

## **Wait Ave Rezoning Neighborhood Meeting Summary**

On Wednesday, February 11, 2021, a neighborhood meeting was held to inform neighbors of the proposed rezoning of 2005 and 2033 Wait Avenue and to gain their feedback for consideration in the rezoning. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached attendees list. Jon Frazier, a Principal with FLM Engineering, represented the developer.

Following a brief presentation by Mr. Frazier, the neighbors in attendance were invited to ask questions and share comments and concerns. Below is a list of the questions, comments, and concerns raised along with answers provided by Mr. Frazier. The questions and answers are listed by attendee in alphabetical order and summarized for brevity.

### **Randall Cooper**

**Q1: From where will public water and sewer be extended to the property?**

A: Water will be extended approximately 800 linear feet from the Wake Electric substation to the west through the Wait Ave right-of-way to the property. Sewer will be extended approximately 2,500 linear feet from the west through the Wait Ave right-of-way to the property.

### **Steve Kirchhoff**

**Q1: Why is the property in Rolesville's jurisdiction when surrounding properties appear to be in Wake Forest's jurisdiction?**

A: The properties are included in an annexation agreement between the Town of Rolesville and the Town of Wake Forest, which places them within Rolesville's jurisdiction.

**Q2: What is the maximum number of townhomes that could be on the property?**

A: If the rezoning is successful, Rolesville's maximum density for townhomes is 8 units/acre, which would allow for 99 units on the 12.43-acre property.

**Q3: Is there a comparable townhome development?**

A: Because rezoning is the first step in the process, a site plan has not been approved and a townhome builder not selected, so the site layout and type/style of units are not known at this time.

**Q4: Will a provision be made for the adjacent owners' privacy such as a fence?**

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

**Q5: Traffic is a concern because of upcoming developments on Averette Road and the future K-12 school in addition to traffic generated by this development.**

A: This development was not required to complete a traffic study because the number of peak hour and daily trips are less than the town's required number of trips for a traffic study. However, the developments on Averette Road and the K-12 school were likely required to complete traffic studies, which will hopefully provide improvements to traffic in the area.

### **Sandy and Michael Matthews**

**Q1: Is there a site plan (Ms. Matthews noted that the town posted the site concept plan online)?**

A: Mr. Frazier shared the site concept plan noting that it was subject to change as the project moves forward.

**Q2: Describe the buffer to the north.**

A: The required width of the perimeter buffers is prescribed by the Town of Rolesville. If existing vegetation is removed from the buffers, they will be replanted per the town's buffer planting requirements.

**Q3: Will there be any stormwater runoff issues?**

A: Based on the topography, stormwater runoff is generally anticipated to drain from north to south, where it would likely be collected in a central stormwater management area on the south side of the property along Wait Ave.

**Q4: Describe the open space.**

A: The town requires that a certain percentage of the site be preserved as open space and a certain percentage of that open space be used for active recreation. The active recreation would likely be centrally located and other open space around the perimeter would be left in a natural state.

**Q5: Will there be a privacy fence?**

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

**Q6: We are concerned about our property (located immediately to the north) being mistaken for community open space.**

A: We will look at options to prevent future residents from mistaking your property as open space.

**Q7: Will there be a dumpster?**

A: The units will have typical rollout carts for solid waste collection.

**Q8: What is the timing of development?**

A: Permitting and approvals will likely last through most of the year with construction start possibly occurring at the end of 2021 or beginning of 2022.

**Q9: How will the properties be served by public water and sewer?**

A: Public water and sewer will be extended through Wait Ave right-of-way from the west.

**Q10: Will this project include affordable housing?**

A: There are no plans for the townhome units to be affordable housing.

**Q11: Will there be a turn lane on Wait Ave?**

A: NCDOT will almost certainly require a left turn lane into the development on Wait Ave.

### **Jane and Max Steelman**

**Q1: When is the Planning Board meeting?**

A: The project is scheduled to be heard by the Planning Board on Monday, February 22, 2021 at 7PM.

**Q2: There is a 30' Wake Electric easement along the western property line of the subject properties.**

A: Thank you for making us aware of the easement.

**Q3: There is a shared driveway on the western property line/corner.**

A: Thank you for making us aware of the shared driveway.

**Q4: Will the property accommodate the future widening of Wait Ave?**

A: We will work with the town to set aside an appropriate right-of-way for the future widening.

**Q5: We would like a privacy fence on the western property line.**

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

**Q6: Our property (2001 Wait Ave) experiences runoff from 2005 Wait Ave.**

A: As part of the stormwater management plan for the proposed development, runoff generated by the site will be collected and conveyed to one or more stormwater control measures, so your site (2001 Wait Ave) should not experience runoff from the subject properties after development.

**Q7: Given the amount of rock typically found in the Rolesville area, can the noise ordinance be amended for this property to prevent noise early in the morning?**

A: We will look at options to address the construction noise for adjacent owners.

**Q8: Traffic is a concern because of upcoming developments on Averette Road and the future K-12 school in addition to traffic generated by this development.**

A: This development was not required to complete a traffic study because the number of peak hour and daily trips are less than the town's required number of trips for a traffic study. However, the developments on Averette Road and the K-12 school were likely required to complete traffic studies, which will hopefully provide improvements to traffic in the area.

# FLMENGINEERING

January 27, 2021

**Reference: 2005 and 2033 Wait Avenue Rezoning  
Neighborhood Meeting Notification**

Dear Neighbor:

We are writing to notify you of a neighborhood meeting to discuss the proposed rezoning of 2005 and 2033 Wait Avenue (Wake County PINs 1850-96-2688 and 1850-96-5586) from the current Wake County Highway District (HD) to Town of Rolesville Residential III District (R-III).

Per town requirements, we are notifying neighbors adjacent to the property. Due to the ongoing COVID-19 pandemic closures and guidelines, the meeting will be virtual and will be held on Wednesday, February 10, 2021 at 6:00 PM. The virtual meeting link and alternate telephone call-in information are listed below.

**For Virtual Meeting Access (Microsoft Teams):**

Enter <http://bit.ly/2YhcCY6>, into the web browser of your choice.

Please note, for virtual meeting access, your computer must include a microphone and speakers.

**For Access via Telephone (Voice Only):**

Telephone Number: 919-999-3953  
Conference ID Code: 771 567 934#

We look forward to your attendance.

Sincerely,



Jon D. Frazier, PE, LEED AP  
Principal  
919.610.1051  
jfrazier@flmengineering.com



# Map Amendment Application

## Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code

**Wait Ave Rezoning**

**Neighborhood Meeting Attendees**

Randall Cooper

1405 Carrie May Ln

Steve Kirchhoff

1413 Carrie May Ln

Sandy and Michael Matthews

7409 Rocky Ridge Rd

Jane and Max Steelman

2001 Wait Ave