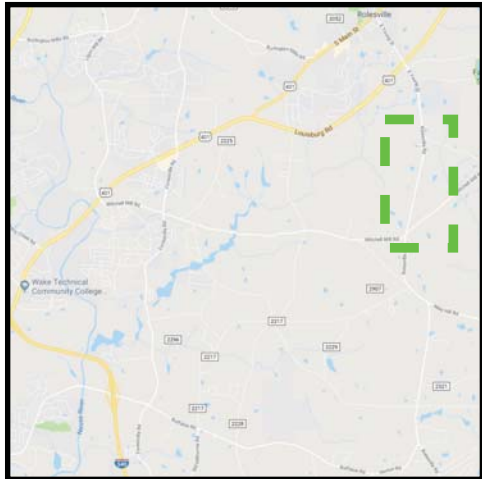
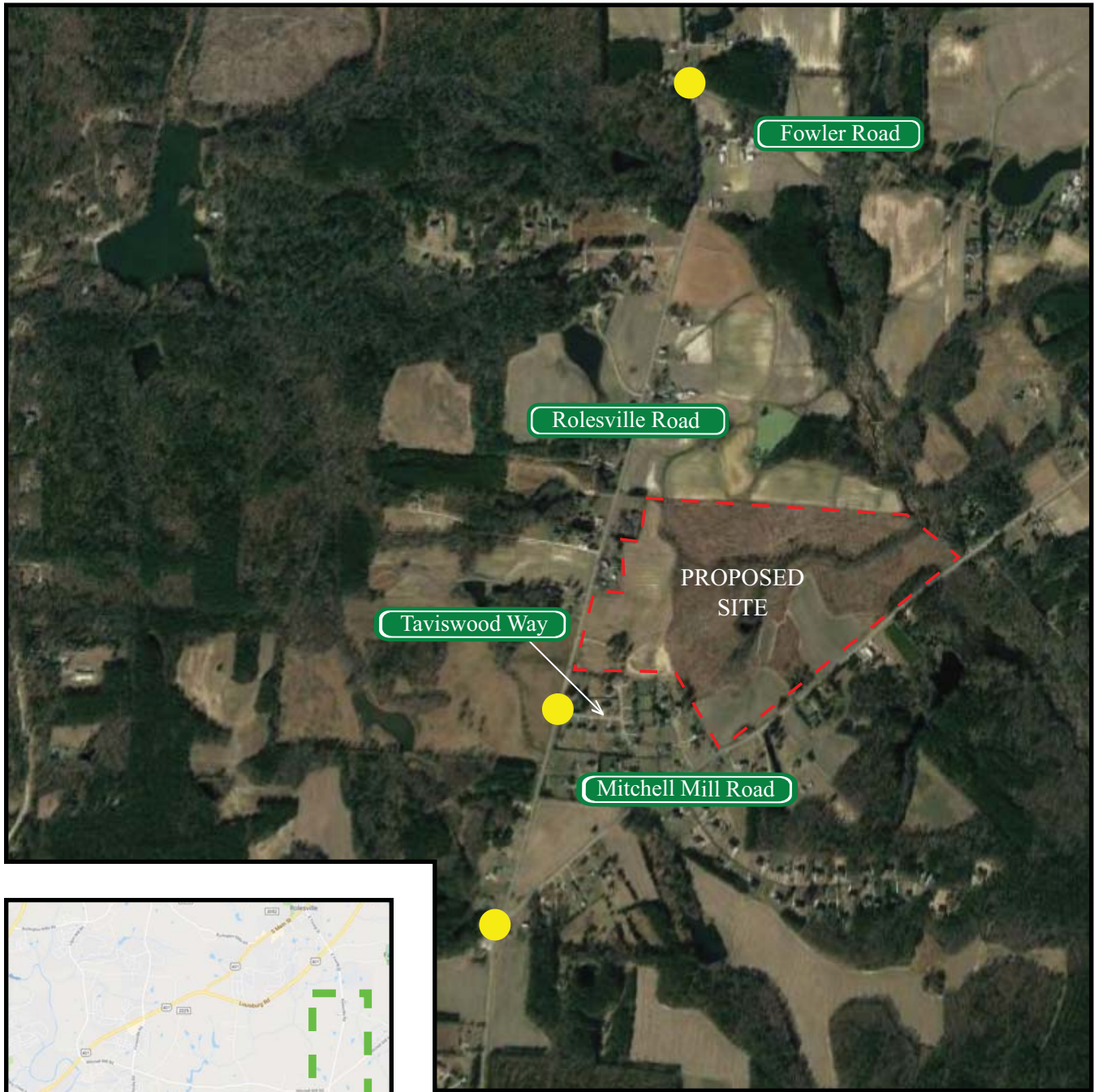
### **1.4. Existing Roadways**

Existing lane configurations (number of traffic lanes on each intersection approach), lane widths, storage capacities, and other intersection and roadway information was collected through field reconnaissance by Ramey Kemp & Associates, Inc. (RKA). Table 1 provides a summary of the field data collected. Refer to Figure 3 for an illustration of the existing lane configurations within the study area.




**Table 1: Existing Roadway Inventory**

<b>Road Name</b>	<b>Route Number</b>	<b>Typical Cross Section</b>	<b>Speed Limit</b>	<b>Maintained By</b>	<b>2017 AADT (vpd)</b>
Rolesville Road	SR 1003	2-lane undivided	45 mph	NCDOT	3100
Mitchell Mill Road	SR 2224	2-lane undivided	45 mph	NCDOT	2100
Fowler Road	SR 2308	2-lane undivided	45 mph	NCDOT	990
Taviswood Way	N/A	2-lane undivided	25 mph (unposted)	Local	90*

\* ADT based on the traffic counts from 2019 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



**LEGEND**

-  Proposed Site Location
-  Study Intersection
-  Study Area



Wheeler Tract  
Rolesville, NC

Site Location Map

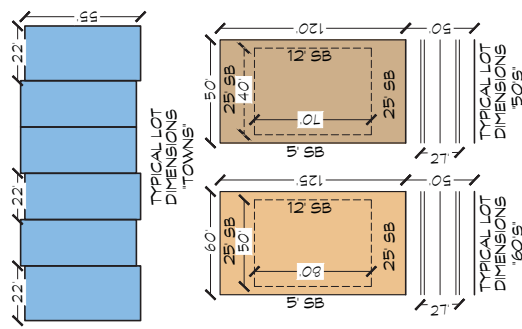
Scale: Not to Scale

Figure 1



**SITE DATA**

PROPERTY OWNER: 1400 FOWLER ROAD, WARE, NC 27586  
 NAME: WHEELER TRACT  
 WARE COUNTY (PINS): 11617493143, 11617506093  
 ZONING: S-1  
 TRACT AREA: 93.57 AC (COMPUTED)  
 AREA IN R/W: 16.39 AC  
 NET TRACT AREA: 77.18 AC  
 MINIMUM LOT SIZE: 16,39 SQ FT  
 MINIMUM LOT AREA: 9500 SQ FT  
 PROPOSED NUMBER OF LOTS: 361  
 NUMBER OF 50' WIDE LOTS: 361  
 NUMBER OF 30' WIDE LOTS: 0  
 NUMBER TOWNHOUSES: 125  
 PROPOSED DENSITY: 361 / 93.57 = 3.9 UNITS/AC  
 LENGTH OF 50' R/W: 41,120.00 LF



**GENERAL NOTES**


- BOUNDARY IS TAKEN FROM GIS INFORMATION ON FILE WITH WARE COUNTY.
- THIS PLAN IS CONCEPTUAL IN NATURE AND HAS NOT BEEN REVIEWED BY ANY AGENCY.
- UNIT COUNT IS SUBJECT TO CHANGE PENDING WETLAND AND BUFFER DETERMINATIONS.
- THIS SITE WILL REQUIRE TOWN OF ROLESVILLE ZONING. THIS LAYOUT ASSUMES REPTD.
- FEMA DESIGNATED FLOOD ZONES ARE LOCATED ON THIS SITE.

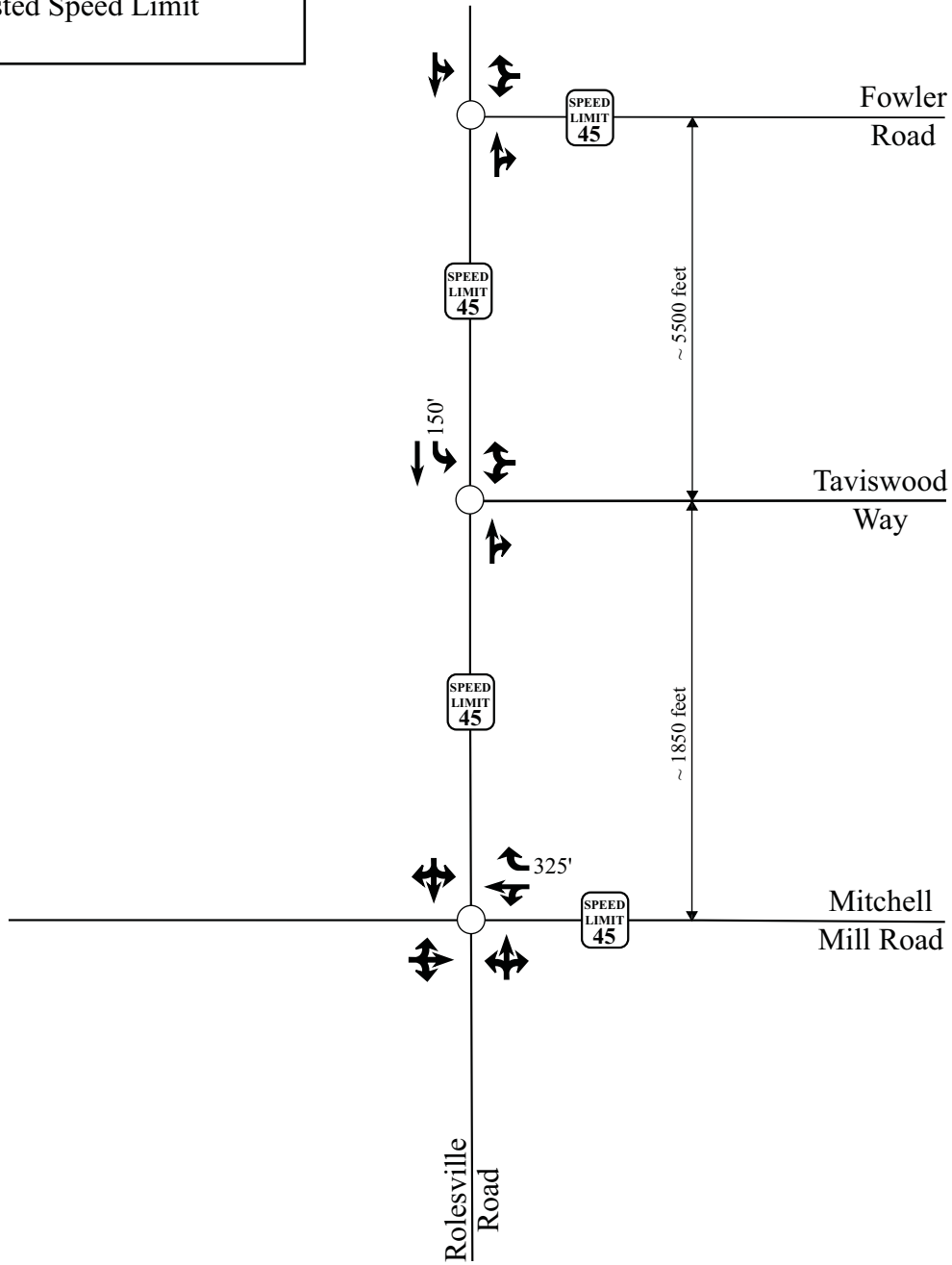
<p><b>WHEELER TRACT</b> SINGLE FAMILY DETACHED (35' WIDE)</p>		<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 11/19/2019</p>	<p>SHEET # CP-3</p>
<p>TOWN OF ROLESVILLE NORTH CAROLINA</p>		<p>PROJECT NUMBER: 30</p>	<p>DRAWN BY: J. COOPER</p>	<p>PRIEST, CRAVEN &amp; ASSOCIATES, INC. LAND USE CONSULTANTS, PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3809 E. Orange Drive, Suite 304 Raleigh, NC 27609, Phone: 919.770.0100, Fax: 919.770.2388, Email: PCAST@priestcraven.com, www.priestcraven.com</p>
<p><b>CONCEPT PLAN 3</b></p>				





**LEGEND**

- Unsignalized Intersection
- ➔ Existing Lane
- X' Storage (In Feet)
-  Posted Speed Limit



Wheeler Tract  
Rolesville, NC

Existing  
Lane Configurations

Scale: Not to Scale

Figure 3

## **2. EXISTING (2019) PEAK HOUR CONDITIONS**

### **2.1. Existing (2019) Peak Hour Traffic**

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in May of 2019 by BSI Traffic Data Collection during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Rolesville Road and Mitchell Mill Road (unsignalized)
- Rolesville Road and Fowler Road (unsignalized)
- Rolesville Road and Taviswood Way (unsignalized)

Traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for existing (2019) weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

### **2.2. Analysis of Existing (2019) Peak Hour Traffic**

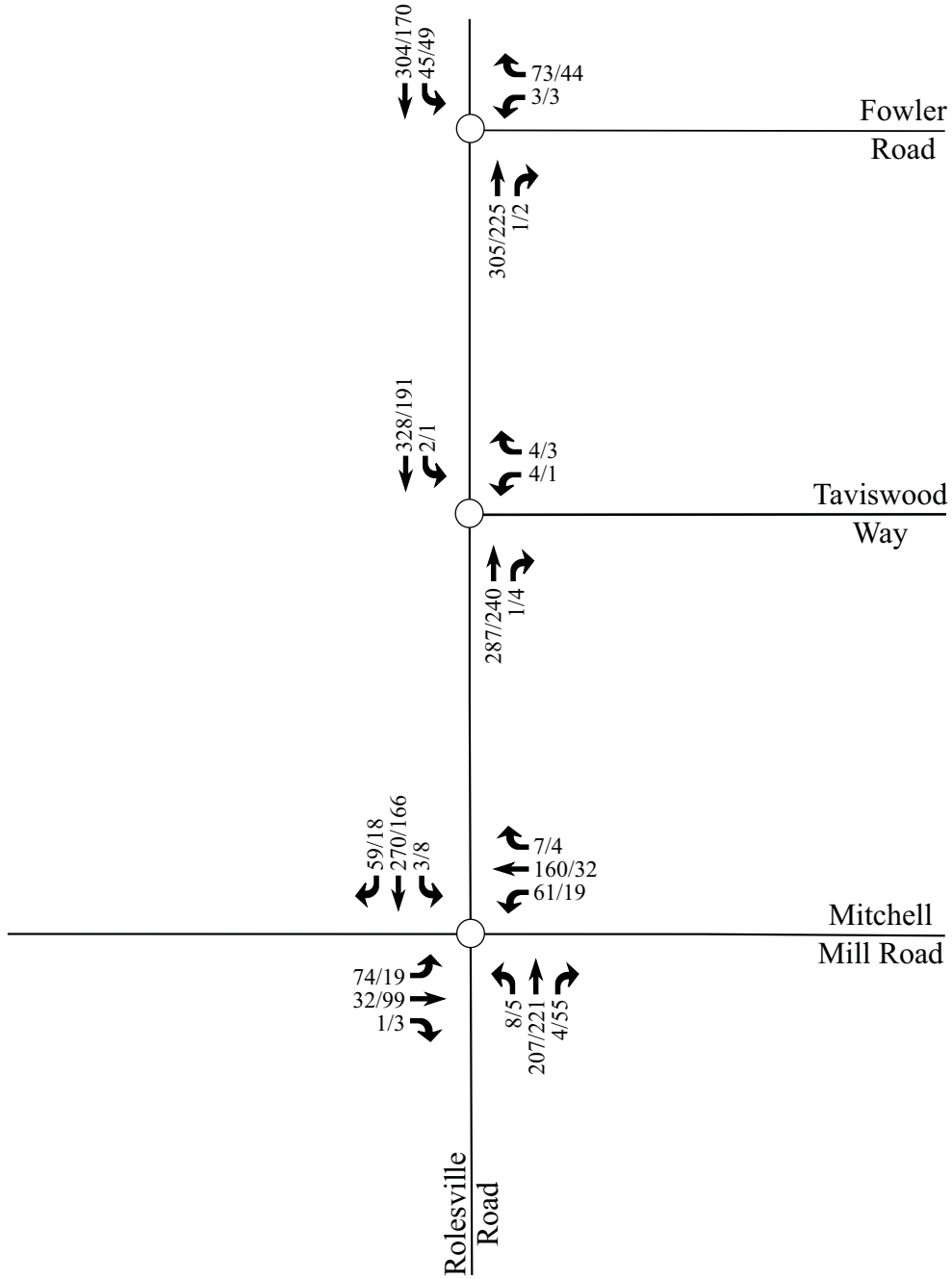
The existing (2019) weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. The results of the analysis are presented in Section 7 of this report.



**LEGEND**

○ Unsignalized Intersection

X/Y → Weekday AM / PM Peak Hour Traffic



Wheeler Tract  
Rolesville, NC

Existing (2019)  
Peak Hour Traffic

Scale: Not to Scale

Figure 4

### **3. BACKGROUND (2026) PEAK HOUR CONDITIONS**

In order to account for growth of traffic and subsequent traffic conditions at a future year, background traffic projections are needed. Background traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. Background traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

#### **3.1. Ambient Traffic Growth**

Through coordination with the Town and NCDOT, it was determined that an annual growth rate of 2% would be used to generate projected (2026) weekday AM and PM peak hour traffic volumes. Refer to Figure 5 for projected (2026) peak hour traffic.

#### **3.2. Adjacent Development Traffic**

Through coordination with the Town, the following adjacent developments were identified to be included in this study:

- East Young Street PUD (The Point)
- Kalas Property
- Watkins Family Property

Adjacent development trips are shown in Figure 6. Adjacent development information can be found in Appendix C.

#### **3.3. Future Roadway Improvements**

Based on coordination with the NCDOT and the Town, it was determined there were no future roadway improvements to consider with this study.

#### **3.4. Background (2026) Peak Hour Traffic Volumes**

The background (2026) traffic volumes were determined by projecting the existing (2019) peak hour traffic to the year 2026, and adding the adjacent development trips. Refer to Figure 7 for an illustration of the background (2026) peak hour traffic volumes at the study intersections.



### **3.5. Analysis of Background (2026) Peak Hour Traffic Conditions**

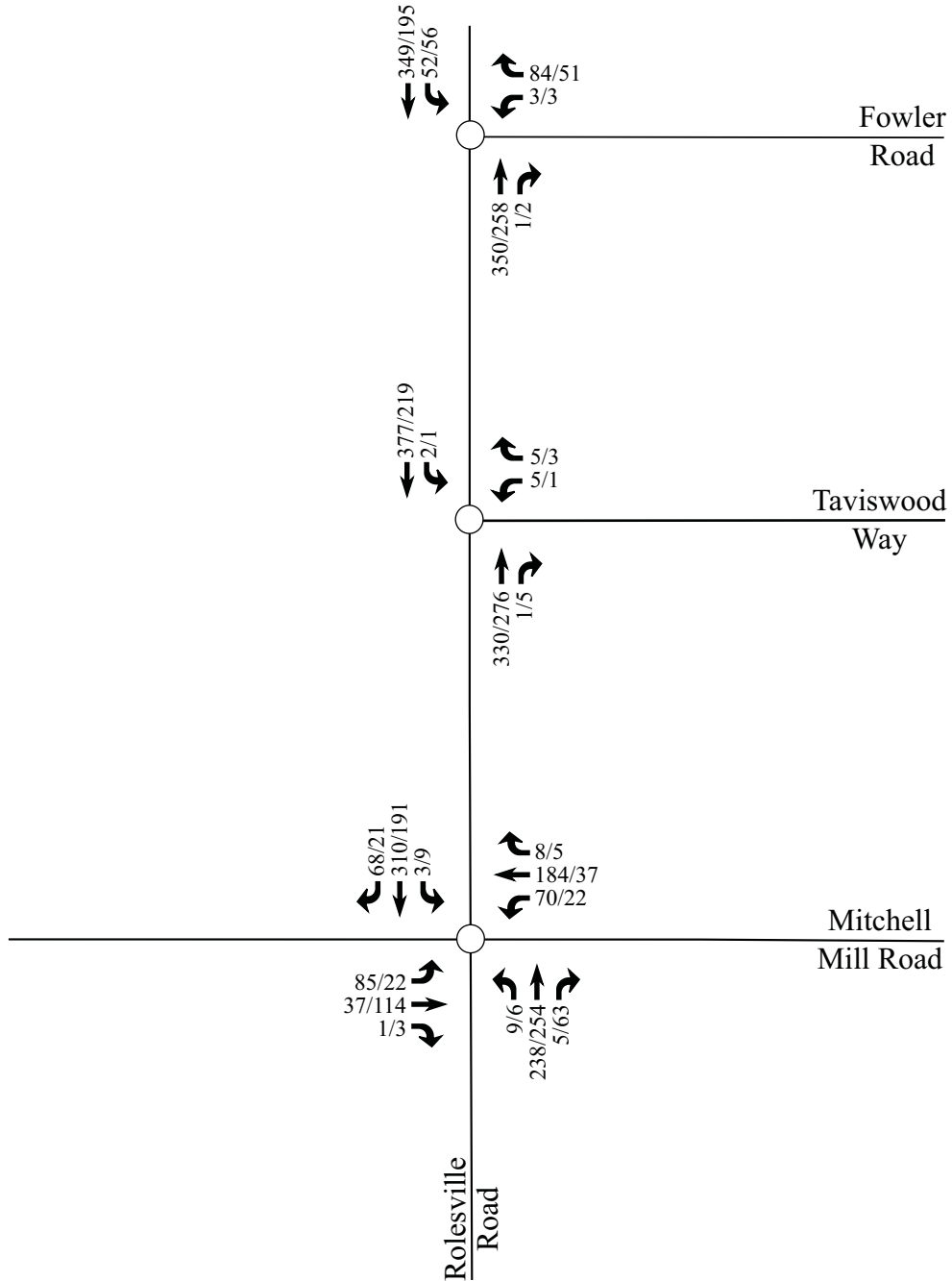
The background (2026) AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.



**LEGEND**

○ Unsignalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



Wheeler Tract  
Rolesville, NC

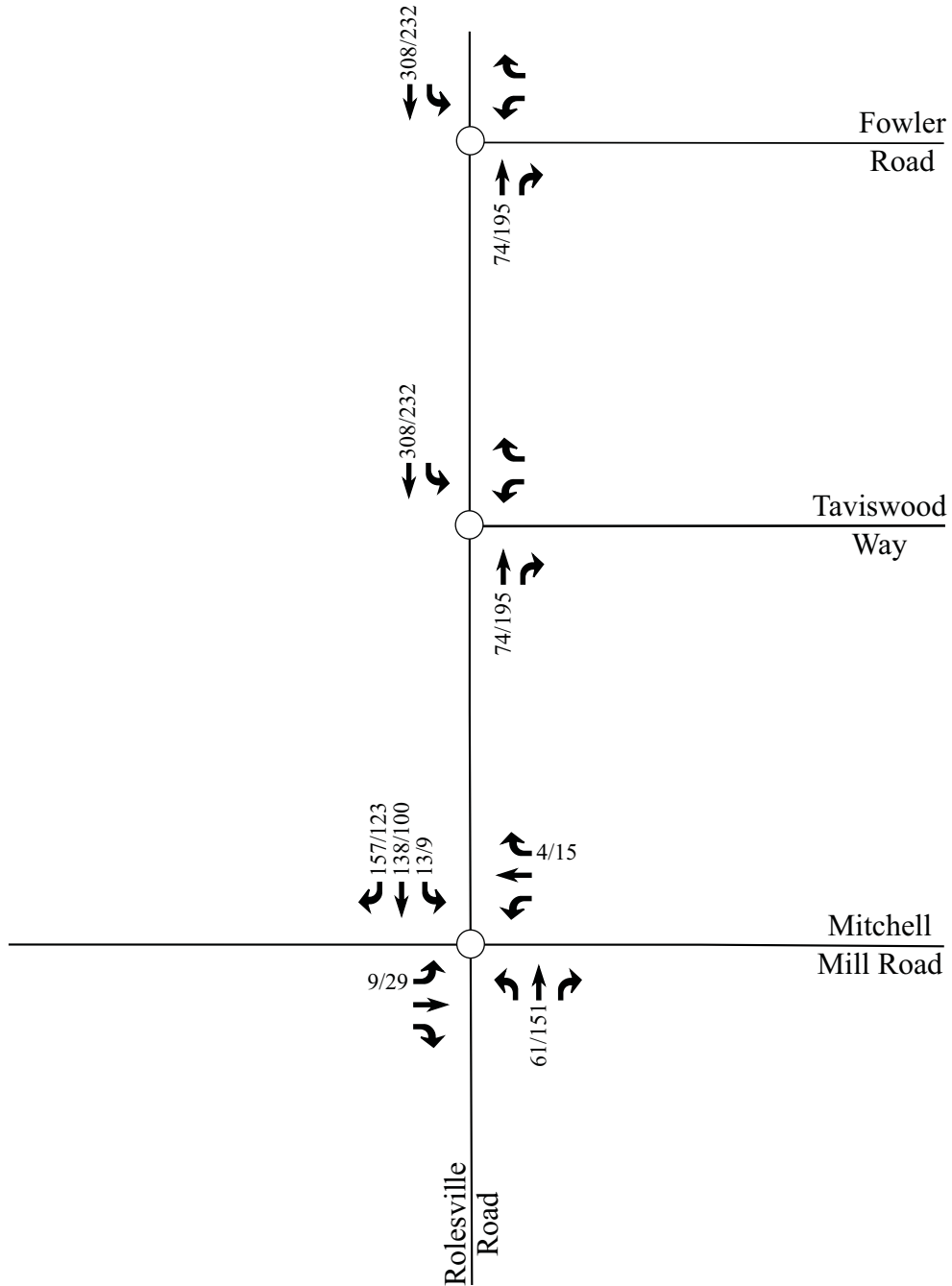
Projected (2026)  
Peak Hour Traffic

Scale: Not to Scale

Figure 5

**LEGEND**

- Unsignalized Intersection
- X/Y → Weekday AM / PM Peak Hour Adjacent Development Trips



Wheeler Tract  
Rolesville, NC

Peak Hour Adjacent  
Development Trips

Scale: Not to Scale

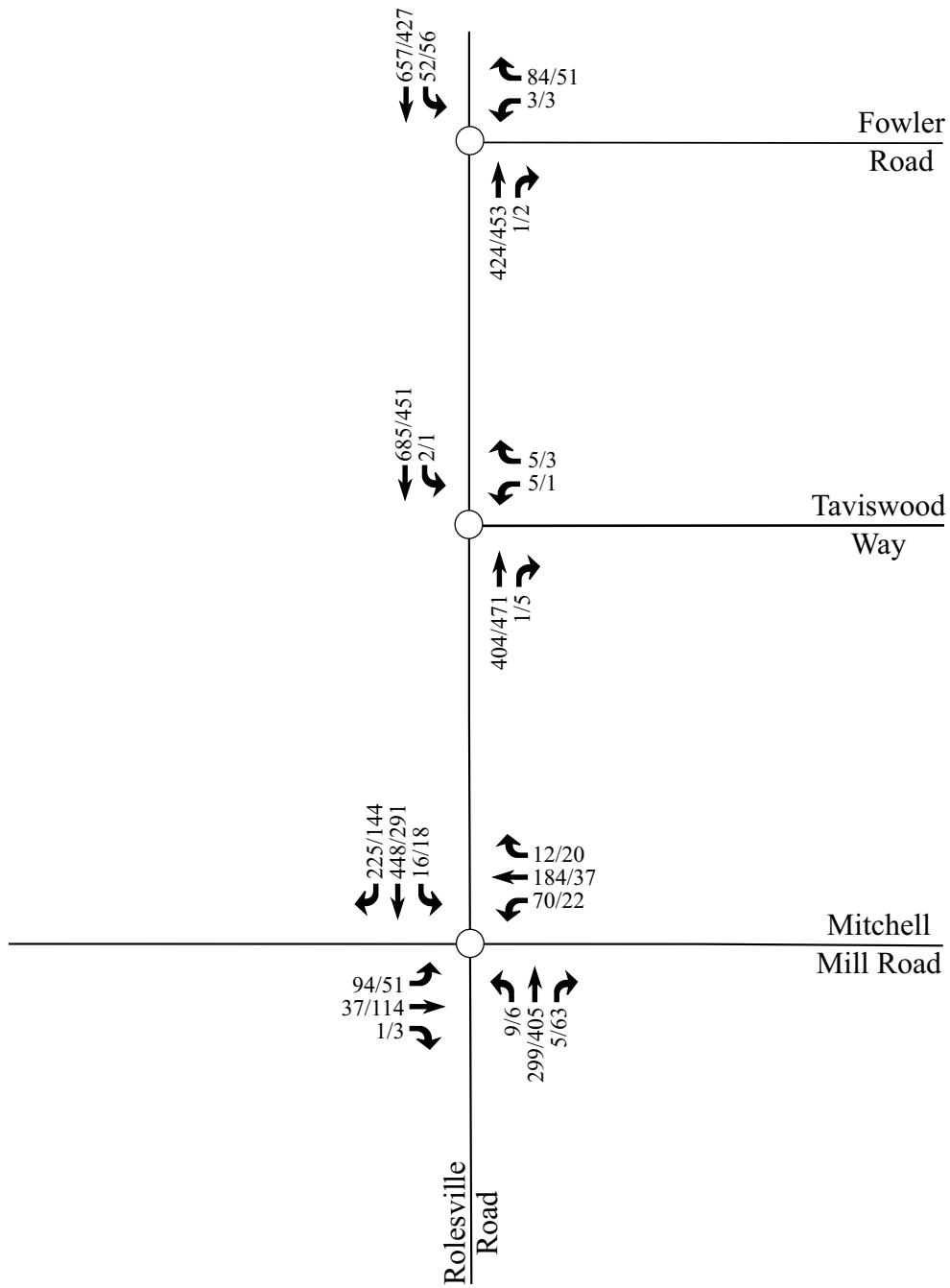
Figure 6



**LEGEND**

○ Unsignalized Intersection

X / Y → Weekday AM / PM Peak Hour Traffic



Wheeler Tract  
Rolesville, NC

Background (2026)  
Peak Hour Traffic

Scale: Not to Scale

Figure 7



**4. SITE TRIP GENERATION AND DISTRIBUTION**

**4.1. Trip Generation**

The proposed development is assumed to consist of 233 single-family detached homes and 125 townhomes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition. Table 2 provides a summary of the trip generation potential for the site.

**Table 2: Trip Generation Summary**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	AM Peak Hour Trips (vph)		PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single Family Detached Housing (210)	233 dwellings	2300	42	128	144	85
Multifamily Housing - Townhomes (220)	125 dwellings	900	14	45	46	27
<b>Total Trips</b>		<b>3,200</b>	<b>56</b>	<b>173</b>	<b>190</b>	<b>112</b>

It is estimated that the proposed development will generate approximately 3,200 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 229 trips (56 entering and 173 exiting) will occur during the AM peak hour and 302 trips (190 entering and 112 exiting) will occur during the PM peak hour.

**4.2. Site Trip Distribution and Assignment**

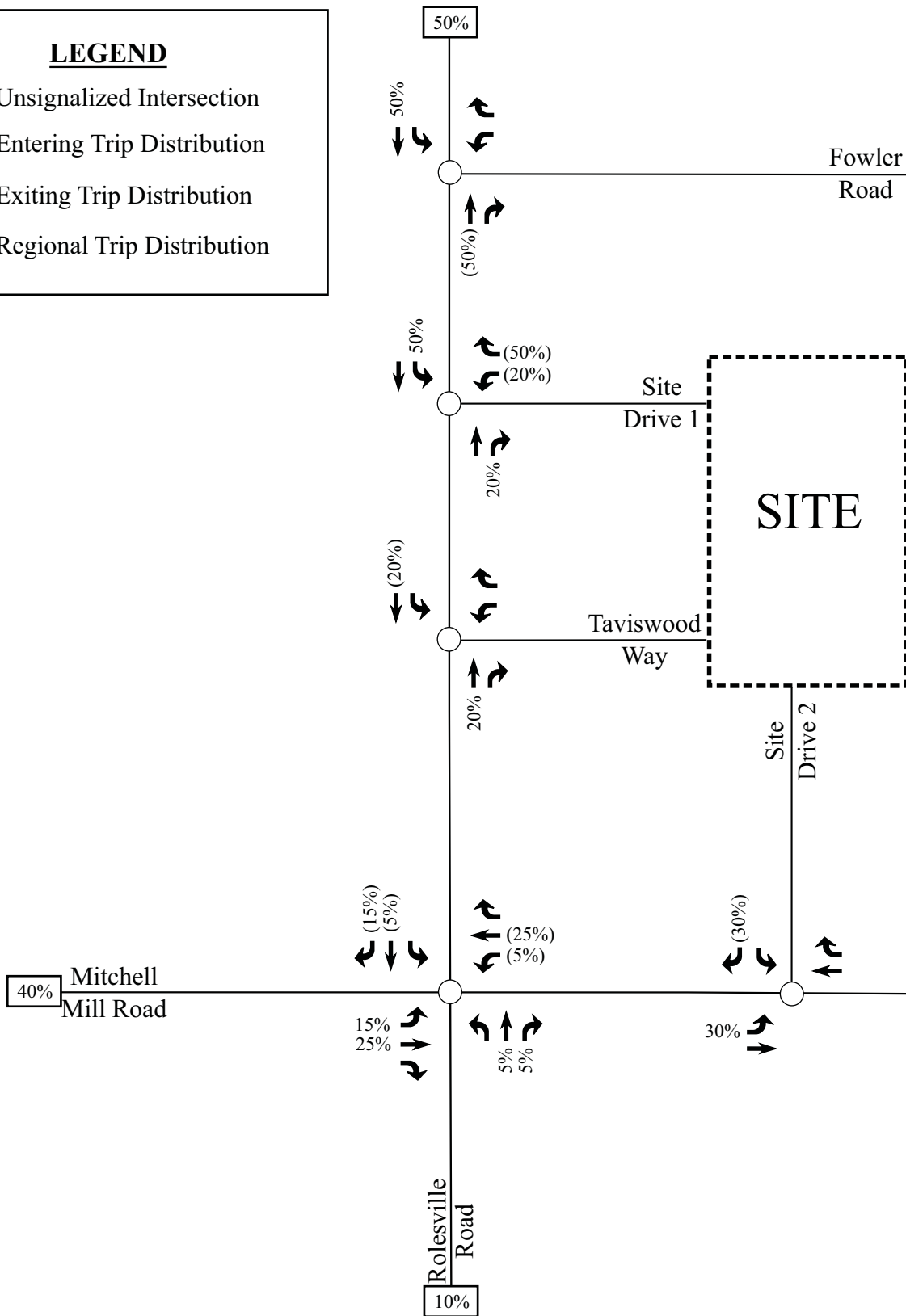
Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment. It is estimated that trips will be distributed as follows:

- 50% to/from the north via Rolesville Road
- 40% to/from the west via Mitchell Mill Road
- 10% to/from the south via Rolesville Road

The site trip distribution is shown in Figure 8. Refer to Figure 9 for the site trip assignment.

**LEGEND**

- Unsignalized Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- XX% Regional Trip Distribution



Wheeler Tract  
Rolesville, NC

Site Trip Distribution

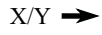
Scale: Not to Scale

Figure 8

**LEGEND**



Unsignalized Intersection



Weekday AM / PM  
Peak Hour Site Trips

Mitchell  
Mill Road

Rolesville  
Road

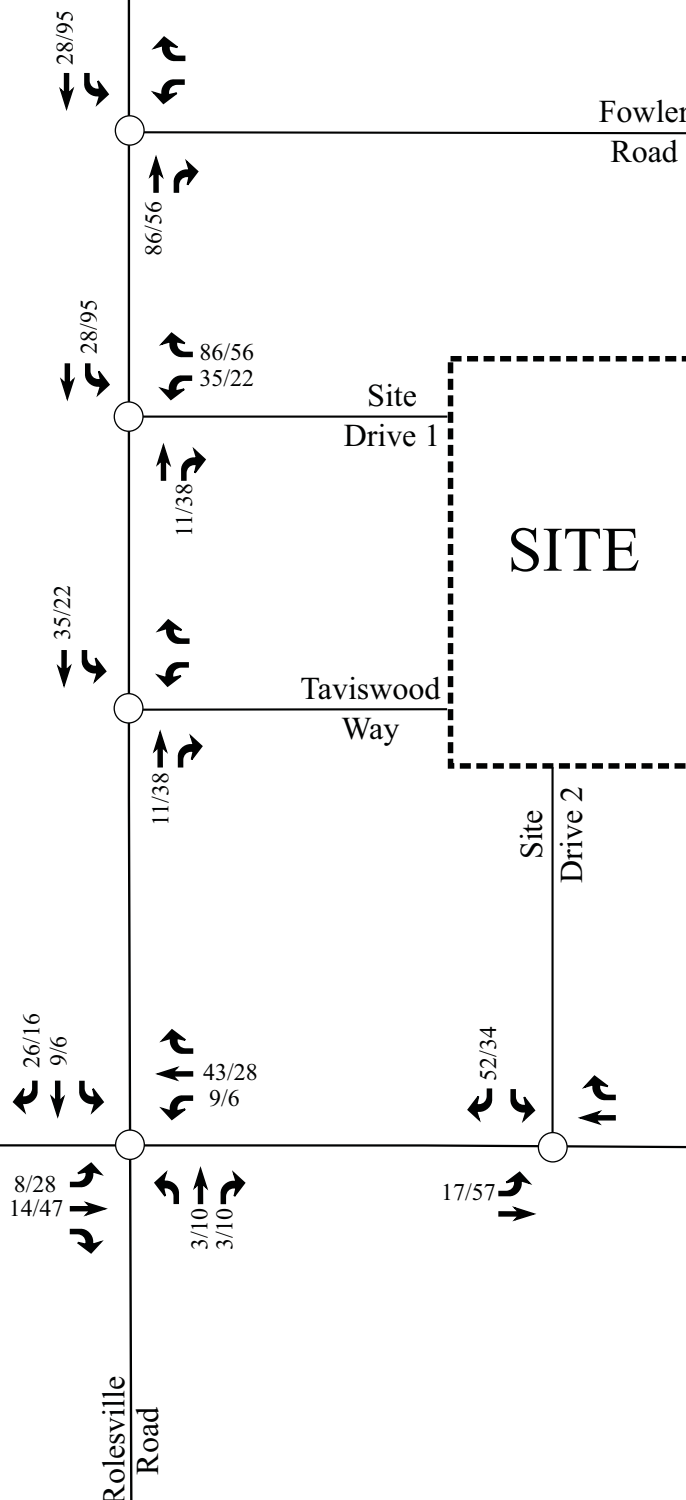
Fowler  
Road

Site  
Drive 1

Taviswood  
Way

SITE

Site  
Drive 2



Wheeler Tract  
Rolesville, NC

Site  
Trip Assignment

Scale: Not to Scale

Figure 9

## **5. COMBINED (2026) TRAFFIC CONDITIONS**

### **5.1. Combined (2026) Peak Hour Traffic Volumes**

To estimate traffic conditions with the site fully built-out, the total site trips were added to the background (2026) traffic volumes to determine the combined (2026) traffic volumes. Refer to Figure 10 for an illustration of the combined (2026) peak hour traffic volumes with the proposed site fully developed.

### **5.2. Analysis of Combined (2026) Peak Hour Traffic**

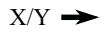
Study intersections were analyzed with the combined (2026) traffic volumes using the same methodology previously discussed for existing and background traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.



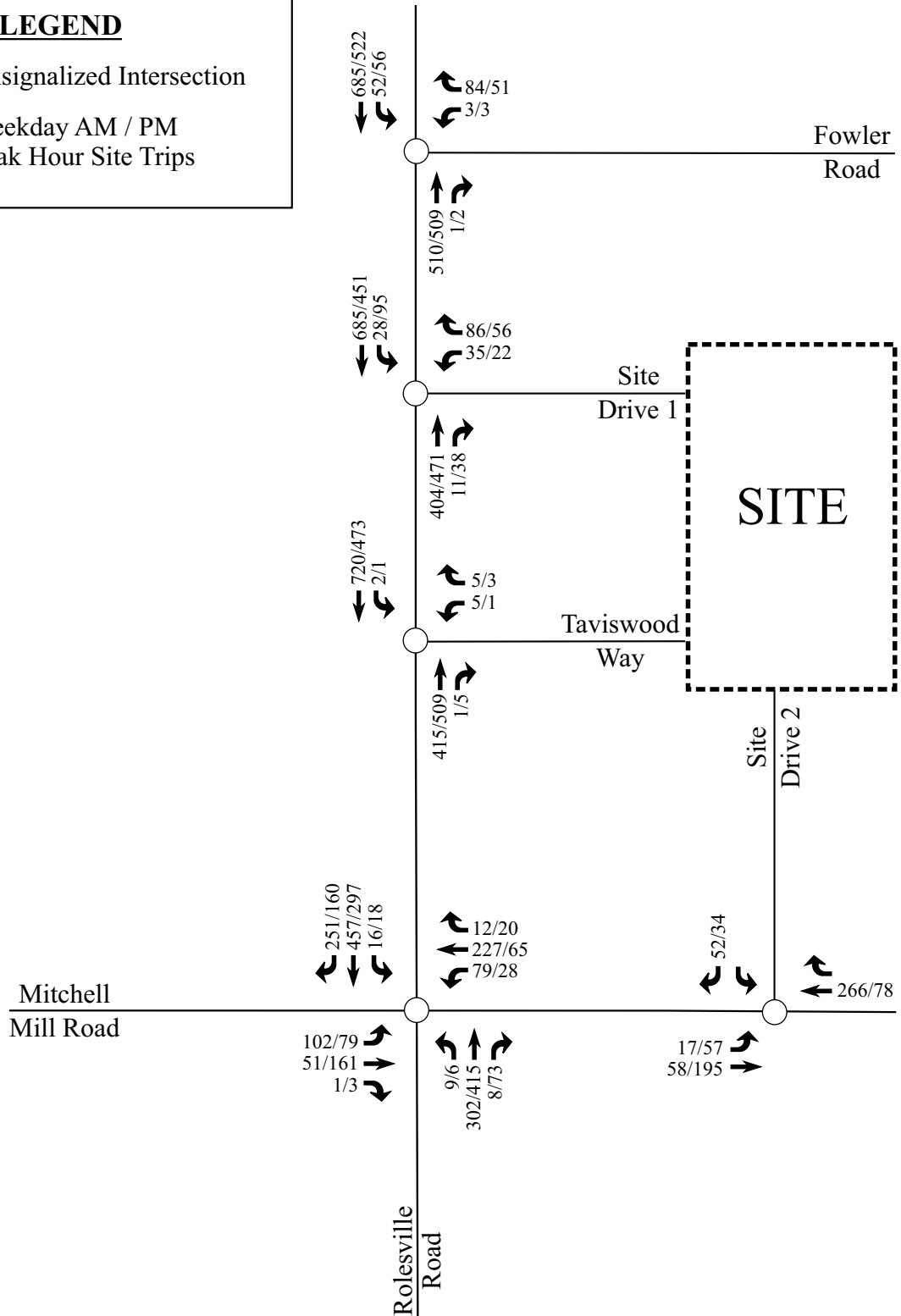
**LEGEND**



Unsignalized Intersection



Weekday AM / PM  
Peak Hour Site Trips



Wheeler Tract  
Rolesville, NC

Combined (2026)  
Peak Hour Traffic

Scale: Not to Scale

Figure 10

**6. TRAFFIC ANALYSIS PROCEDURE**

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6<sup>th</sup> Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 10.3), was used to complete the analyses for most of the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions, and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 3 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 30 seconds at an unsignalized intersection results in LOS “D” operation at the intersection.

**Table 3: Highway Capacity Manual – Levels-of-Service and Delay**

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

**6.1. Adjustments to Analysis Guidelines**

Capacity analysis at all study intersections was completed according to the NCDOT Congestions Management Guidelines.

**7. CAPACITY ANALYSIS**

**7.1. Rolesville Road and Mitchell Mill Road**

The existing unsignalized intersection of Rolesville Road and Mitchell Mill Road was analyzed under existing (2019), background (2026), and combined (2026) traffic conditions with the lane configurations and traffic control shown in Table 4. Refer to Table 4 for a summary of the analysis results. Refer to Appendix D for the Synchro capacity analysis reports.

**Table 4: Analysis Summary of Rolesville Road and Mitchell Mill Road**

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2019) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT 1 LT-TH-RT	B B B C	N/A	A A B A	N/A
Background (2026) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT 1 LT-TH-RT	C C D F	N/A	B B D D	N/A
Combined (2026) Conditions	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT 1 LT-TH-RT	C E D F	N/A	C B F F	N/A
Combined (2026) Conditions – Roundabout	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT 1 LT-TH-RT	B B B F	E (36)	B A C B	C (15)
Combined (2026) Conditions – Signalization	EB WB NB SB	1 LT-TH-RT 1 LT-TH, 1 RT 1 LT-TH-RT 1 LT-TH-RT	D C A C	C (23)	C B B B	B (15)

Capacity analysis of existing (2019) traffic conditions indicates that each approach at the intersection of Rolesville Road and Mitchell Mill Road is expected to operate at LOS C or better during both weekday AM and PM peak hours. Under background (2026) traffic

conditions, each approach is expected to operate at LOS D or better, with the exception of the southbound approach, which is expected to operate at LOS F, during the weekday AM peak hour. Under combined (2026) traffic conditions, the intersection is expected to have multiple approaches degrade below acceptable LOS during both weekday AM and PM peak hour. It should be noted that the SimTraffic simulation illustrates significant queuing at the southbound approach during the weekday AM peak hour under both background (2026) and combined (2026) traffic conditions.

Based on coordination with the Town and NCDOT during the scoping process, due to the current geometry of the intersection, significant geometric improvement would not be feasible without acquiring additional right-of-way and a proportional share fee-in-lieu would be considered if significant improvement is required.

A roundabout was considered as an improvement at the intersection. Combined (2026) traffic volumes were analyzed with SIDRA 7. Although there are geometric challenges with converting the existing intersection to a roundabout design, the intersection was analyzed as a roundabout to determine if it would be a viable improvement. With a roundabout, the intersection is expected to operate at an overall LOS E during the weekday AM peak hour and LOS C during the weekday PM peak hour, with the southbound approach failing during the weekday AM peak hour. Based on the predicted operations, a roundabout would not be recommended.

A traffic signal was considered at this intersection, and background (2026) and combined (2026) traffic volumes were analyzed utilizing the criteria contained in the *Manual on Uniform Traffic Control Devices* (MUTCD). A traffic signal was warranted during both weekday peak hours under background (2026) and combined (2026) traffic conditions. Due to the high amount of residential development in the surrounding area, which typically has two peak hours during the day, the intersection may not meet the 4 or 8-hour volumes that the NCDOT typically require for installation of a traffic signal. A traffic signal was analyzed under combined (2026) traffic conditions. It should be noted that due to the existing lane configuration and approach angles, the intersection was analyzed with permitted only phasing.

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Split phasing at the eastbound and westbound approaches would result in unacceptable approach levels of service; however, the intersection sight distance will need to be evaluated before allowing permitted-only phasing. With signalization, the intersection is expected to operate at an overall LOS C or better and all of the approaches are expected to operate at LOS D or better during both the weekday AM and PM peak hours. It is recommended that the intersection is monitored for signalization.



**7.2. Rolesville Road and Fowler Road**

The existing unsignalized intersection of Rolesville Road and Fowler Road was analyzed under existing (2019), background (2026), and combined (2026) traffic conditions with existing lane configurations and traffic control. Refer to Table 5 for a summary of the analysis results. Refer to Appendix E for the Synchro capacity analysis reports.

**Table 5: Analysis Summary of Rolesville Road and Fowler Road**

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2019) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	B <sup>2</sup> -- A <sup>1</sup>	N/A	B <sup>2</sup> -- A <sup>1</sup>	N/A
Background (2026) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	B <sup>2</sup> -- A <sup>1</sup>	N/A	B <sup>2</sup> -- A <sup>1</sup>	N/A
Combined (2026) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT-TH	B <sup>2</sup> -- A <sup>1</sup>	N/A	B <sup>2</sup> -- A <sup>1</sup>	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2019), background (2026), and combined (2026) traffic conditions indicates all minor-street approaches and major-street left-turn movements at Rolesville Road and Fowler Road are expected to operate at LOS B or better during both weekday AM and PM peak hours.

**7.3. Rolesville Road and Taviswood Way**

The existing unsignalized intersection of Rolesville Road and Taviswood Way was analyzed under existing (2019), background (2026), and combined (2026) traffic conditions with existing lane configurations and traffic control. Refer to Table 6 for a summary of the analysis results. Refer to Appendix F for the Synchro capacity analysis reports.

**Table 6: Analysis Summary of Rolesville Road and Taviswood Way**

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Existing (2019) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT, 1 TH	B <sup>2</sup> -- A <sup>1</sup>	N/A	B <sup>2</sup> -- A <sup>1</sup>	N/A
Background (2026) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT, 1 TH	C <sup>2</sup> -- A <sup>1</sup>	N/A	B <sup>2</sup> -- A <sup>1</sup>	N/A
Combined (2026) Conditions	WB NB SB	1 LT-RT 1 TH-RT 1 LT, 1 TH	C <sup>2</sup> -- A <sup>1</sup>	N/A	B <sup>2</sup> -- A <sup>1</sup>	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis of existing (2019), background (2026), and combined (2026) traffic conditions indicates all minor-street approaches and major-street left-turn movements at Rolesville Road and Fowler Road are expected to operate at LOS C or better during both weekday AM and PM peak hours.

**7.4. Rolesville Road and Site Drive 1**

The proposed unsignalized intersection of Rolesville Road and Site Drive 1 was analyzed under combined (2026) traffic conditions with proposed lane configurations and traffic control. Refer to Table 7 for a summary of the analysis results. Refer to Appendix G for the Synchro capacity analysis reports.

**Table 7: Analysis Summary of Rolesville Road and Site Drive 1**

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Combined (2026) Conditions	<b>WB</b> NB SB	<b>1 LT-RT</b> 1 TH-RT <b>1 LT, 1 TH</b>	C <sup>2</sup> -- A <sup>1</sup>	N/A	C <sup>2</sup> -- A <sup>1</sup>	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

**Improvements to lane configurations are shown in bold.**

Capacity analysis of combined (2026) traffic conditions indicates all minor-street approaches and major-street left-turn movements at the intersection of Rolesville Road are expected to operate at LOS C or better during the weekday AM and PM peak hours.

Turn lanes were considered based on the NCDOT *Policy on Street and Driveway Access to North Carolina Highways* (Driveway Manual). A southbound left-turn lane with a minimum of 100 feet of storage and appropriate taper and deceleration is recommended at this intersection. Due to the expected low volume of northbound right-turning traffic, a right-turn lane is not recommended.

**7.5. Mitchell Mill Road and Site Drive 2**

The proposed unsignalized intersection of Mitchell Mill Road and Site Drive 2 was analyzed under combined (2026) traffic conditions with proposed lane configurations and traffic control. Refer to Table 8 for a summary of the analysis results. Refer to Appendix H for the Synchro capacity analysis reports.

**Table 8: Analysis Summary of Mitchell Mill Road and Site Drive 2**

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
Combined (2026) Conditions	EB WB SB	1 LT-TH 1 TH-RT <b>1 LT-RT</b>	A <sup>1</sup> -- B <sup>2</sup>	N/A	A <sup>1</sup> -- A <sup>2</sup>	N/A

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

**Improvements to lane configurations are shown in bold.**

Capacity analysis of combined (2026) traffic conditions indicates all minor-street approaches and major-street left-turn movements at the intersection of Rolesville Road are expected to operate at LOS B or better during the weekday AM and PM peak hours.

Right and left-turn lanes were considered at this intersection; however, Mitchell Mill Road is expected to have an AADT less than 4,000 vehicles per day in 2026, which is the threshold typically used by the NCDOT to consider turn lanes.

## 8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the proposed Wheeler Tract development, located in the northeast quadrant of the intersection of Rolesville Road and Mitchell Mill Road in Rolesville, North Carolina. The proposed development is expected to be a residential development and be built out by 2026. Site access is proposed via one (1) full movement driveway on Rolesville Road, one (1) full movement driveway on Mitchell Mill Road, and one (1) roadway connection to the existing development to the south of the site, Woods Crossing, via Taviswood Way.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- Existing (2019) Traffic Conditions
- Background (2026) Traffic Conditions
- Combined (2026) Traffic Conditions
- Combined (2026) Traffic Conditions with Improvements

### Trip Generation

It is estimated that the proposed development will generate approximately 3,200 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 229 trips (56 entering and 173 exiting) will occur during the AM peak hour and 302 (190 entering and 112 exiting) will occur during the PM peak hour.

### Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the Town’s UDO and NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

### Intersection Capacity Analysis Summary

All the study area intersections (including the proposed site driveways) are expected to operate at acceptable levels-of-service under existing and future year conditions with the exception of



the intersections listed below. A summary of the study area intersections that are expected to need improvements are as follows:

#### Rolesville Road and Mitchell Mill Road

Under combined (2026) conditions, the northbound and southbound approaches at the intersection of Rolesville Road and Mitchell Mill Road are expected to operate below acceptable LOS. Based on coordination with the Town and NCDOT during the scoping process, due to the current geometry of the intersection, significant geometric improvement would not be feasible without acquiring additional right-of-way and a proportional share fee-in-lieu would be considered if significant improvement is required.

A traffic signal was considered at this intersection, and background (2026) and combined (2026) traffic volumes were analyzed utilizing the criteria contained in the *Traffic Control MUTCD*. A traffic signal was warranted during both weekday peak hours under background (2026) and combined (2026) traffic conditions. Due to the high amount of residential development in the surrounding area, which typically has two peak hours during the day, the intersection may not meet the 4 or 8-hour volumes that the NCDOT typically require for installation of a traffic signal. A traffic signal was analyzed under combined (2026) traffic conditions. It should be noted that due to the existing lane configuration and approach angles, the intersection was analyzed with permitted only phasing. Split phasing at the eastbound and westbound approaches would result in unacceptable approach levels of service; however, the intersection sight distance will need to be evaluated before allowing permitted-only phasing. With signalization, the intersection is expected to operate at an overall LOS C or better and all of the approaches are expected to operate at LOS D or better during both the weekday AM and PM peak hours. It is recommended that the intersection is monitored for signalization.

## 9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 11 for an illustration of the recommended lane configuration for the proposed development.

### **Recommended Improvements by Developer**

#### Rolesville Road and Mitchell Mill Road

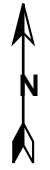
- Monitor intersection for signalization.

#### Rolesville Road and Site Drive 1

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for westbound Site Drive 1 approach.
- Provide a designated southbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.

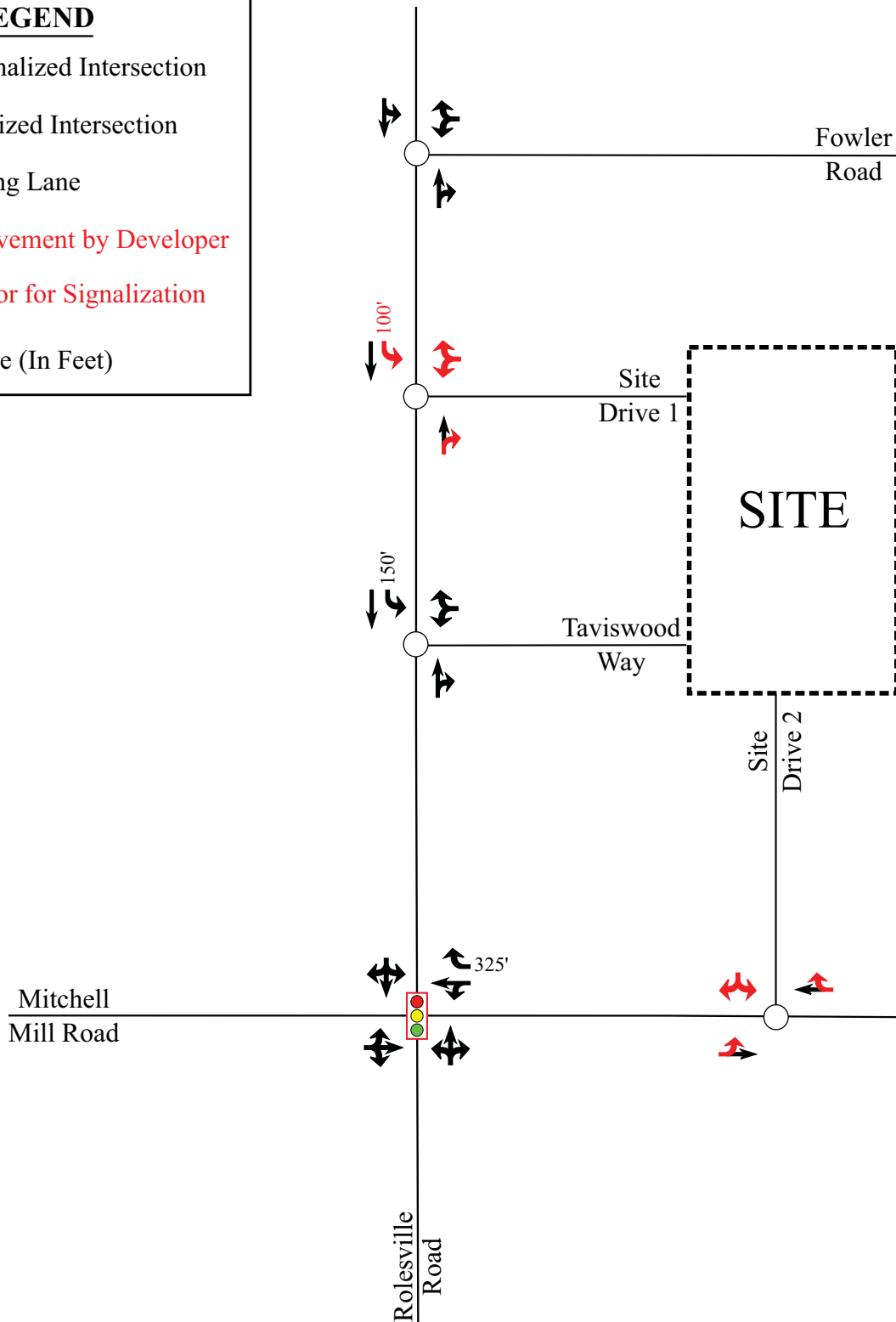
#### Mitchell Mill Road and Site Drive 2

- Provide site access via a full movement intersection with one ingress lane and one egress lane.
- Provide stop control for southbound Site Drive 2 approach.



**LEGEND**

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- 🚦 Monitor for Signalization
- X' Storage (In Feet)



Wheeler Tract  
Rolesville, NC

Recommended  
Lane Configurations

Scale: Not to Scale

Figure 11



NELSON MULLINS RILEY & SCARBOROUGH LLP  
ATTORNEYS AND COUNSELORS AT LAW

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February 3, 2020

Dear Sir or Madam:

You are invited to attend a neighborhood meeting on Monday, February 17th at 6:30 p.m. at the Rolesville Community Center, 514 Southtown Circle, Rolesville, North Carolina.

The purpose of this meeting is to discuss a potential rezoning of properties totaling 91.39± acres and located at 6301 Mitchell Mill Road and 1801 Rolesville Road in Rolesville. The properties are currently zoned R-30 by Wake County. The landowners are considering bringing the property into the Town of Rolesville and rezoning it to R-2 and R-3 to allow for single-family homes and townhomes.

Please join us to discuss the proposal in more detail on Monday, February 17th at 6:30 p.m. In the interim, please do not hesitate to contact me with questions at 919.329.3884 or at [beth.trahos@nelsonmullins.com](mailto:beth.trahos@nelsonmullins.com)

Thank you in advance for your time!

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Beth', with a stylized flourish extending to the right.

Elizabeth C. Trahos

T

## MEETING MEMORANDUM

<b>PROJECT:</b>	Wheeler Tract	<b>JOB NUMBER:</b>	43398
<b>REPORT BY:</b>	R. Wingate	<b>CLIENT:</b>	Hopper Communities
<b>DATE/TIME:</b>	February 19, 2020 @ 6:30PM	<b>LOCATION:</b>	Rolesville Community Center 514 Southtown Cir Rolesville NC

### **ATTENDANCE**

Total Attendance: Neighbors (Please see attendance list); 1 Town of Rolesville Staff; 5 Members from Project Team

Town of Rolesville Staff:

Danny Johnson

Project Team Members:

Bill Harrell	Hopper Communities
Beth Trahos	Nelson Mullins
Josh Reinke	Ramey Kemp
Patrick Barbeau	Timmons Group
Robert Wingate	

### MEETING NOTES

Welcome and Introduction: Beth Trahos

Purpose of meeting to introduce the Wheeler Tract Project and Project staff to neighbors. We want feedback and thoughts from neighbor on proposed rezoning. There was an ad hoc meeting with several neighbors on Friday February 14, 2020 at the request of residents of Lonely Oaks and Woods Crossing subdivisions.

Project Overview:

90-acre parcel currently within Wake County that is zoned R-30 (30,000 SF residential lots). Proposed annexation to Rolesville. Currently proposed as R2-CZ (Single Family lots)



and R3-CZ (Townhomes). Amenities included in zoning are a community pool, cabana, tot lot, dog park, public greenway.

Total number of lots are 370, with a maximum of 130 townhomes, and no apartments.

Buffers have been added by zoning condition to Rolesville Rd and Mitchell Mill Rd frontages, as well as along the northern property line shared with an agricultural use.

A conceptual plan was displayed.

Neighbors at Friday's meeting mentioned a buffer along adjoining properties within the Lonely Oaks and Woods Crossing subdivisions. This was reiterated at this evening's meeting.

**Rezoning Information: Beth Trahos, Bill Harrell, Patrick Barbeau**

Since Kalas Falls has been annexed, this would be a contiguous annexation to Town of Rolesville. There is a 25' rear setback for the single-family lots.

**Traffic: Josh Reinke**

Brief introduction of how a traffic impact analysis ("TIA") is conducted.

5 intersections were included in study area. Counts used to ascertain existing traffic at worst 2-hours anticipated for proposed development (7-9am; 4-6pm). Future traffic for 2026 build out was added. Approved developments (including Kalas Falls and The Pointe) was added. Projected impacts from Wheeler Tract development were added. With consultation from NCDOT and Town of Rolesville, the TIA recommended that turn lanes be added along Rolesville Rd and Mitchell Mill Rd, as well as a contribution towards a stop light at the intersection of Rolesville Rd and Mitchell Mill Rd

Recommended turn lanes would be constructed within the existing rights-of-way or within right-of-way dedication from the proposed project.

TIA did not show a traffic signal warranted at the proposed intersection of Rolesville Rd and Wheeler Tract/Kalas Falls connection points.

Internal roads and intersections would be designed to accommodate fire trucks and school buses. Wake County Public Schools ("WCPSS") would be notified of this development during planning phase. WCPSS would assign bus stops based on their criteria.

Neighbors mentioned the proposed fire station at the intersection of Mitchell Mill Rd and Fowler Rd.

The proposed connection on Rolesville Rd was aligned with the proposed connection from Kalas Falls.

Neighbors mentioned there are several other residential and commercial projects approved and proposed that would increase traffic on the existing road network.

A few neighbors stated they feel that the proposed density is too intense and would prefer the property to develop under the existing county zoning. Neighbors were concerned that the development be not consistent with the rural/semi-rural area they moved to.

The project team stated that building at the current zoning is unlikely and not in accordance with town plans. There was discussion of Rolesville's Future Land Use Map designation of Medium Density Residential (defined as predominately single-family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.).

Project Team confirmed that the rezoning was planned to be heard at the Planning board on March 23<sup>rd</sup>.

#### **Project Infrastructure: Patrick Barbeau**

Project Team stated that the infrastructure (turn lanes, internal roads, sanitary sewer pump station/force main, gravity sanitary sewer, internal potable water network, and storm sewer network and stormwater control measures would be installed by Hopper Communities. The completed lots will be sold to builders.

A pump station will be installed to direct wastewater to the gravity system proposed in Kalas Falls. Pump station would have an automatic onsite backup generator and odor controls. Potable water will be extended through the site from the proposed 16" water main extension down Rolesville Rd. All sanitary sewer and water would be owned and maintained by the City of Raleigh Public Utilities after construction.

Neighbors asked if public water and sewer would be extended to existing subdivisions. Project team shared that utility stubs would likely be required to adjacent properties.

Erosion and Sedimentation Control measure would be applied for construction per County and State Code in order to limit offsite impacts.

Stormwater would not be redirected to a different basin. It would be slowed to current rates and treated per Wake County regulations. The stormwater runoff would continue to flow to Buffalo Creek.

Project Team mentioned the desire to have the whole project addressed with Rolesville addresses.

Project Team stated that no properties other than the two parcels included in the Project are to be annexed with this project. This is a voluntary annexation.

Current Project schedule would anticipate start of construction no sooner than a year from now. Neighbor stated this is a similar timeline to Kalas Falls.

Neighbors wondered about home types. Project team stated that all homes in R-2 CZ will have crawl space or stem wall foundations. A stem wall is structure that connects the foundation to the walls that rises above the ground level.

Neighbors stated there is a gas pipeline proposed through the property.

Close of formal meeting: 7:21PM

Additional question and answer session with Project Team.

# Community Meeting 2/17/2020

Name	Address	Email
Laine Watkins	6308 Mitchell Mill Rd Zebulon NC 27597	laine.t.watkins@gmail.com
Donna + Carl Watkins	3816 Arbor Poscen Zebulon NC 27597	dkokay@aol.com
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AL THOMAS	"	Althomas50@yahoo.com
Jose Landeros	3820 TAVISTON CT.	juancarloscebalero2573@gmail.com
ANTHONY TRABUCCO	3500 TAVISWOOD WAY	TTTrabucco@CENTURYLINK.NET
KATHLEEN TRABUCCO	" "	"
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Grady + Bettie Johnson	6408 m.m. Rd.	Wendell
TIM + Brenda OWEN	3808 TAVISTON CT. WAKE FOREST NC	Beg919@gmail.com
Tiffany + Rico Glover	1632 Rolesville Rd	tiffany134@yahoo.com
Betty J. Woodlief	1504 Rolesville Rd	woodliefbj@aol.com
Gayle Woodlief Stallings	1512 Rolesville Rd	WF stallingsgw@aol.com
Donald Stallings	1512 Rolesville Rd	WF " "
Charles Clark	1609 Rolesville Rd	wake forest, NC.
Barbara Richardson	6721 M.M.R. Zebulon, NC 27597	
RICK PATTON	3925 misty Pond Way, Zeb	rick@rftv.com
Annette Shore	1636 Rolesville Rd Wake Forest, NC	ASHPRE7652@com
Nannie + Patsy Woodlief	6609 Fowler Rd Zeb 27597	
Lesley + Gary Klinker	3509 Taviswood Way Wake forest 27587	

Address

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Marty Weathers 6228 Mitchell Mill Rd. woodlietm@gmail.com

DEAN SAULS 3812 ARBOR ROSE LN

Shiree Long 3801 Arbor Rose Ln

slong24@earthlink.net

D.G 3805 Arbor Rose Ln

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March 16, 2020

Dear Sir or Madam:

I write to provide an update on our zoning case for property located at 6301 Mitchell Mill Road and 1801 Rolesville Road in Rolesville.

We heard community comments at our meeting on February 17<sup>th</sup> and have revised our plan to reduce the total number of homes (density) and increase lot sizes and provide a landscaped buffer adjacent to existing homes the along southern and western property lines. We have requested that the town consider changes to the R3 zoning district and will pursue our zoning under a modified R3 zoning district with conditions that address the commitments unique to this property.

We also heard community concerns related to the impact of development on nearby wells. We will provide the same commitments you received from the developer of Kalas Falls on this issue, as you requested.

We are hesitant to call for a neighborhood meeting given the level of concern over COVID-19 in our community, the nation and the world. We expect to be able to call for a follow up meeting in mid to late April and will do so by letter just like this.

In addition, we have asked that our zoning case be scheduled for the April 27<sup>th</sup> Planning Board meeting rather than the March 23<sup>rd</sup> Planning Board meeting as originally planned. We do not have confirmation from the town that this has been done but we expect it will be.

You will receive another letter from me in the coming weeks calling for a follow up meeting. In the interim, please do not hesitate to contact me with questions at 919.329.3884 or at [beth.trahos@nelsonmullins.com](mailto:beth.trahos@nelsonmullins.com). Stay healthy!

Very truly yours,



Elizabeth C. Trahos

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April 24, 2020

Dear Sir or Madam:

I write to provide an update on our zoning case for property located at 6301 Mitchell Mill Road and 1801 Rolesville Road in Rolesville. In a letter dated March 16, 2020, we indicated that we planned to host another neighborhood meeting. Given the extent of COVID-19, we have determined that an in-person neighborhood meeting is not appropriate.

Instead, we have decided to provide more detailed information about the changes we have made to our plan as a result of your comments by letter. We will also make ourselves available for comment and discussion by telephone and email.

Comments at our February 17<sup>th</sup> neighborhood meeting requested that we consider decreasing the proposed density, providing buffers and transitions adjacent to existing neighborhoods, and protecting the safety of existing area wells. Specifically, we have made the changes detailed on the attached Exhibit A.

We understand that the April 27<sup>th</sup> Planning Board meeting has been cancelled. We are hopeful that our case will be heard at the May Planning Board meeting but we do not know for certain that the Planning Board will meet in May.

Please reach out to me with comments or questions at 919.329.3884 or at [beth.trahos@nelsonmullins.com](mailto:beth.trahos@nelsonmullins.com). Thank you, and stay healthy!

Very truly yours,



Elizabeth C. Trahos

## Exhibit A

# Changes to Zoning Request in Response to Community Comments

- **Reduced density by 35 homes.**
  - The total number of permitted homes has been reduced from 370 to 335, an almost 10% reduction.
- **Increased lot sizes for single-family homes.**
  - Lots must be at least 10,000 square feet in size adjacent to the Woods Crossing and Lonely Oaks neighborhoods, and existing homes along Rolesville Road.
  - Minimum lot size for single-family homes overall:
    - Increased minimum lot size from 6,000 to 6,250 square feet; and
    - Provided that no more than 50 lots shall be less than 7,500 square feet.
- **Added buffers adjacent to existing homes.**
  - Required a Type A buffer at least 20' wide adjacent to the Woods Crossing and Lonely Oaks neighborhoods, and homes along Rolesville Road
- **Agreed to Well Protections.**
  - Hopper Communities has agreed to provide the same commitments as Kalas Falls to protect existing residential wells.
- **Taviston Court extension not needed.**
  - We do not need access to Taviston Court.
  - Extension/interconnection is the Town of Rolesville's decision, and we will encourage them to not require extension of Taviston Court.

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June 3, 2020

Dear Neighbors:

I contact you to provide an update on the zoning case for property located at 6301 Mitchell Mill Road and 1802 Rolesville Road. We included a summary of changes made to the zoning petition in our letter to you dated April 24, 2020 but have had little comment or response to the changes made. We would like to continue a two-way dialogue with you.

You are invited to attend a virtual neighborhood meeting on Wednesday, June 17, 2020 at 7 p.m. You can access the meeting from your computer, tablet or smartphone at: <https://global.gotomeeting.com/join/236878149> Alternatively, you can also dial-in using your telephone to 1 877 309 2073 and entering Access Code 236-878-149# when prompted to do so.

I attach a written summary of the changes as Exhibit A and a letter from Hopper Communities confirming their commitment to protect existing residential wells as Exhibit B.

We are told that our zoning case will be heard at the June 22<sup>nd</sup> meeting of the Planning Board.

Please do not hesitate to contact me at 919.329.3884 or at [beth.trahos@nelsonmullins.com](mailto:beth.trahos@nelsonmullins.com). Thank you, and stay healthy!

Very truly yours,



Elizabeth C. Trahos

## Exhibit A

### **Changes to Zoning Request in Response to Community Comments**

- **Reduced density by 35 homes.**
  - The total number of permitted homes has been reduced from 370 to 335, an almost 10% reduction.
- **Increased lot sizes for single-family homes.**
  - Lots must be at least 10,000 square feet in size adjacent to the Woods Crossing and Lonely Oaks neighborhoods, and existing homes along Rolesville Road.
  - Minimum lot size for single-family homes overall:
    - Increased minimum lot size from 6,000 to 6,250 square feet; and
    - Provided that no more than 50 lots shall be less than 7,500 square feet.
- **Added buffers adjacent to existing homes.**
  - Required a Type A buffer at least 20' wide adjacent to the Woods Crossing and Lonely Oaks neighborhoods, and homes along Rolesville Road
- **Agreed to Well Protections.**
  - Hopper Communities has agreed to provide the same commitments as Kalas Falls to protect existing residential wells.
- **Taviston Court extension not needed.**
  - We do not need access to Taviston Court.
  - Extension/interconnection is the Town of Rolesville's decision, and we will encourage them to not require extension of Taviston Court.



**Exhibit B**

**[Letter from Hopper Communities on the following page]**

Elizabeth C. Trahos  
T 919.329.3884  
beth.trahos@nelsonmullins.com

4140 Parklake Avenue  
GlenLake One | Second Floor  
Raleigh, NC 27612  
T 919.329.3800 F 919.329.3799  
nelsonmullins.com

September 11, 2020

Dear Neighbors:

I contact you to provide an update on the zoning case for property located at 6301 Mitchell Mill Road and 1802 Rolesville Road. We continue to pursue annexation into the Town of Rolesville and zoning under the R3 district with a mix of single-family homes and townhomes.

The revised R3 zoning district requires that single-family homes be located on lots at least 10,000 square feet in size. In addition, townhomes may not exceed a total of fifteen (15) acres. We are in the process of revising our plan to comply with the newly adopted ordinance. These changes will further reduce the number of homes proposed on the subject property.

We want to share the changes with you. You are invited to attend a virtual neighborhood meeting on Wednesday, September 23, 2020 from 6 p.m. to 7 p.m. You can access the meeting from your computer, tablet or smartphone at: <https://global.gotomeeting.com/join/344004205> Alternatively, you can also dial-in using your telephone at: 1 866 899 4679 and entering Access Code # 344-004-205 when prompted to do so.

Please do not hesitate to contact me at 919.329.3884 or at [beth.trahos@nelsonmullins.com](mailto:beth.trahos@nelsonmullins.com). Thank you, and stay healthy!

Very truly yours,



Elizabeth C. Trahos



**Planning Board Regular Meeting  
September 28, 2020- 7:00 PM  
502 Southtown Circle, Rolesville, NC 27571**

**MINUTES**

**PRESENT:** Mark Powers, Chairman  
Frank Pearce, Board Member  
Davion Cross, Board Member

Mike Moss, Vice Chairman  
Donnie Lawrence, Board Member  
Michelle Medley, Town Commissioner/  
Planning Board Liaison

Danny Johnson, Planning Director  
Julie Spriggs, Planner II

Town Attorney, Dave Neill  
Shelly Raby, Development Specialist

**ABSENT:** Jim Schwartz, Board Member

**CALL TO ORDER**

Chairman Mark Powers called the meeting to order at 7:00 p.m. At 7:01 a recess was called due to technical difficulties. The meeting was reconvened at 7:29 p.m.

**PLEDGE OF ALLEGIANCE**

The board collectively recited the Pledge of Allegiance.

**INVOCATION**

Board Member Moss gave the invocation.

**APPROVAL OF MINUTES**

**Moved by Board Member Frank Pearce and second by Board Member Donnie Lawrence the motion to approve the minutes of August 24, 2020, carried by unanimous vote.**

**Moved by Board Member Mike Moss and second by Board Member Frank Pearce the motion to approve the Special Joint Work Session meeting minutes of August 25, 2020, carried by unanimous vote.**

*\*Important to note, **Chairman of the Board Mark Powers** reminded the board he will be asking those who have signed up to speak to keep their comments to three minutes to allow everyone who wishes to speak the same opportunity.*

## **MA 20-01 Hopper Communities, UDO Map Amendment**

Julie Spriggs Town of Rolesville Planner II presented the map amendment information noting the proposal is consistent with the comprehensive plan and with the UDO for maximum density of R3 categories. An addendum was included in the agenda packet from the Transportation Engineer, the original traffic impact analysis called for a higher density than what is being proposed. The recommendation still stands from town staff even though what has been presented has lesser units per acre and lesser density than what was proposed in the original TIA.

The Traffic Impact Analysis was reviewed by Congestion Management- NCDOT noting it met criteria, with further review and analysis as the site develops and recommended the following:

- \* Monitor Rolesville and Mitchell Mill Road intersection for signalization
- \* Full access intersection and south-bound left turn lane with 100 feet of storage with a taper on Rolesville Road
- \* Full access intersection and stop controls on Mitchell Mill Road

Ms. Spriggs shared information from the NC School of Government since we do not review these often

### State Statute on Proposed Conditions- Standards- 160A-381

- \* Proposed zoning conditions are limited by state and federal legislation and case law
- \* Conditions, including building design elements, must be voluntarily consented to by the owners of all the property. The following article was given to the board members for review: <https://canons.sog.unc.edu/can-the-city-tell-me-what-my-new-house-has-to-look-like/>

**Beth Trahos -Attorney Nelson Mullins** spoke as the representative for Hopper Communities.

- \* Shared a map of the proposed area noting the reduction of the project originally proposed from 370 total homes to 297 homes with 120 townhomes included, no more than 15 acres of townhomes.
- \* A request was put forth by the neighbors of the surrounding properties and Beth is making good on her promise to ask the board to not connect Hopper Communities to the stub located on Taviston Court from the Woods Crossings neighborhood. The street is existing and was intended to be stubbed out to their property, however, the neighbors would prefer the connection not be made and the owners are okay with not connecting if the town permits. This is not a condition now.

Planning Director Danny Johnson noted Taviston Court was put in with a street stub, he was not sure if they intended it for another phase. Town policy states that when a street is stubbed, connectivity is to be encouraged. There is only one access into the Woods

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## **2 | Planning Board Meeting Minutes** September 28, 2020

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance or a particular accommodation please contact the ADA Coordinator.

Crossing neighborhood, he is hearing the concerns of the property owners of additional traffic however sited safety concerns. Both the Comp Plan and the UDO always recommend connecting stubs. No paper street for the future then left questioning who will pay for it.

**Dave Neill- Town Attorney** clarified the condition of not connecting the stub would be offered by the property owner. The rezoning would not permit the connection to be made, it would be a limitation. The question is whether that would conform to the ordinance and whether that would still receive the planning staff's recommendation, so the planning board could consider if it would receive their recommendation to pass on to the board of commissioners. The wording of this condition is something he would need to think about to make sure it is correct and makes sense. But essentially, the applicant with their rezoning case as a condition would prohibit the future development of their site with a connection to that stub.

**Bill Harrell- Hopper Communities** 2403 Medway Drive, Raleigh.

Having met with neighbors 4 times, they have significantly decreased density by over 20%, added type A landscape buffers, increased minimum lot size by 67%, to 10,000 sq. ft, side setbacks, and agreed not to extend Taviston Court from Woods Crossing if permitted by the board of commissioners. This plan is at the very low end of the current UDO's medium density requirements.

**Chairman Mark Powers** asked about construction phases, and schedules Bill replied at least 2 phases, moving dirt and start construction roughly 1 year out, the first Certificate of Occupancy may be 2 years out. Maybe 5 years to 150<sup>th</sup> permit issuance depending on market conditions.

**Planning Board Member Donnie Lawrence** questioned lot sizes and landscaping buffers.

**Planning Board Member Davion Cross** asked **Planning Director Johnson** for clarification on zoning districts and lot sizes for any developer coming in need to qualify for three out of the five is that correct? RI, RII, RIII, or RPUD; and if the only zoning district in this community will be R-III?

a- **Mr. Johnson**, we only have four districts, and yes the R-III or the RPUD are the only options. One of the issues is meeting all of the criteria for the RPUD. **Attorney Trahos** noted that the reason they chose RIII is that they were cautioned the town desired not to have RPUD, so that is why they chose the R-III district.

**Mr. Cross** asked Mr. Johnson why is the entire subdivision R-III, and does not include some diversity?

a- **Mr. Johnson**, if this was any other district, it would be larger lots. R-I is twenty-thousand square feet, R-II is fifteen-thousand square feet, R-III is ten-thousand square feet for single-family. This is a ten.

**Mr. Cross** then asked **Mr. Harrell**, why then isn't there an R-I or R-II, why haven't you included that in the subdivision?

a- **Mr. Harrell** reviewed their options given the town board discouraged their original plan of utilizing an RPUD for zoning. He reviewed an R-I, and R-II does not allow

townhomes. R-III does allow townhomes, but it didn't allow single-family homes, which is why they did the text amendment to allow single-family homes in R-III. **Mr. Cross replied**, "I got all that, but I guess what I am getting at is that it came down to your decision to go with all R-III; why don't we have some R-I's and R-II's in there?" Attorney Trahos responded they looked to the comprehensive plan initially what does the town say it wants in this location. Here the plan says we want medium density residential 3-5 units per acre, with twenty-thousand square foot lots which are essentially half-acre lots, or fifteen-thousand square foot lots minimum which are essentially third acre lots, it's hard to achieve the kind of density that is contemplated. Looking across the street, Kalas Falls was approved with lots as small as six- thousand square feet and up the road at the Point, some lots are even as small as four-thousand square feet. We saw the diversity in lot size, we saw the comp plan and thought it made sense to come forward with this request.

**Mr. Cross-** so if you wanted to add R-I and R-II's, you could?

a- **Attorney Trahos**, so it's a minimum lot size. Bill Harrell also noted that is just a minimum lot size, just a baseline number.

**Mr. Johnson** pointed out we are not discussing lot sizes, right now the minimum is all lots have to have ten-thousand square feet. This must meet those minimums.

**Chairman Powers** noted most conditions seem to hinge on the 150<sup>th</sup> permit issuance. How long until that happens?

a- **Mr. Harrell**, roughly 5 years from today give or take.

**Dave Neill- Town Attorney** cautioned the board not to read too much into exhibit 1. That is only one way these conditions could be built. Save the location of the greenway which is a general set.

**Planning Director Danny Johnson** received word from Planning Board Member Jim Schwartz apologizing for not attending this evening, a work matter came up.

#### **COMMENTS FROM PUBLIC IN FAVOR (in person)**

Betsy Wilkins No address given, noted as an owner of 25.5 acres of land on Rolesville Rd.

Shelton Moody No address given, noted as a Rolesville Rd. property owner

Sue Scarboro Tucker Wilmington, NC

Ginny Fowler Wheeler 7928 Sutterton Ct. Raleigh. Landowner asking to sell land which has been in the family for 60 years. No young family to keep the farm going. Asked for the same opportunity as other landowners in the community. Property of county residence opposing reside on what was once farmland, and they now want to control what happens to the land because they live nearby. They believe in free property. Copies of letters brought in support of the change.



## **COMMENTS FROM PUBLIC IN OPPOSITION (in person)**

Gayle Stallings 1512 Rolesville Rd Wake Forest. Opposed to density and a minimum lot size of 10,000 sq. ft. and zoning request. Zoning request is not in the best interest of the community. Public transportation is not currently available to Mitchell Mill or Rolesville Rd. Woodlief Farm is a working farm, adding per UDO section 14.6.6 a buffer is needed for abutting farmland.

Minda Sportsman 3809 Arbor Rose Lane Zebulon. Deny rezoning request. Not consistent with the town's comprehensive plan. Encourage commercial. Please read the public comments submitted this evening.

Vice-Chairman Mike Moss noted he is not in favor at this time of voting for the stub condition. The residents may not see the stub connection as a benefit but cited safety concerns of having another way out if there was an accident or a fire inside their neighborhood. The stubout was put there for a reason. Mr. Powers noted he also had that same concern and he understands the reluctance, but one house fire near the entrance concerns him in regards to first responders. Mr. Cross stated he thought Hopper Communities benefited from the connection. Mr. Moss reiterated if this stub had been intended as a dead end, it would have had a cul de sac. Mr. Powers questioned the timing of this development and Kalas Falls and traffic. Mr. Johnson explained the contributors to the stoplight and the upgrading of the intersection.

Planning Director Danny Johnson reminded the board they have written comments from the website that were printed and placed at your desk before the start of tonight's meeting for your review. We are acknowledging they have been received before deliberations in this meeting. A list of those comments received on our website can be found below.

## **COMMENTS FROM PUBLIC IN OPPOSITION (received through email)**

Lynn Thomas 3813 Taviston Ct. Wake Forest Oppose rezoning

Lesley Klinker 3509 Taviswood Way Wake Forest Oppose rezoning due to density and traffic

Gary Klinker 3509 Taviswood Way Wake Forest Oppose rezoning due to density and traffic

Brenda & Tim Owen 3808 Taviston Ct Wake Forest Opposes rezoning

Regina Hakes 6300 Mitchell Mill Rd. Zebulon Opposes rezoning

Sarah Segard 3804 Taviston Ct. Raleigh Opposes rezoning

Rita Gritzmacher 3805 Arbor Rose Ln. Zebulon Opposes rezoning

Marty Weathers 6228 Mitchell Mill Rd. Zebulon Opposes rezoning

Michele Roerick 3624 Nether Ridge Rd. Zebulon No comment regarding Map Amendment rezoning

Curtis Roerick 3624 Nether Ridge Rd. Zebulon Stated conditional zoning request is not consistent with the Comprehensive Plan and should be denied

Michele Roerick 3624 Nether Ridge Rd. Zebulon Asked to deny this application

Tony & Susan Swift 3504 Taviswood Way Wake Forest Opposes rezoning

Daniel Sportsman 3809 Arbor Rose Ln. Zebulon Opposes rezoning

Tara Seslowe Hooper 3801 Taviston Ct. Raleigh Opposes rezoning

Annette Shore 1636 Rolesville Rd. Wake Forest Opposes rezoning

John Shore 1636 Rolesville Rd. Wake Forest Opposes rezoning

Harrell Stallings 1512 Rolesville Road Wake Forest Opposes rezoning

Betty Woodlief 1501 Rolesville Road Wake Forest Opposes rezoning

**Upon a motion by Board Member Mike Moss and second by Board Member Frank Pearce, to recommend approval of MA 20-01 to the town board of commissioners to rezone 1801 Rolesville Road and 6301 Mitchell Mill Road from Wake County residential 30 Zoning District (R30) to Rolesville Residential 3 Conditional Zoning District (R3-CZ) with conditions as presented including the connection to the Taviswood stub. This petition is reasonable and in the public interest and is consistent with the town's comprehensive plan and future land use map, which identifies the area as medium density residential. The motion passed 4 to 1, with Board Member Davion Cross in opposition.**

#### **PR 20-01 The Point- Phases 1-10, & 14 Preliminary Subdivision Plat review**

**-Planner II Julie Spriggs** reviewed the staff report and map of the property.

-TRC recommends approval as presented

- **Planning Director Johnson** noted this is an RPUD and is consistent with the Master Plan. Road improvements include the Quarry Road section. Responsibility predetermined of the TIA to install a traffic light at Quarry Road. DOT evaluation can be triggered in response to the turn arounds and high school traffic during peak times. All covered in the TIA and SUP conditions already spelled out.

- **Board Member Cross** questioned the RPUD and commercial location (upper right corner of the map).

- **Chairman Powers** questioned the two ponds along Rolesville Road. The lower pond will be breached and the Upper pond will be upgraded. Will the HOA assume ownership of the dam? Planning Director Johnson confirmed they would have a responsibility as part of the open space agreement.

- **Vice-Chairman Moss** questioned the greenway trail. Planning Director Johnson confirmed the greenway trail will go under the bypass through an existing tunnel carried over to the northern point. Currently, there is no physical greenway trail, but there is a tunnel under the bypass, to be put in by the builder of this development. Additionally,

there will be a greenway that runs parallel to the road and comes back into the subdivision, and brings it up to Young Street.

- **Board Member Cross** asked about the properties located along 401, what is the buffer? Planning Director Johnson noted there is a thoroughfare buffer in the plan. No wall required, just landscaping. Mr. Cross also questioned entrances to the subdivision. Director Johnson pointed out the numerous street stub connectors, noting there will be no access on the bypass, everything has to come in through Rolesville Road.

- **Board Member Lawrence** noted this will connect to the Fowler Road extension in the future and continue to Jonesville Road. Director Johnson confirmed and noted this is what is in our comp plan.

**Upon a motion by Board Member Donnie Lawrence and second by Board Member Davion Cross, to recommend approval of the Preliminary Subdivision Plat case PR 20-01 Phases 1-10, and 14 with conditions. The motion passed unanimously.**

**PR 20-04 The Preserve at Jones Dairy (Central) Preliminary Subdivision Plat review**

*\*For the record Vice Chairman Mike Moss has recused himself from this discussion as he is the surveyor of record for both PR 20-04 and PR 20-02.*

**Upon a motion by Board Member Frank Pearce and second by Board Member Davion Cross, Vice Chairman Mike Moss was recused by unanimous vote.**

-**Planner II Julie Spriggs** reviewed the staff report and map of the property.

-TRC recommends approval with conditions as presented.

- **Planning Board Member Cross** questioned the lot sizes and commercial use in the proposed community since this is an R PUD.

- **Keith Gettle- Civil Engineer with CAA Engineers** in Raleigh replied and showed where the commercial would be located.

- The smallest lot size would be 6,000 sq ft.
- The largest lot size would 13,682 sq ft.

## **COMMENTS FROM PUBLIC IN OPPOSITION (in person)**

Betty Freeman 524 Averette Road- Spoke about traffic concerns

George Garcia 524 Averette Road- Ongoing traffic concern regarding Jones Dairy South, Central, and North. The collateral impact is not being considered. This concern is regarding both items 7 and 8. He requests his concerns be entered into the record.

**Upon a motion by Board Member Donnie Lawrence and second by Board Member Frank Pearce, to recommend approval of Preliminary Subdivision Plat PR 20-04 the Preserve at Jones Dairy Central with conditions that have been given. The motion passed unanimously.**

**PR 20-02 The Preserve at Jones Dairy (North) Preliminary Subdivision Plat review**

**-Planner II Julie Spriggs** reviewed the staff report and map of the property.

-TRC recommends approval with conditions as presented.

**Upon a motion by Board Member Frank Pearce and second by Board Member Donnie Lawrence, to recommend approval of Preliminary Subdivision Plat PR 20-02 the Preserve at Jones Dairy North with conditions as presented. The motion passed unanimously.**

## **PLANNING DIRECTOR'S REPORT**

- 1. Consider scheduling a special meeting for review and recommendation for the proposed Town Center (TC) Zoning Text Amendment**

After a discussion of available dates, Chairman Powers called a Special Meeting scheduled for Tuesday, October 13, 2020, at 7:00 p.m.

- 2. Request for two Planning Board members for the UDO Update Steering Committee.**

Vice-Chairman Mike Moss and Board Member Davion Cross have agreed to participate on the Steering Committee. Dates and Times to be determined at a later time.

- 3. Review of Approved UDO Text Amendment 20-01 Residential 3 Zoning District adding single-family dwellings as a permitted use by the town council on September 15, 2020**

- 4. Development Activity Report**

**TOWN ATTORNEY'S REPORT:** None at this time

## **OTHER BUSINESS:**

**Planning Board member Frank Pearce** brought attention to some concerns raised about the trees in town again.

## **ADJOURN**

There being no more business before the board, upon a motion by Board Member Donnie Lawrence and second by Board Member Davion Cross, the motion to adjourn carried by unanimous vote. The meeting adjourned at 9:57 p.m.

ATTEST:

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Mark Powers, Chairman

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Shelly Raby, Development Specialist