

REZONING AND ANNEXATION OF PROPERTY CONSISTING OF +/- 93.609 ACRES,  
LOCATED SOUTHWEST OF THE JONESVILLE ROAD AND UNIVERSAL DRIVE  
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON  
JULY 12, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning and annexation with adjacent neighbors on Wednesday, July 12, 2023, at 6:00 p.m. The property considered for this potential rezoning totals approximately 93.609 acres, and is located along southwest of the Jonesville Road and Universal Drive intersection, in the Town of Rolesville. This meeting was held at virtually via a Zoom Meeting. All owners and tenants of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

## EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants  
From: Samuel Morris  
Date: June 23, 2023  
Re: Virtual Neighborhood Meeting for Annexation and Rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08)

You are invited to attend a virtual meeting to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). We have scheduled an informational meeting with surrounding neighbors on Wednesday, July 12, 2023 from 6:00 PM until 7:00 PM. This meeting will be held virtually. You can participate online or by telephone.

To join with video:

<https://zoom.us/>  
**Meeting ID:** 871 7347 4235  
**Password:** 922539

To join by telephone:

**+1 646 558 8656**  
**Meeting ID:** 871 7347 4235  
**Password:** 922539

The purpose of this meeting is to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). The property assemblage totals approximately 93.609 acres in size and is located southwest of the Jonesville Road and Universal Drive intersection.

The property is currently zoned Residential-30 (R-30) under Wake County zoning. The proposed rezoning would change the zoning to Residential Medium Density Conditional Zoning and Residential High Density Conditional Zoning (RM-CZ & RH-CZ) under the Town of Rolesville zoning. The purpose of the rezoning is to allow for the development of single family homes and townhomes.

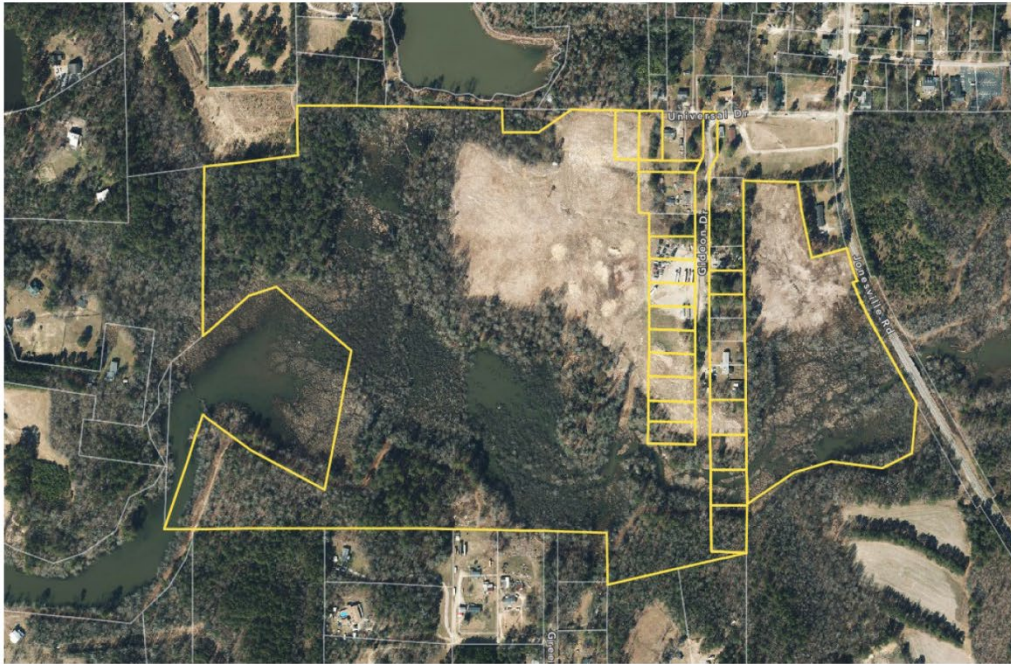
The Town of Rolesville requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the properties during the rezoning process. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5438 and [smorris@longleaflp.com](mailto:smorris@longleaflp.com). Also, for more information about the rezoning, you may visit <https://www.rolesvillenc.gov/projects/harris-creek-farm-fka-4928-universal> or contact the Town of Rolesville Planning Department at 919.554.6517.

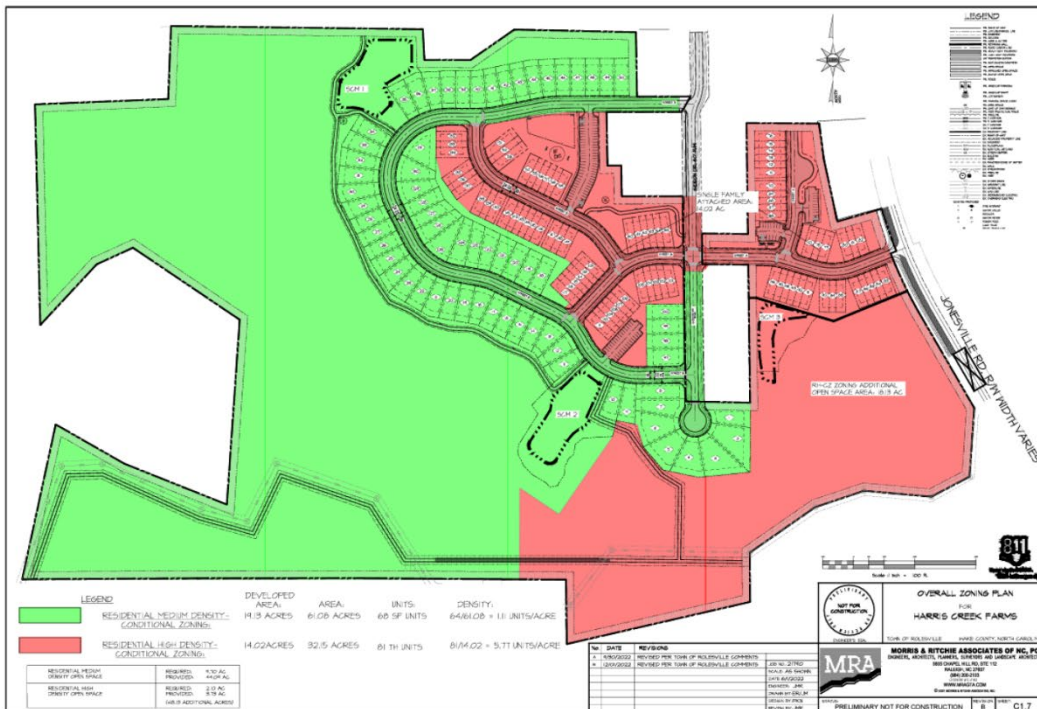
Attached to this invitation are the following materials:

1. Subject Property Current Aerial
2. Proposed Zoning Map

### CURRENT PROPERTY MAP



### PROPOSED ZONING



**OVERALL ZONING PLAN**  
 HARRIS CREEK FARMS  
 MORA & RITCHIE ASSOCIATES OF NC, P.C.  
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND URBAN DESIGNERS  
 1000 W. HARRIS CREEK RD.  
 HARRIS CREEK, NC 27546  
 (919) 883-1100  
 www.moraandritchie.com

**PRELIMINARY NOT FOR CONSTRUCTION** | B | C1.7

## EXHIBIT B – NOTICE LIST

HUNT, FERDINAND V HUNT, LYDIA L  
1000 SIMPSON ST APT 6B  
BRONX NY 10459-3348

FERRELL, CHARLES E FERRELL, GRETTA L  
3805 JONESVILLE RD  
WAKE FOREST NC 27587-8181

HOWE, MARK JAMES JR  
PO BOX 61122  
RALEIGH NC 27661-1122

JARVIS, MARIE D CURTIS, HURLEY MAE  
3704 GIDEON DR  
WAKE FOREST NC 27587-6360

JARVIS, MARIE D CURTIS, HURLEY MAE  
3704 GIDEON DR  
WAKE FOREST NC 27587-6360

DONAN, JESUS CORDON, LUCY DONAN  
3617 GREEN FARM LN  
WAKE FOREST NC 27587-6828

WATKINS POND INC  
ANTHONY BRIDGES  
98 BERKSHIRE LN  
HAMPSTEAD NC 28443-0480

TODD, JOAN M  
4180 STELLS RD  
WAKE FOREST NC 27587-6306

POWER ELEVEN CONSTRUCTION LLC  
4125 DURHAM CHAPEL HILL BLVD STE 8A  
DURHAM NC 27707-2666

WILDER, THOMAS H III WILDER, MAGGIE  
104 DARTMOUTH RD APT 326  
RALEIGH NC 27609-8409

HARTSFIELD, ROZELIA J HEIRS  
HATTIE SMITH  
2450 MINERAL SPRINGS RD  
BOYDTON VA 23917-4404

BOUTAVONG, KIT  
3521 WOOD DUCK LN  
WAKE FOREST NC 27587-6874

FERRELL, BRIAN L  
3807 JONESVILLE RD  
WAKE FOREST NC 27587-8181

BIRMINGHAM, JOHN DAVIS  
3636 GREEN FARM LN  
WAKE FOREST NC 27587-6827

PEELER, JAMIE ELIZABETH  
313 SHERWEE DR  
RALEIGH NC 27603-3521

BIRMINGHAM, JOHN D  
3636 GREEN FARM LN  
WAKE FOREST NC 27587-6827

WW OVERTIME LLC  
3728 GIDEON DR  
WAKE FOREST NC 27587-6360

BOYD, KATHERINE B PAYNE, M TRAVIS  
4220 MILLPOINT DR  
WAKE FOREST NC 27587-6377

RIVERS, SUSAN MARSHALL  
3627 GREEN FARM LN  
WAKE FOREST NC 27587-6828

LEE, BRENDA HEIRS  
BRENDEX MEEKS  
3861 JONESVILLE RD  
WAKE FOREST NC 27587-8181

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN HOPE  
9237 BLACKLEY LAKE RD  
WAKE FOREST NC 27587-8196

MCGEE, LORIE ANN MCGEE, BILLY RAY  
3621 GREEN FARM LN  
WAKE FOREST NC 27587-6828

ALSTON, HENRY ALSTON, MARIE F  
3741 JONESVILLE RD  
WAKE FOREST NC 27587-8179

PULLEN, MAGGIE H  
C/O SAREN GILMORE  
3833 JONESVILLE RD  
WAKE FOREST NC 27587-8181

FOWLER, JAMES ROBERT III BRIGHT, JILL F  
7400 FOWLER RD  
ZEBULON NC 27597-8318

BOSTIC, BILLIE D BOSTIC, JOHN J  
9413 WHITE CARRIAGE DR  
WAKE FOREST NC 27587-7046

WATKINS POND INC  
ANTHONY BRIDGES  
98 BERKSHIRE LN  
HAMPSTEAD NC 28443-0480

CARTER, LISA CAROL  
3604 GREEN FARM LN  
WAKE FOREST NC 27587-6827

BIRMINGHAM, JOHN D  
3636 GREEN FARM LN  
WAKE FOREST NC 27587-6827

JARVIS, MYRON JARVIS, MARIE  
3704 GIDEON DR  
WAKE FOREST NC 27587-6360

BLACKLEY LAKE FISHING CLUB  
C/O GLENN BARHAM  
9001 BLACKLEY LAKE RD  
WAKE FOREST NC 27587-8110

BURNHAM, ABRAHAM T BURNHAM, KYLA L  
3803 JONESVILLE RD  
WAKE FOREST NC 27587-8181

WHITLEY, CLEVELAND G HEIRS  
DEBRA WHITLEY  
3720 GIDEON DR  
WAKE FOREST NC 27587-6360

CURTIS, HENDELL HEIRS  
4917 UNIVERSAL DR  
WAKE FOREST NC 27587-6357

HARRIS, OLLIE VIRGIN HEIRS HARRIS, LORINE B  
LORINE B HARRIS  
PO BOX 225  
FRANKLINTON NC 27525-0225

KULAWIAK, MEGAN  
3533 WOOD DUCK LN  
WAKE FOREST NC 27587-6874

KULAWIAK, MEGAN  
3533 WOOD DUCK LN  
WAKE FOREST NC 27587-6874

DALEY, JOSEPH P  
3619 GREEN FARM LN  
WAKE FOREST NC 27587-6828

BARHAM, LARRY H. BARHAM, MICHAEL D.  
5821 WILD ORCHID TRL  
RALEIGH NC 27613-8549

PHILLIPS, BRETT LEE JR PHILLIPS, KRISTEN HOPE  
9237 BLACKLEY LAKE RD  
WAKE FOREST NC 27587-8196

DUNN, JAMES WILLIAM HEIRS MONTAGUE,  
BUNNIE DUNN  
2390 W RIVER RD  
FRANKLINTON NC 27525-7217

SMARTT, COLLIN  
147 ROLLING CREEK CIR  
CLAYTON NC 27520-5132

QUIRINO, MARIA ESTELA  
4916 UNIVERSAL DR  
WAKE FOREST NC 27587-6356

KENNETH INVESTMENT LLC  
10030 GREEN LEVEL CHURCH RD STE 802  
CARY NC 27519-8195

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CARY NC 27519-8195

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CARY NC 27519-8195

KENNETH INVESTMENT LLC  
10030 GREEN LEVEL CHURCH RD STE 802  
CARY NC 27519-8195

SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN  
3636 BRIDGES POND WAY  
WAKE FOREST NC 27587-5611

WILSON, TIMOTHY LEE  
5409 KNOLLWOOD RD  
RALEIGH NC 27609-4552

JP MORGAN MORTGAGE ACQUISITION CORP  
4817 LONG GREEN DR  
WAKE FOREST NC 27587-5244

GHOLSON, RYAN PATRICK  
7924 MANDREL WAY  
RALEIGH NC 27616-9503

SUAREZ, HELENA TRUSTEE THE HELENA SUAREZ  
FAMILY TRUST  
9660 FALLS OF NEUSE RD # 138-286  
RALEIGH NC 27615-2473

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H  
9237 BLACKLEY LAKE RD  
WAKE FOREST NC 27587-8196

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H  
9237 BLACKLEY LAKE RD  
WAKE FOREST NC 27587-8196

GARCIA, SALVADOR  
4901 OLD POOLE RD  
RALEIGH NC 27610

HARTSFIELD, ROZELIA J HEIRS  
HATTIE SMITH  
2450 MINERAL SPRINGS RD  
BOYDTON VA 23917-4404

JONES, CHRISTOPHER D JONES, SHAWN  
MICHAEL  
5108 CHRISTIAN SCHOOL RD  
PANTEGO NC 27860-9255

KENNETH INVESTMENT LLC  
10030 GREEN LEVEL CHURCH RD STE 802  
CARY NC 27519-8195

FERRELL, BRIAN L  
3807 JONESVILLE RD  
WAKE FOREST NC 27587-8181

FERRELL, CHARLES E FERRELL, SHARON R  
3805 JONESVILLE RD  
WAKE FOREST NC 27587-8181

KENNETH INVESTMENT LLC  
10030 GREEN LEVEL CHURCH RD STE 802  
CARY NC 27519-8195

CARPENTER, BOBBY RAY CARPENTER, ALBERTA L  
3629 GREEN FARM LN  
WAKE FOREST NC 27587-6828

RIVERS, SUSAN M  
3627 GREEN FARM LN  
WAKE FOREST NC 27587-6828

HOLLOWAY, ROY D HOLLOWAY, MARTHA L  
3613 GREEN FARM LN  
WAKE FOREST NC 27587-6828

HARTSFIELD, ROZELIA J HEIRS  
HATTIE SMITH  
2450 MINERAL SPRINGS RD  
BOYDTON VA 23917-4404

SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN  
3636 BRIDGES POND WAY  
WAKE FOREST NC 27587-5611

KENNETH INVESTMENT LLC  
10030 GREEN LEVEL CHURCH RD STE 802  
CARY NC 27519-8195

KENNETH INVESTMENT LLC  
10030 GREEN LEVEL CHURCH RD STE 802  
CARY NC 27519-8195

MAYE, EVELYN Y MAYE, HILTON EUGENE  
4725 MITCHELL MILL RD  
WAKE FOREST NC 27587-7240

NC FARM AND FORAGE LLC  
9261 BLACKLEY LAKE RD  
WAKE FOREST NC 27587-8196

UNIVERSAL CHURCH OF PRAYER &  
4912 UNIVERSAL DR  
WAKE FOREST NC 27587-6356

## EXHIBIT C – MEETING MINUTES

- What is proposed timing for construction to start on the development
  - Developer and attorney explained proposed timeline with development plan and permits
- Would you have plans to do with the area that isn't a part of development?
  - Developer explained that wetland and southern land will remain the way it is (no development)
- How do we plan to avoid pollution from construction to the wells.
  - Developer and engineer explained their precautions in the construction process and state level regulations
- What about the blacktop water runoff and drying wells
  - Engineer explains storm drainage system and pond that will be on site – state mandated process that requires permit from town to avoid flooding downstream properties.
- Worried about runoff into Watkins Pond – What guarantee that it won't "get dirtied up".
  - Engineer explains codes and state mandated permits required to help control effects to the pond. Municipality will also come out to inspect site and silt fence.
- Who is the Developer on this project
  - Attorney explained who the client is and their members
- What is the price point of the townhomes and single-family homes
  - Developer explained projections on cost per unit. Do not have final pricing due to market changes and upgrades
- Will there be any fencing on the wooded areas into the private properties to separate the areas. Worried about people passing through to private property with greenways. Worried about "higher quality resident"
  - Developer and attorney explained - Not projecting fencing due to where the wetlands are. Town of Rolesville will have public easement regarding the greenway – it is up to the Town of Rolesville regarding fencing. Unlikely due to natural features.
- What is going to happen to the property that is not accessible from the road and is not in the wetlands? Will this ever be developed?
  - Developer explains it will not be developed and remained untouched. Units will not be added later to the plan.
- Will the land owner that is located along road next to development be able to access the road?
  - Attorney and developer explained that they will have access in and out as it is today. It is a public road
- The buffer at the NE corner of the development, where the words Universal Dr are on the map, appears to back up to the front yard at 4921 (the last home on the right). Will access to that end of Universal Dr beyond Gideon be cut off?
  - Attorney explained that the owners will still have access to their property. We are not allowed to cut off access. The scope of the rezoning should not effect that.

- Does this project have anything to do with the greenway plan?
  - Attorney explained that we do not have control of greenway development – we give easement to the Town of Rolesville.
- Concerned that diesel fuel will get into the Watkins Pond
  - Engineer explained that the control of the fuel tank will be mandated at a state level by the contractor – this is handled at the construction phase.
- Is the town mandating the developer to address the traffic concerns?
  - Attorney and Developer explained that an Impact analysis was done by Ramey Kemp. The NCDOT signed off on this. Based on increased trips and conditions on site they make recommendations on monitoring and approved intersections. The results will be included in the request. The Town of Rolesville contracts that traffic engineer and the developer and are not associated with the developer
- Are there plans to pave Universal Dr as well as Gideon?
  - The town is requiring developer to pave all of Gideon Drive, not Universal
- Concerned about increased traffic load on Universal Drive
  - Developer explained access points to the development and town requirements
- Will Universal not be eligible for paving?
  - Engineer explained it has not been required by the town to be paved for this development. Not anticipate increased traffic to Universal due to it being unpaved. It is not a public road.
- Who sends out the meeting notifications for the City of Rolesville public hearings?
  - Attorney explained the notices will be coming from the Town of Rolesville. Mailed and signs are typical notification types as well as posted on their website.
- Will there be an HOA with this development?
  - Developer explained there will be an HOA that will maintain open areas as well as amenities.
- Where will the amenities be located within the development?
  - Engineer explained what amenities they are expecting to create and location of same.
- What type of barriers do you see with the proposal plan?
  - Developer and attorney explained that they have met with staff and made modification to address any of these concerns. Also explained there is a good path forward considering policies and overall plan for the Town of Rolesville
- If the church gave permission to be paved on Universal, could it be paved? Do we need to request it be paved with the Town of Rolesville?
  - Attorney explained that yes you can pave it if is your private road
- Residents on Jonesville Road – Concerned about safety on this road for children – there are no sidewalks. How do we get sidewalks put in on that road
  - Attorney and engineer explained improvements can only be made on our property. We can not take other people’s property to create sidewalks. We are only required to improve along out frontage. We are building roadway and sidewalk on the property.
- Will school busses be stopping on Jonesville Road or will it go into the development? Will the roads be able to accommodate this?



- Engineer and developer explained the education department will be making that decision later on in the process. We have not control/make on that decision.
- Has any analysis been done regarding any wildlife in the wetlands on the property?
  - Attorney and engineer explained the open space requirements as well as the other preliminary environmental analysis that are required. The development will be predominantly be taking place in the already cleared areas.
- What measure will be taking place for privacy to neighboring properties? Will there be natural buffers?
  - Attorney, developer and engineer explained the tree preservation areas and that they will keep trees where they can. There will be vegetative buffers and open space around property line.
- Is there a sidewalk plan along the eastern portion of Gideon Drive?
  - The engineer explained the town street requirements will require sidewalk improvements.
- What is the architectural design for the homes in the development?
  - Developer explained that they will be colonial type design that generally matches other developments in the area. This will not be mandated affordable housing but will be market rate but not luxury
- Neighbors are worried that the prices of the homes are not in line with others in the area – they are too inexpensive compared to the “nice homes” in the area. We are worried about property value decreasing based on this development.
  - Developer and attorney explained that the prices will change in the future based on market rate. It depends on what the market will be like in the next 3-5 years. There will be a range depending on the home type (townhomes and single family).
- Is there a date on the next meeting?
  - Attorney and developer explained that there has not been a meeting set yet. More documentation must be submitted. A link for the Town’s portal was shared in the Zoom chat

## **EXHIBIT D – MEETING ATTENDEES**

1. Sam Morris (Attorney with Longleaf Law Partners)
2. Kaline Shelton (Assistant at Longleaf Law Partners)
3. Steven George (Development Team)
4. Jeremy Keeny (Engineer)
5. Joan Todd
6. Natasha Hayes Smart
7. Marie Jarvis
8. Helena Suarez
9. Collin Smartt
10. Bill Harrell
11. Bryan Yaborough
12. Jackie
13. Lorine Harris
14. Steve
15. Brett
16. 919-453-4522
17. 919-602-5532
18. 919-621-1068
19. 984-204-0897
20. 434-265-0618
21. 919-272-1335
22. 919-438-9979
23. 919-491-6535
24. 919-827-5639