



Memo

To: Mayor Currin and Town Board of Commissioners
From: Meredith Gruber, Planning Director; Micheal Elabarger, Senior Planner; Michele Raby, Planner II
Date: March 5, 2024
Re: Woodlief Assemblage: Rezoning (Map Amendment) - REZ-23-02 and Voluntary Annexation Petition - ANX-23-01

Background

The Town of Rolesville Planning Department received a Rezoning application in March 2023 for 106.92 acres consisting of all or portions of six (6) tracts of land located on the eastern side of Rolesville Road, south of Fowler Road, and north of Mitchell Mill Road, currently within Wake County's jurisdiction. The request is to Voluntarily Annex (ANX 23-01) the subject properties into the Town's corporate limits, and then to change the zoning from Wake County's Residential-30 (R-30) zoning district to the following under the Town's Land Development Ordinance (LDO):

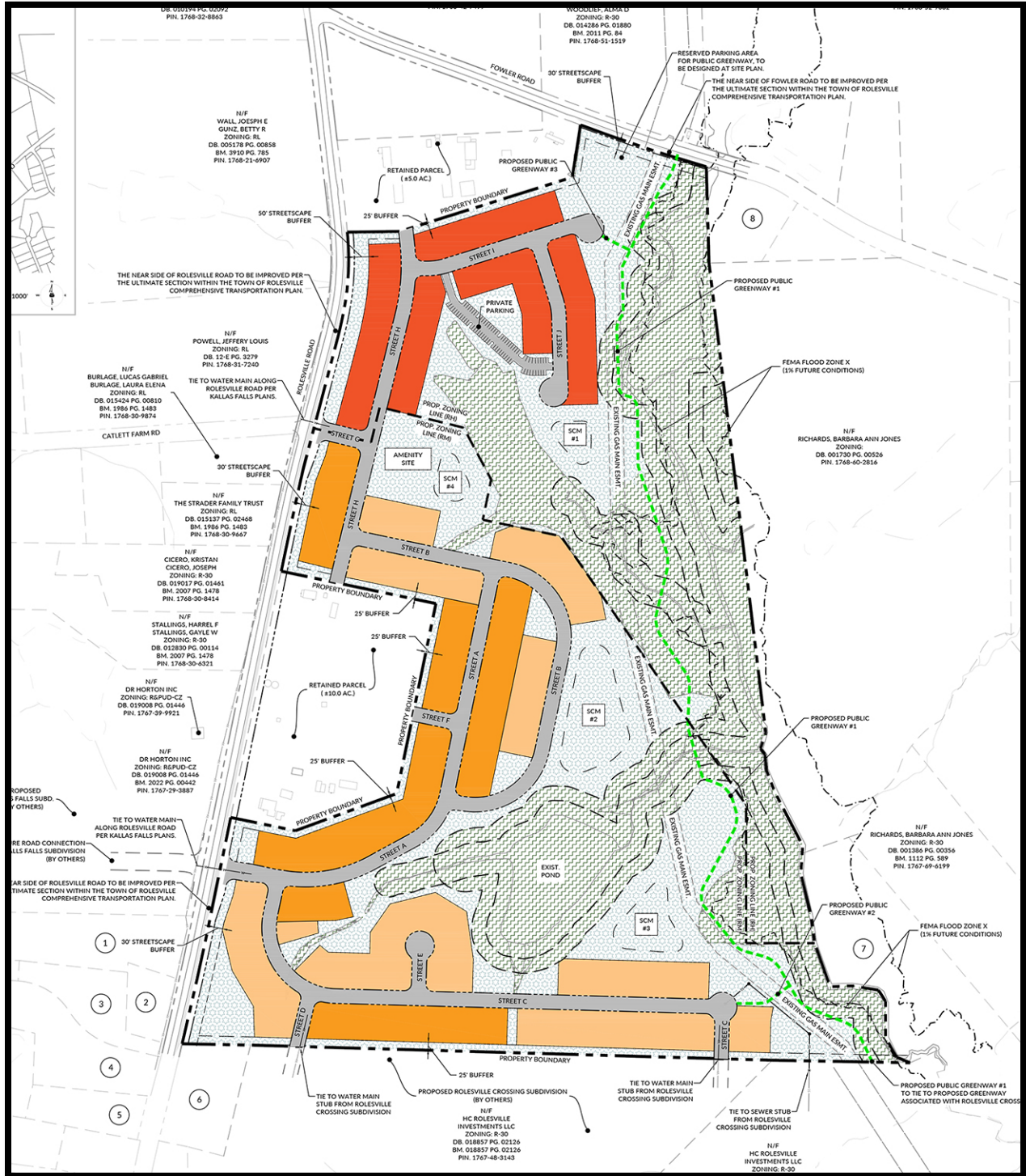
- 68.77 acres of Residential Medium (RM) zoning district as a Conditional Zoning (CZ) District - see orange areas on the Concept Site Plan on the next page of this report;
- 36.79 acres of Residential High (RH) zoning district as a Conditional Zoning (CZ) District - see red area on the Concept Site Plan on the next page of this report.
- The specifics of the project include a maximum of 255 total residential lots (consisting of 157 single-family detached lots and 98 single-family Attached [townhome] lots.)

In addition to the Concept Site Plan below, the Applicant is proposing a series of Conditions of Approval (see Attachment 12) which commits the development to various limits and commitments that exceed minimum requirements of the Land Development Ordinance (LDO); these include: building (house) architectural commitments; neighborhood amenities including a pollinator garden, tot-lot, and dog park; a commitment to deliver five (5) dwelling units (all single-family attached, or townhome) to buyers meeting "affordability" criteria below market-rates; and roadway frontage improvements to Rolesville Road on the properties that are being excluded from the Annexation and Rezoning (but are part of these tracts today). The request also removes several otherwise Permitted Uses for both Zoning Districts.

As noted, a Voluntary Annexation Petition (ANX 23-01) is being presented parallel with this Rezoning request. See Attachments 4 and 5.

*Note: This application was received before **TA 23-02 LDO Round 4 Cluster Development** was approved by the Town Board of Commissioners on April 4, 2023. Under NC G.S. **§ 160D-108. Permit choice and vested rights**, the Applicant has expressed the intent to exercise LDO Section 3.1.B., Cluster Development, and to use the RM Zoning District Section 3.1.2. Development Standards of **40-foot (Cluster) Lot width minimum, 5,000 square foot (Cluster) lot Area minimum, 5-foot (Cluster) Side Building Setback minimum, and 10-foot (Cluster) Corner Building Setback** as they were stated in the LDO at the time the application was submitted.*

Woodlief Assemblage Concept Site Plan



Applicant Justification

The Applicant included a zoning justification statement with their initial application for the Woodlief Assemblage rezoning request. See Attachment 8.

Neighborhood Meetings

Under the header of REZ-23-02, the Applicant conducted two neighborhood meetings; the first being on July 25, 2023, and the second on November 1, 2023, see Attachment 9.

Policy Plans

Comprehensive Plan / Future Land Use

The 2017 Comprehensive Plan's Future Land Use Map designates the subject property as appropriate for **Medium Density Residential** development. Per the Plan, this is defined as:

Predominantly single-family residential uses with portion of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five (3-5) 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.

Community Transportation Plan

The Town of Rolesville's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections.

Thoroughfare Recommendations

- Rolesville Road (south of Fowler Road) is classified as a Minor Arterial. It is proposed as Two (2) lanes with Two Way Left Turn Lane, Curb & Gutter, Sidewalk, and Side path (*CTP Figure 31*), within a 90-foot ultimate right-of-way (*CTP Project Sheet, Rolesville Road*).
- Fowler Road (east of Rolesville Road) is classified as a Major Collector (*CTP Figure 7*). It is proposed as Two (2) Lane undivided with paved shoulders and Sidewalk (*CTP Figure 31*). *Anticipated ultimate right-of-width of 90 feet based on same description for the Jones Dairy Road Extension project in the CTP.*

Collector Recommendations

- There are no existing or Future Collectors identified within this property.

Intersection Recommendations

- There are no intersection recommendations associated with the subject property.
- The closest intersection recommendations are located at Fowler and Rolesville Roads.

Greenway and Bicycle Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian and bicycle routes are shown in the following locations:

- A Greenway is proposed along the western side of Buffalo Creek (subject property's eastern boundary).
- Bike lanes are proposed w/in the right-of-way (travel lanes) of Rolesville & Fowler Roads.
- Sidepaths are proposed along/within the right-of-way of Rolesville Road, and the south (project side) of Fowler Road.

Traffic Impact Analysis

The consulting firm, Stantec, performed the Traffic Impact Analysis (TIA) for this project on behalf of the Town; the study analyzed the development of 158 Single-Family Detached dwellings and 95 Single-Family Attached (townhome) housing units. The Final Report dated September 18, 2023, is included as Attachment 10 to this memo. Traffic conditions during weekday AM and PM peak hours were looked at in four (4) scenarios: 2023 Existing Traffic Conditions, 2028 No-Build Traffic Conditions, 2028 Build and 2028 Build-Improved Traffic Conditions. See TIA report Table 2 below:

Table 2: Trip Generation

Land Use	Size	Daily			AM Peak			PM Peak		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing (LUC 210)	158 Units	1,538	769	769	113	29	84	153	96	57
Multifamily Housing (Low-Rise) (LUC 220)	95 Units	684	342	342	52	12	40	61	38	23
Total Trips Generated		2,222	1,111	1,111	165	41	124	214	134	80

Capacity analysis for the AM and PM peak hours in each scenario was performed for the following existing intersections:

- US 401 Bypass at SR 1003 (Eastbound at Young Street)
- US 401 Bypass at SR 1003 (Westbound at Young Street)
- US 401 Bypass East U-Turn
- US 401 Bypass West U-Turn
- SR 1003 (Young Street) at SR 2305 (Quarry Road)
- SR 1003 (Young Street / Rolesville Road) at Rolesville High School
- SR 1003 (Rolesville Road) at SR 2308 (Fowler Road)
- SR 1003 (Rolesville Road) at SR 4318 (Catlett Farm Road)
- SR 1003 (Rolesville Road) at SR 2224 (Mitchell Mill Road)

Specific Build Improvements identified by the TIA include the following:

Averette Road, Young Street, and Rolesville Road Corridor Study

- It is recommended that the applicant coordinate their site plan and improvements with the findings of the Averette Road, Young Street, and Rolesville Road Corridor Study to ensure consistency with future addendums to the Community Transportation Plan.

US 401 Bypass at Young Street

- Extend the northbound right-turn lane from 250 feet of full-width storage to 600 feet of full-width storage and appropriate taper.

The proposed development causes the intersection to degrade from LOS E to LOS F between the no-build and build scenarios at this intersection. Extending the turn lane is intended to reduce queuing on the northbound approach. As development occurs along the Rolesville Road corridor, it is recommended that the timing of the traffic signals at the intersection be evaluated to accommodate changes in traffic.

Young Street at Quarry Road / The Point North Driveway

- No improvements are recommended at this intersection.

With the proposed development in place, the intersection is projected to operate at LOS C in both peak hours.

Young Street at Rolesville HS Driveway / The Point South Driveway

- Monitor the intersection for the installation of a traffic signal. When signalized, the westbound approach should be striped as an exclusive left-turn lane with a shared thru/right-turn storage lane to avoid the use of split-phasing.

The proposed development increases delay on both side-street approaches at the intersection. It is recommended that the intersection be monitored for the installation of a traffic signal. If installed, the intersection is projected to operate at acceptable LOS in both peak hours.

Rolesville Road at Fowler Road

- No improvements are recommended at this intersection.

The proposed development increases the delay on Fowler Road in the PM peak hour causing the approach to operate at LOS E. However, traffic volumes on Fowler Road are low and it is typical for unsignalized approaches to operate with higher delays during the peak hours.

Rolesville Road at Catlett Farm Road / Site Access A

- Construct Site Access A as a full-movement access point consisting of an exclusive left-turn lane with 100 feet of storage and a shared thru/right-turn lane. It is recommended that the internal protective stem (IPS) be maximized as the site layout permits.
- Construct an exclusive southbound left-turn lane on Rolesville Road with 100 feet of storage and appropriate taper.
- Construct an exclusive northbound left-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.
- Construct an exclusive northbound right-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.

Rolesville Road at Kalas Falls Driveway A / Site Access B

- Construct Site Access B as a full-movement access point consisting of an exclusive left-turn lane with 100 feet of storage and a shared thru/right-turn lane. If possible, provide 175 feet of IPS.
- Construct an exclusive southbound left-turn lane on Rolesville Road with 100 feet of storage and appropriate taper.
- Construct an exclusive northbound right-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.

Rolesville Road at Mitchell Mill Road

- No improvements are recommended at this intersection.

Development Review

The Technical Review Committee (TRC) reviewed four (4) versions of the Rezoning application, with all comments pertinent to the consideration of the proposed districts and the general development plan being resolved. Note that this does not mean that all LDO subdivision and/or site development regulations have been demonstrated, as Attachment 11 is only a conceptual plan and not an engineered and dimensioned layout. Just prior to, and then after, the Planning Board meeting, Town Planning Staff and Town Attorneys reviewed several subsequent revisions / edits to the proposed Conditions of Approval, resulting in the set attached to this report.

Should the Rezoning and Annexation be approved, this project would next process a Major Preliminary Subdivision Plat, followed by Construction Infrastructure Drawings, and finally Final Subdivision Plats to demonstrate compliance with the LDO and other development regulations of the TRC organizations (as well as compliance with the Rezoning Conditions of Approval).

Planning Board Recommendation

The Planning Board met on December 18, 2023, to review and provide a recommendation on the Rezoning application. Following presentations by Staff and the Applicant, Board members asked about traffic and safety on Rolesville Road, Fowler Road, and a turning lane onto Catlett Farms. Matt Peach with Stantec noted these were included in the Averette, Young, and Rolesville Road Corridor Study. Planning Board members asked if the development would fill in [road improvement gaps] along Rolesville Road near this project, and the response was that the project would perform any improvements to/within Rolesville Road as required by the LDO or the TIA.

The topics of affordable housing, radio tower placement, and buffer types were discussed. The Planning Board made a recommendation of Approval (to the Town Board of Commissioners) with a 4-0 vote (4 ayes / 0 nays / 2 absent being Board Members Hill and Lowe / 1 vacant seat).

Staff Analysis

Staff finds that the proposed Rezoning request for this single family residential project is consistent with the Comprehensive Plan and the Future Land Use Map, creating a subdivision of both Detached and Attached Single-family dwelling units, at an overall density of 2.4 dwelling units per gross acre.

Exhibit C, Concept Site Plan, includes calculations that the Applicant is confident will be in compliance with LDO requirements at the time of Preliminary Subdivision Plat review and approval.

Consistency

The Applicant's rezoning request is consistent with the Town of Rolesville's Comprehensive Plan for the following reasons:

- The proposed mix of residential product types, and proposed Density, fits the **Medium Density Residential** land use category description.
- The proposed vehicular circulation network provides reasonable connectivity through the subject property.
- The proposed Greenway will establish pedestrian connections as recommended by Rolesville's Greenway Plan.

Staff Recommendation

Staff concurs with the Planning Boards' recommendation that the Town Board of Commissioners approve REZ-23-02 Woodlief Assemblage, as the proposed type of uses and density committed to through the Conditions of Approval and Site Concept Plan fulfill the vision of the Comprehensive Plan for this area as Medium Density Residential.

Consistency and Reasonableness

As noted previously, the Rezoning request for the subject property is consistent with the Future Land Use designation of **Medium Density Residential**. In addition, the Concept Site Plan and Proposed Conditions of Approval express general consistency with the Community Transportation Plan, Greenway Plan, and Bicycle Plan. Application REZ-23-02 is thus consistent with the Comprehensive Plan for the Town of Rolesville and is reasonable.

Proposed Motion

1. Motion to (approve or deny) Rezoning Map Amendment request [REZ-23-02 – Woodlief Assemblage](#), with the included Conditions of Approval, Concept Site Plan and Ordinance 2024-O-04.
2. (Following approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for [REZ-23-02](#).
3. Motion to (approve or deny) the Voluntary Annexation Petition received under G.S. 160A-31 for [ANX-23-01 – Woodlief Assemblage](#).

Or

4. Motion to continue the Legislative hearing for [REZ-23-02](#) and [ANX 23-01](#) to a [date certain](#) future Town Board meeting.

Attachments	
1	Map Amendment Application
2	Zoning Map
3	Future Land Use Map
4	Voluntary Annexation Petitions & Consent
5	Voluntary Annexation Certificate of Sufficiency
6	Proposed Zoning District Boundary Map
7	Revised RM & RH Zoning District Legal Descriptions
8	Statement of Justification – March 1, 2023
9	Neighborhood Meeting Packages – July 25, 2023, and November 1, 2023
10	Traffic Impact Analysis (TIA) Draft Report dated- July 28, 2023
11	Concept Plan – December 13, 2023
12	Proposed Conditions of Approval
13	Ordinance 2024-O-04 ANX23-01 Woodlief Assemblage



Zoning Map Change (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesville.nc.gov

Planning Department Home Page: [Official Town Webpage](#)

APPLICATION INFORMATION:	
Site Address(es): 1321 Rolesville Rd., 1501 Rolesville Rd.	Site Area (in acres): 105.9
Rezoning Type: General X Conditional	Location: X County Limits <input type="checkbox"/> Town Limits <input type="checkbox"/> ETJ
Existing Zoning District(s): R30 (Wake County)	Proposed Zoning District(s): RH (Residential High Density) & RM (Residential Medium Density) – Conditional District
Zoning Overlay(s):	Associated Previous Case Number(s):
PIN(s): 1768511519 (portion), 1768500618, 1768409261 (portion), 1767590716 (portion), 1767590335, 1767580938	
PID(s):	
Current Use(s): Vacant, Farmland, Single Family	Proposed Use(s): Townhomes, Single Family Homes

APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::	
<input checked="" type="checkbox"/> Completed application and checklist below.	
<input checked="" type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3., submittal shall include a separate document being a list of written Conditions of Approval that can include exhibits, plans, maps, etc. Provide a Date and space for revision Dates; this document will always be referenced including its Date.	<input checked="" type="checkbox"/> A Concept (nee site) Plan may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be clearly incorporated into a written condition for “general compliance” upon future Development Application reviews and approvals. Provide a Date and space for revision Dates; this document will always be referenced including its Date. See Next page for details.
<input checked="" type="checkbox"/> Completed Property Owner's Consent Form . If multiple owners, each owner must complete their own form.	<input checked="" type="checkbox"/> Presubmittal meeting notes and date (if applicable).
<input checked="" type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or Letter/Email from Planning staff confirming TIA is not required. (LDO Section 8.C.5)	<input type="checkbox"/> The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts shall require submittal of a Concept (nee site) Plan per LDO Sections 3.4.1 and 3.4.2.
<input checked="" type="checkbox"/> Upon application receipt and completeness check, an INVOICE for the application fee will be created and issued via email to Applicant.	
<input type="checkbox"/> Any additional supporting documents that may have been requested by Staff may have been provided.	

Contact Information

Property Owner(s) Carlyle Woodlief & Alma Woodlief

Address 1321 Rolesville Rd. City/State/Zip Wake Forest, NC 27587
 Phone _____ Email _____

Property Owner(s) Billy Craig Woodlief & Ellen Woodlief

Address 5101 Old Milburnie Rd. City/State/Zip Wendell, NC 27591
 Phone _____ Email _____

Property Owner(s) Janice Gayle W Stallings, Harrell Stallings

Address 1512 Rolesville Rd. City/State/Zip Wake Forest, NC 27587

Phone _____ Email _____

Property Owner(s) Donnie Woodlief & Patsy Woodlief

Address 6609 Fowler Rd. City/State/Zip Zebulon, NC 27597

Phone _____ Email _____

Property Owner(s) Betty Joyce Woodlief

Address 1501 Rolesville Rd. City/State/Zip Wake Forest, NC 27587

Phone _____ Email _____

Property Owner(s) Dwight Thomas Woodlief

Address 6608 Fowler Rd. City/State/Zip Zebulon, NC 27597

Phone _____ Email _____

Applicant / Agent (Business & Contact Name) Pulte Group – Chris Raughley

Address 1225 Crescent Green Dr. Suite 250 City/State/Zip Cary NC 27518

Phone 919-816-1100 Email Chris.Raughley@pultegroup.com

Engineer/Architect (Business & Contact Name) WithersRavenel – Nick Antrilli, PE

Phone 919-469-3340 Email NAntrilli@withersravenel.com

Preferred Point of Contact: Owner Applicant Engineer/Architect Registered Agent/Attorney

Concept Plan Minimum Requirements (Required for AC or NC Districts, optional for Conditional Districts.) :

- A vicinity map of the site, illustrating the boundaries of the site, north arrow, and scale reference
- Site Data Table of typical property information (Property Legal Description, acreage/square footage, etc)
 - If Commercial - Square footage of proposed building/use/development on, approximate proposed Impervious Coverage, approximate parking calculations, if multi-family the number of Dwelling units, etc.
 - If Residential – Number of proposed development lots (including by type of lots/use), density (proposed/permitted), approximate parking calculations,
 - Required/Provided calculations for open space
- Existing and Proposed Use and Zoning District of property and adjacent properties
- Drawing depicting the details provided above and general concept of development such as –
 - Lot layout and size/dimension of lots,
 - Proposed building layout and/or general footprint locations
 - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private)
 - Pedestrian circulation including Greenways / Sidepaths / Bike Lanes,
 - General Utility access and points of connection / extensions,
 - Buffers (Street/Perimeter), Open/communal spaces, stormwater control measures etc.
- Name, address, and contact information for property owner and/or Applicant
- Name/information of professional who created Concept Plan
- Any other information requested by Planning Department staff

Rezoning Justification

Provide a **separate document** titled “Statement of Justification” (including Date) that addresses each/all of the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Is the application in conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present at the time it was adopted?
4. Does the rezoning allow uses that are compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a ***Conditional district*** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no greater impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Property Owner Notification List

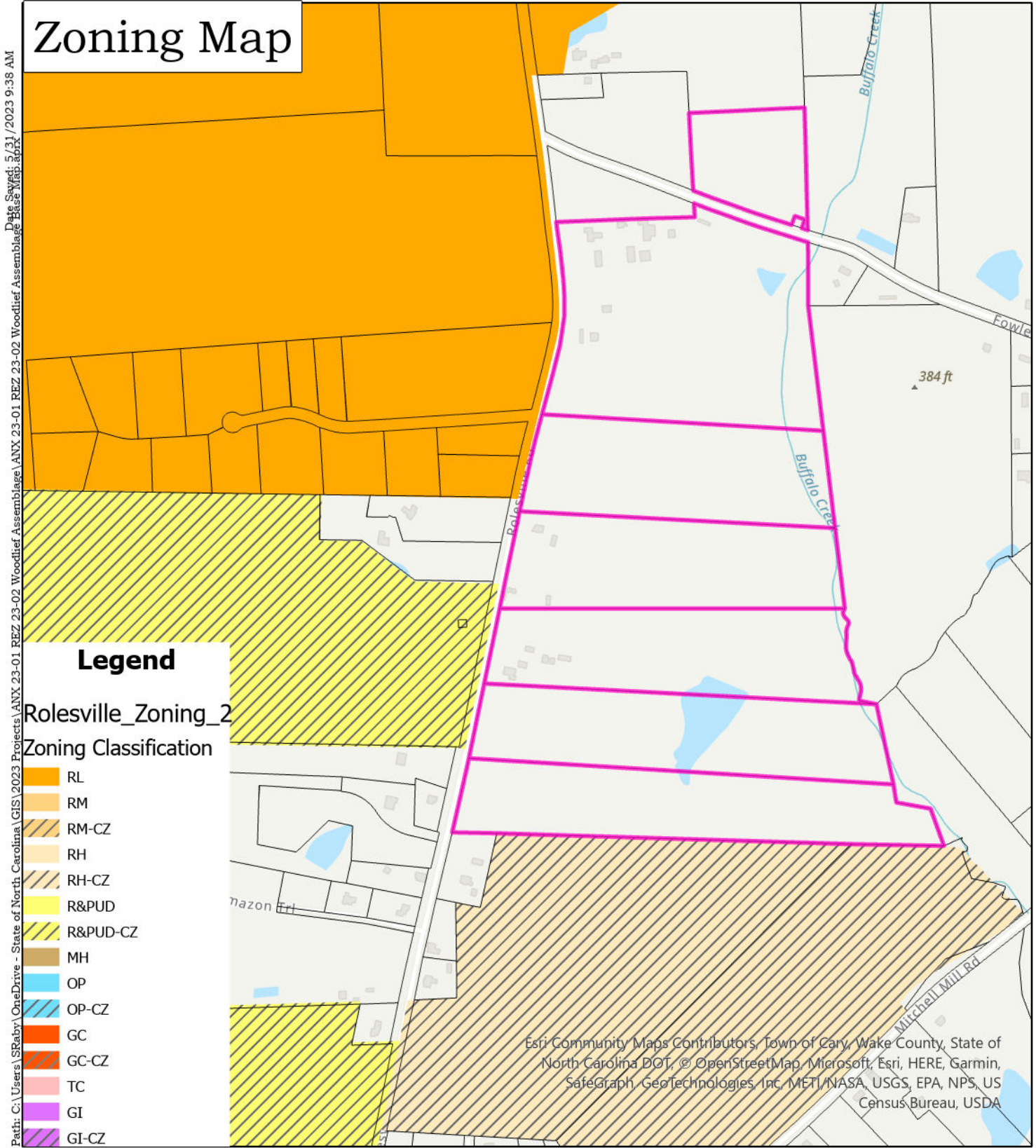
Per UDO _____, provide list of all property owners within 300 feet of the subject site (per Wake County tax records at the time of filing this application) as they will be required to receive a Notification Letter regarding the Public Hearing before the Town Board of Commissioners (when scheduled). If needed, provide additional sheets to insure all are included.

WAKE COUNTY PIN	NAME	MAILING ADDRESS	ZIP CODE
		See Attached Exhibit E	

ATTACHMENT 2 - Existing Zoning Map



Case: ANX 23-01, REZ 23-02 Woodlief Assemblage
 Address: 0,0,0,1321,1421,1501 Rolesville Road
 PIN 17511519,1768500618,1768409261,0767590716,1767590335,1767580938
 Date: 2023.05.31



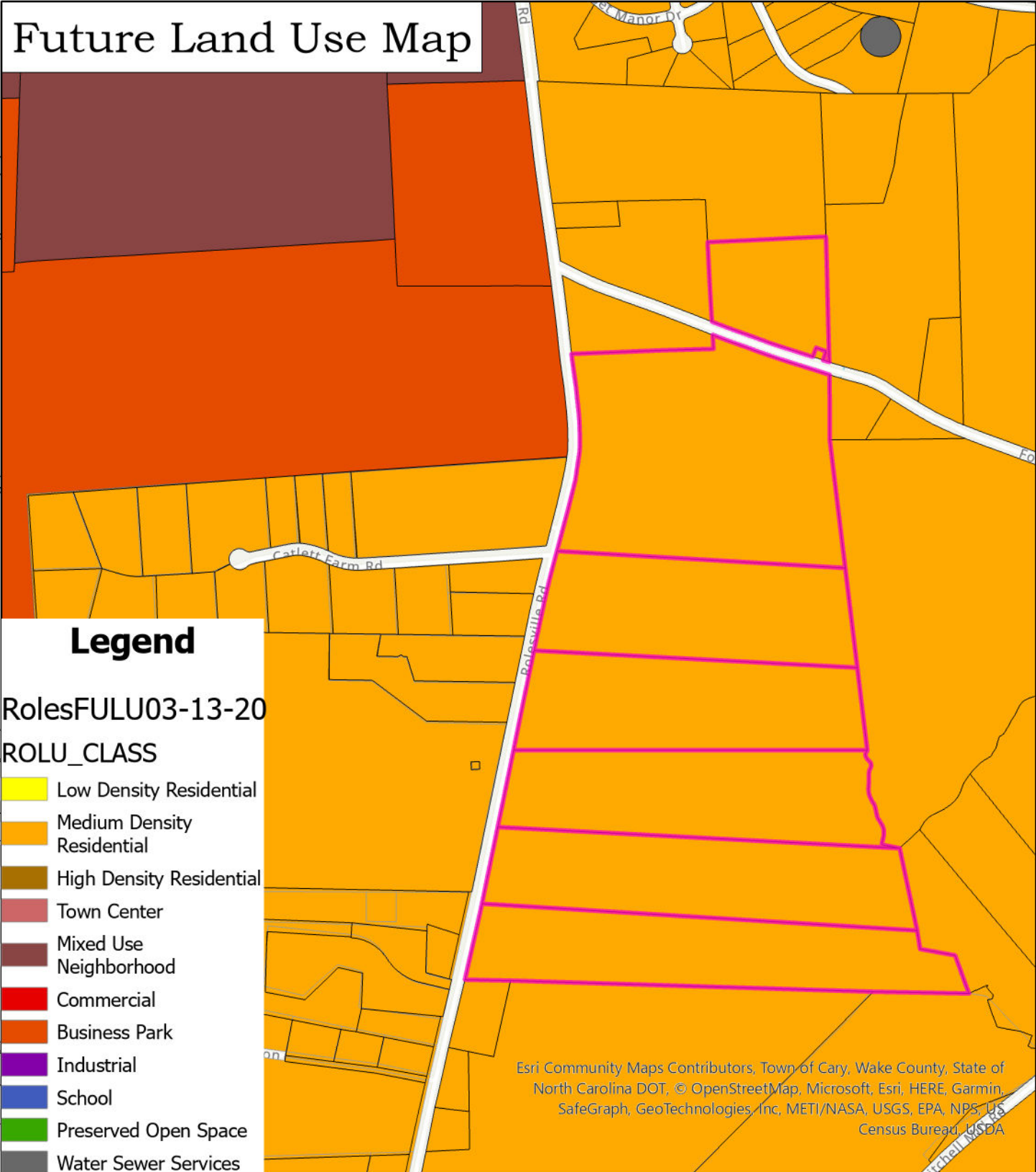
ATTACHMENT 3 - Future Land Use Map



Case: ANX 23-01, REZ 23-02 Woodlief Assemblage
Address: 0,0,0,1321,1421,1501 Rolesville Road
PIN
17511519,1768500618,1768409261,0767590716,1767590335,1767580938
Date: 2023.05.31

Path: C:\Users\SRaby\OneDrive - State of North Carolina\GIS\2023 Projects\ANX 23-01 REZ 23-02 Woodlief Assemblage\ANX 23-01 REZ 23-02 Woodlief Assemblage Base Map.aprx Date Saved: 5/31/2023 9:38 AM

Future Land Use Map



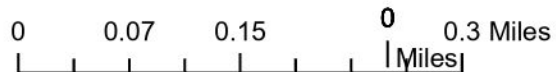
Legend

RolesFULU03-13-20

ROLU_CLASS

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Town Center
- Mixed Use Neighborhood
- Commercial
- Business Park
- Industrial
- School
- Preserved Open Space
- Water Sewer Services

Esri Community Maps Contributors, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA





TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No
Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1768511519 (Portion of)	0079481	DB 014286	PG 01880	Area petitioned for annexation: 26.07ac/38.42ac	\$907,125
		DB	PG		\$
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- **If property owned by INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

[Signature]

 Signature of Owner #1

2-28-2025
 Date Signed

[Signature]

 Signature of Owner #2

2-28-25
 Date Signed

- **If property owned by a COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

 Name of Corporation

 Printed Name of Registered Agent

 Signature of Registered Agent

 Address, State, Zip of Registered Office:

North Carolina, _____ County

I, _____, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this _____ day of _____, 20____.

Notary Seal

 Notary Public
 My commission expires: _____



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

	Authorization by Property Owner(s)	
--	------------------------------------	--

I, Carlyle D Woodlief

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 1321 Rolesville Road, PIN: 1768511519,



(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # Annexation, Rezoning, Subdivision Master Plan).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Carlyle D Woodlief Date: 2-28-2023

Applicant/Agent/Contact persons:	
Print:	Signature:
Robert Rudloff, PulteGroup	
Brendie Vega, WithersRavenel	



TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 – LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No
Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 – VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767590335 (Portion of)	0404532	DB 14286	PG 1902	Area petitioned for annexation: 18.69 ac/18.71ac	\$361,900
		DB	PG		
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

Betty Joyce Woodlief
 Signature of Owner #1

2-27-2023
 Date Signed

 Signature of Owner #2

 Date Signed

- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

 Name of Corporation

 Printed Name of Registered Agent

 Signature of Registered Agent

 Address, State, Zip of Registered Office:

North Carolina, _____ County

I, _____, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this _____ day of _____, 20____.

Notary Seal

 Notary Public
 My commission expires: _____



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

	Authorization by Property Owner(s)	
--	------------------------------------	--

I, Betty Joyce Woodlief

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 0 Rolesville Road, PIN: 1767590335,

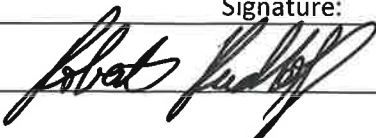

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # Annexation, Rezoning, Subdivision Master Plan).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Betty Joyce Woodlief Date: 2-28-2023

Applicant/Agent/Contact persons:	
Print:	Signature:
Robert Rudloff, PulteGroup	
Brendie Vega, WithersRavenel	



TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767590716 (Portion of)	0404530	DB 014286	PG 01896	Area petitioned for annexation: 13.85 ac/18.74ac	\$489,459
		DB	PG		
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

Donnie Lee Woodlief
Signature of Owner #1

Feb 28 23
Date Signed

Patsy E Woodlief
Signature of Owner #2

Feb 28 23
Date Signed

- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent

Address, State, Zip of Registered Office:

North Carolina, _____ County

I, _____, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this _____ day of _____, 20____.

Notary Seal

Notary Public
My commission expires: _____



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

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For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

	Authorization by Property Owner(s)	
--	------------------------------------	--

I, Donnie L. Woodlief

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 1501 Rolesville Road, PIN: 1767590716,

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application
(Type and Case # Annexation, Rezoning, Subdivision Master Plan).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Donnie L. Woodlief Date: Feb 28 23

Applicant/Agent/Contact persons:	
Print:	Signature:
Robert Rudloff, PulteGroup	
Brendie Vega, WithersRavenel	



TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1768409261 (Portion of)	0404529	DB 014286	PG 01890	Area petitioned for annexation: 11.96 ac/17.71ac	\$384,801
		DB	PG		
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

Bayle W Stalling
Signature of Owner #1

2-28-2023
Date Signed

Samuel R. Stalling
Signature of Owner #2

2-28-2023
Date Signed

- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent

Address, State, Zip of Registered Office:

North Carolina, _____ County

I, _____, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this _____ day of _____, 20____.

Notary Seal

Notary Public
My commission expires: _____



Property Owner's Consent & Authorization Form

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For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

I, Gayle W. Stallings

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 1421 Rolesville Road, PIN: 1768409261,

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # Annexation, Rezoning, Subdivision Master Plan).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Gayle W. Stallings Date: 2-28-2023

Applicant/Agent/Contact persons:	
Print:	Signature:
Robert Rudloff, PulteGroup	
Brendie Vega, WithersRavenel	

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
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3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 – LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 – VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you

declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767580938	0404532	DB 18654	PG 863	Area petitioned for annexation: 18.66ac	\$377,740
		DB	PG		
		DB	PG		\$

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We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

• If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

Dwight T. Woodly by Carolyn L. Woodly *2-28-2023*

Signature of Owner #1 Date Signed

Signature of Owner #2 Date Signed

• If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent



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	Authorization by Property Owner(s)
--	------------------------------------

I, Dwight T. Woodlief

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 0 Rolesville Road; PIN: 1767580938,



(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # Annexation, Rezoning, Subdivision Master Plan).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Dwight T. Woodlief by Candy S Woodlief Date: 2-28-2023

Applicant/Agent/Contact persons:	
Print:	Signature:
Robert Rudloff, PulteGroup	
Brendie Vega, WithersRavenel	



TOWN OF ROLESVILLE PETITION FOR ANNEXATION

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SECTION 1 - LOCATION

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SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1768500618	0404528	DB 014286	PG 01885	17.69ac	\$218,185
		DB	PG		
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

Allen W. Holding
Signature of Owner #1

2/27/23
Date Signed

Patricia C. Why
Signature of Owner #2

2/27-23
Date Signed

- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent

Address, State, Zip of Registered Office:

North Carolina, _____ County

I, _____, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this _____ day of _____, 20____.

Notary Seal

Notary Public
My commission expires: _____



Property Owner's Consent & Authorization Form

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	Authorization by Property Owner(s)	
--	------------------------------------	--

I, Ellen W. Holding, Billy C. Woodlief

(property owner's printed legal name; include signatory name and title if signing for a company)



swear and affirm that I am the owner of property at 0 Rolesville Road, PIN: 1768500618,

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application
(Type and Case # Annexation, Rezoning, Subdivision Master Plan).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Ellen W. Holding Billy C. Woodlief Date: 2/28/23

Applicant/Agent/Contact persons:	
Print:	Signature:
Robert Rudloff, PulteGroup	
Brendie Vega, WithersRavenel	

Attachment 5- Certificate of Sufficiency

CERTIFICATE OF SUFFICIENCY

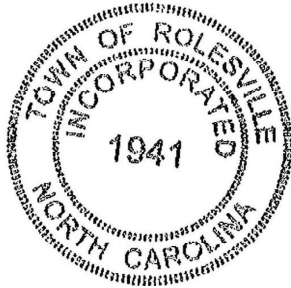
ANX23-01 - Woodlief

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

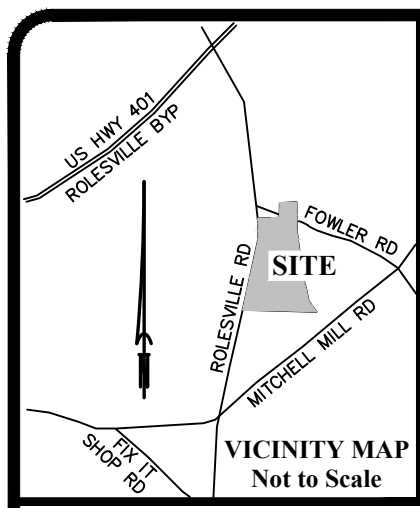
In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 9th day of November 2023



Robin E. Peyton

Robin E. Peyton
Town Clerk

Attachment 6- Zoning District Boundary Map



GENERAL NOTES:

- All distances are horizontal ground distances and areas were computed using the coordinate method, unless otherwise noted hereon.
- The subject property is partially located within a Special Flood Hazard Area as scaled from NFIP FIRM Numbers 3720176600K and 3720176800K; panel effective date: 7/19/2022.
- Wetland, stream, pond, and riparian buffer delineations shown hereon were performed by WR on 1/12/2023 & 1/16/2023. Field location performed by MSS Land Consultants, PC. Wake County flood hazard soils not addressed by this survey.
- This survey was prepared for the parties and purpose indicated hereon. Any extension of the use beyond the purpose agreed to between the client and surveyor exceeds the scope of the engagement. Only copies of this survey with the Land Surveyor's original signature & an original embossed, ink or scanned seal are the product of the Land Surveyor.
- Property identification numbers taken from the official tax records of Wake County.
- All underground utilities shown hereon are based solely on visible ground surface evidence. Prior to any construction and/or excavation, the exact vertical & horizontal locations must be determined.
- Current Zoning: R-30 (Wake County); Proposed Zoning: RH & RM (Rolesville)
- References: DB 1347 PG 52; DB 14286 PG 1880; DB 14286 PG 1885; DB 14286 PG 1890; DB 14286 PG 1896; DB 14286 PG 1902; DB 18654 PG 863; BM 1941 PG 108; BM 1942 PG 120; BM 1987 PG 1097; BM 2011 PG 84; DB 2420 PG 514; DB 4401 PG 206.

SURVEY CERTIFICATION:

I, Matthew A. Hayes, PLS No. L-4516, certify to the following:

That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision ;

That this plat was drawn under my supervision from an actual survey made under my supervision (deed description(s) and/or plat reference(s) shown hereon under "References"); that the boundaries not surveyed are clearly indicated as drawn from information as shown hereon; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended.

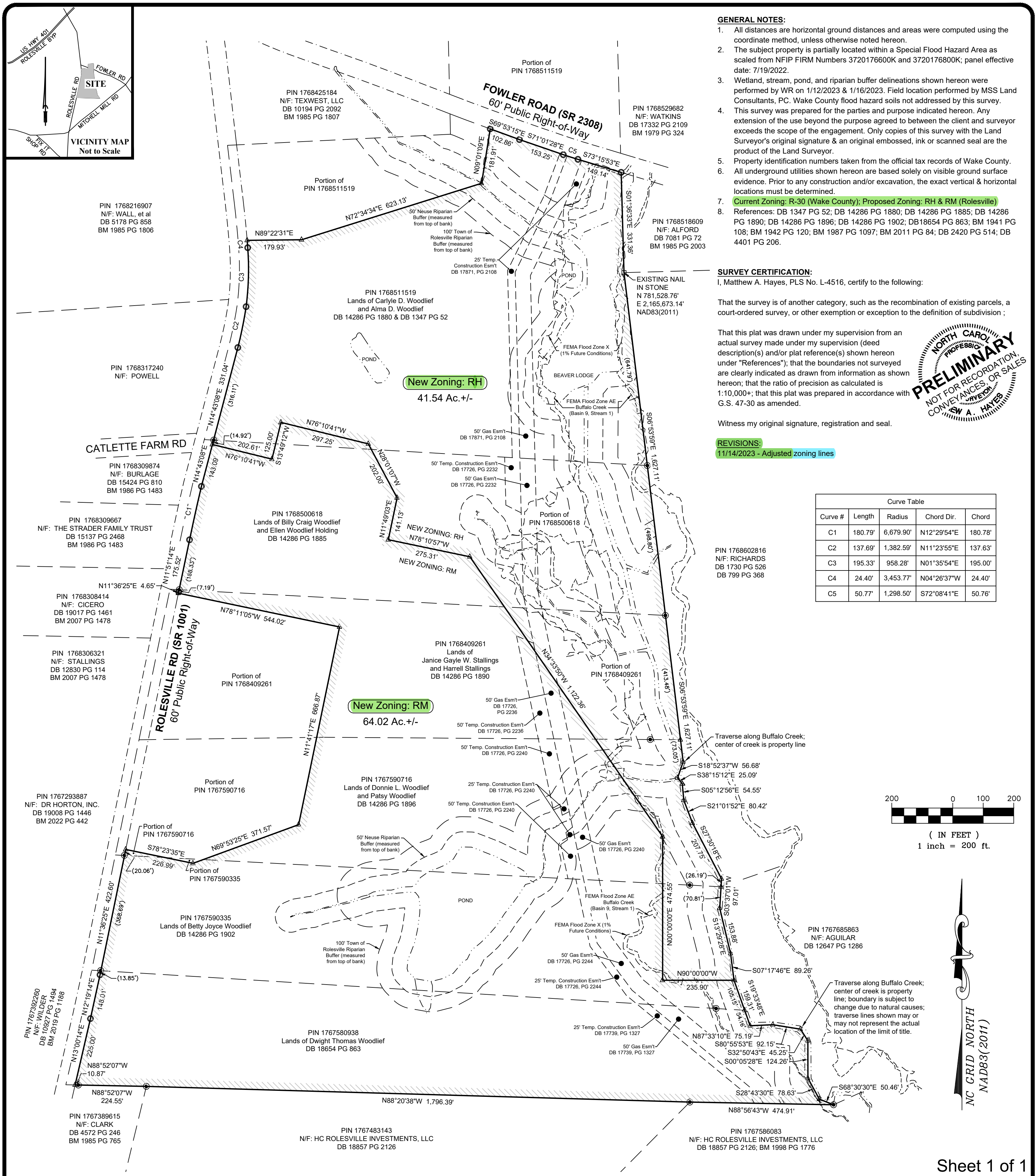
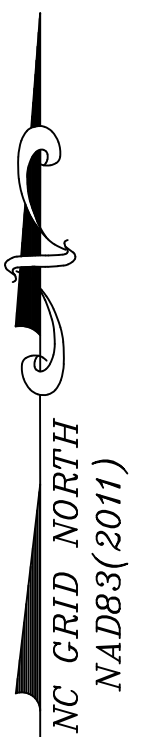
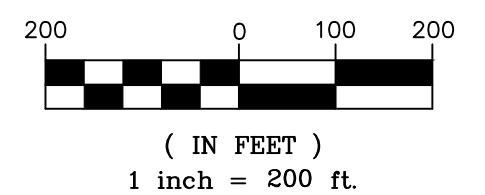
Witness my original signature, registration and seal.

REVISIONS:

11/14/2023 - Adjusted zoning lines



Curve #	Length	Radius	Chord Dir.	Chord
C1	180.79'	6,679.90'	N12°29'54"E	180.78'
C2	137.69'	1,382.59'	N11°23'55"E	137.63'
C3	195.33'	958.28'	N01°35'54"E	195.00'
C4	24.40'	3,453.77'	N04°26'37"W	24.40'
C5	50.77'	1,298.50'	S72°08'41"E	50.76'



<p>SURVEYED by MSS LAND CONSULTANTS 6118 Saint Giles St. Phone (919) 510-4464 Suite E Fax (919) 510-9102 Raleigh, NC 27612 Email: gowersw@mssland.com</p> <p>Firm License #: C-2070 "Committed to Total Quality Service"</p>	<p>MAP AMMENDMENT (REZONING) MAP</p> <p>FOR THE TOWN OF ROLESVILLE:</p> <p>ROLESVILLE ASSEMBLAGE</p> <p>PREPARED FOR PULTE HOME COMPANY, LLC</p>		<p>LEGEND</p> <p>PB Plat Book</p> <p>DB Deed Book</p> <p>N/F Now or Formerly</p> <p>EIP Existing Iron Pipe</p> <p>EPIP Existing Pinched Iron Pipe</p> <p>GALV Galvanized</p> <p>ECM Existing Concrete Marker</p> <p>● EIP, unless otherwise noted</p> <p>○ Iron Pipe Set</p> <p>△ Computed Point</p>
	<p>Wake Forest Township</p> <p>Wake County</p> <p>North Carolina</p> <p>Date of Map: July 26, 2023</p> <p>Drawn by: MAH</p> <p>Checked by:</p>	<p>0:_PULTE\PHI-23-01\dwg\REZONING_Rolesville-Woodlief-rev1.dwg</p>	

Attachment 7-Revised RM & RH Zoning Districts

MSS LAND CONSULTANTS, PC
6118 SAINT GILES STREET, SUITE E
RALEIGH, NC 27612

**MAP AMENDMENT (REZONING) OF LANDS OF:
CARLYLE D. WOODLIEF AND ALMA D. WOODLIEF
BILLY CRAIG WOODLIEF AND ELLEN WOODLIEF HOLDING
JANICE GAYLE W. STALLINGS AND HARRELL STALLINGS
DONNIE L. WOODLIEF AND PATSY WOODLIEF
BETTY JOYCE WOODLIEF
DWIGHT THOMAS WOODLIEF**

NEW ZONING: RM

SURVEY DESCRIPTION:

Reference: Survey map titled "MAP AMENDMENT (REZONING) MAP FOR THE TOWN OF ROLESVILLE: ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated July 26, 2023, and last revised November 11, 2023.

All that tract, piece, or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of lands of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, along western lines of said lands of Richards, the following four courses: 1) S 06° 53' 59" E 641.79' to a point marked by an existing iron pipe; 2) S 06° 53' 59" E 498.80' to a point marked by an existing iron pipe; 3) S 06° 53' 59" E 413.48' to a point; 4) S 06° 53' 59" E 73.05' to a point in the center of Buffalo Creek; thence, along the center of Buffalo Creek, the following six courses: 1) S 18° 52' 37" W 56.68' to a point; 2) S 38° 15' 12" E 25.09' to a point; 3) S 05° 12' 56" E 54.55' to a point; 4) S 21° 01' 52" E 80.42' to a point; 5) S 27° 30' 18" E 207.75' to a point; 6) S 03° 37' 01" W 26.19' to a point; said point being a northwestern corner of lands of, now or formerly, Norma Aguilar (Deed Book 12647, page 1286); thence, continuing along the center of Buffalo Creek, the following three courses: 1) S 03° 37' 01" W 70.81' to a point; 2) S 13° 29' 28" E 153.88' to a point; 3) S 07° 17' 46" E 89.26' to a point; said point being the POINT OF BEGINNING; thence, from said point of beginning, continuing along the center of Buffalo Creek, the following eight courses: 1) S 19° 33' 48" E 105.15' to a point; 2) S 19° 33' 48" E 54.16' to a point; 3) N 87° 33' 10" E 75.19' to a point; 4) S 80° 55' 53" E 92.15' to a point; 5) S 32° 50' 43" E 45.25' to a point; 6) S 00° 05' 28" E 124.26' to a point; 7) S 28° 43' 30" E 78.63' to a point; 8) S 68°

30' 30" E 50.46' to a point marked by an existing iron pipe; said point being a southwestern corner of said lands of Aguilar; said point also being a northeastern corner of lands of, now or formerly, HC Rolesville Investments, LLC (Deed Book 18857, page 2126; Book of Maps 1998, page 1776); thence, along said lands of HC Rolesville Investments, the following two courses: 1) N 88° 56' 43" W 474.91' to a point marked by an existing iron pipe; 2) N 88° 20' 38" W 1,796.39' to a point marked by an existing iron pipe; said point being a northeastern corner of lands of, now or formerly, Charles T. Clark, and wife, Patricia H. Clark (Deed Book 4572, page 246; Book of Maps 1985, page 765); thence, along said lands of Clark, the following two courses: 1) N 88° 52' 07" W 224.55' to a point marked by an existing iron pipe; 2) N 88° 52' 07" W 10.87' to a point on the eastern right-of-way margin of Rolesville Road; thence, along the eastern right-of-way margin of Rolesville Road, the following five courses: 1) N 13° 00' 14" E 225.00' to an iron pipe set; 2) N 12° 19' 14" E 148.01' to an iron pipe set; 3) N 11° 36' 25" E 13.85' to an iron pipe set; 4) N 11° 36' 25" E 388.69' to a point marked by an existing iron pipe; 5) N 11° 36' 25" E 20.06' to a point; thence, through lands of Betty Joyce Woodlief (Deed Book 14286, page 1902), lands of Donnie L. Woodlief and Patsy Woodlief (Deed Book 14286, page 1896), and lands of Janice Gayle W. Stallings and Harrell Stallings (Deed Book 14286, page 1890), the following four courses: 1) S 78° 23' 35" E 226.99' to a point; 2) N 69° 53' 25" E 371.57' to a point; 3) N 11° 41' 17" E 666.87' to a point; 4) N 78° 11' 05" W 544.02' to a point on the eastern right-of-way margin of Rolesville Road; thence, along the eastern right-of-way margin of Rolesville Road, the following five courses: 1) N 11° 36' 25" E 4.65' to an iron pipe set; 2) N 11° 51' 14" E 7.19' to a point marked by an existing iron pipe; 3) N 11° 51' 14" E 168.33' to an iron pipe set; 4) through the arc of a curve to the right, having a radius of 6,679.90', an arc length of 180.79', and chord course of N 12° 29' 54" E 180.78' to an iron pipe set; 5) N 14° 43' 08" E 143.09' to a point; thence, through lands of Billy Craig Woodlief and Ellen Woodlief Holding (Deed Book 14286, page 1885), lands of Carlyle D. Woodlief and Alma D. Woodlief (Deed Book 14286, page 1880, and Deed Book 1347, page 52), lands of Janice Gayle W. Stallings and Harrell Stallings (Deed Book 14286, page 1890), lands of Donnie L. Woodlief and Patsy Woodlief (Deed Book 14286, page 1896), lands of Betty Joyce Woodlief (Deed Book 14286, page 1902), the following nine courses: 1) S 76° 10' 41" E 202.61' to a point; 2) N 13° 49' 12" E 125.00' to a point; 3) S 76° 10' 41" E 297.25' to a point; 4) S 28° 01' 07" E 202.00' to a point; 5) S 11° 49' 03" W 141.13' to a point; 6) S 78° 10' 57" E 275.31' to a point; 7) S 34° 33' 50" E 1,122.36' to a point; 8) S 00° 00' 00" W 474.55' to a point; 9) S 90° 00' 00" E 235.90' to the point of beginning; containing 64.02 acres of land, more or less.



MSS LAND CONSULTANTS, PC
6118 SAINT GILES STREET, SUITE E
RALEIGH, NC 27612

**MAP AMENDMENT (REZONING) OF LANDS OF:
CARLYLE D. WOODLIEF AND ALMA D. WOODLIEF
BILLY CRAIG WOODLIEF AND ELLEN WOODLIEF HOLDING
JANICE GAYLE W. STALLINGS AND HARRELL STALLINGS
DONNIE L. WOODLIEF AND PATSY WOODLIEF
BETTY JOYCE WOODLIEF**

NEW ZONING: RH

SURVEY DESCRIPTION:

Reference: Survey map titled "MAP AMENDMENT (REZONING) MAP FOR THE TOWN OF ROLESVILLE: ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated July 26, 2023, and last revised November 11, 2023.

All that tract, piece, or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

BEGINNING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of lands of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also being the POINT OF BEGINNING, having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said POINT OF BEGINNING, along western lines of said lands of Richards, the following four courses: 1) S 06° 53' 59" E 641.79' to a point marked by an existing iron pipe; 2) S 06° 53' 59" E 498.80' to a point marked by an existing iron pipe; 3) S 06° 53' 59" E 413.48' to a point; 4) S 06° 53' 59" E 73.05' to a point in the center of Buffalo Creek; thence, along the center of Buffalo Creek, the following six courses: 1) S 18° 52' 37" W 56.68' to a point; 2) S 38° 15' 12" E 25.09' to a point; 3) S 05° 12' 56" E 54.55' to a point; 4) S 21° 01' 52" E 80.42' to a point; 5) S 27° 30' 18" E 207.75' to a point; 6) S 03° 37' 01" W 26.19' to a point; said point being a northwestern corner of lands of, now or formerly, Norma Aguilar (Deed Book 12647, page 1286); thence, continuing along the center of Buffalo Creek, the following three courses: 1) S 03° 37' 01" W 70.81' to a point; 2) S 13° 29' 28" E 153.88' to a point; 3) S 07° 17' 46" E 89.26' to a point; thence, through lands of Betty Joyce Woodlief (Deed Book 14286, page 1902), lands of Donnie L. Woodlief and Patsy Woodlief (Deed Book 14286, page 1896), Janice Gayle W. Stallings and Harrell Stallings (Deed Book 14286, page 1890), lands of Billy Craig Woodlief and Ellen Woodlief Holding (Deed Book 14286, page 1885), and lands of Carlyle D. Woodlief and Alma D. Woodlief (Deed Book 14286, page 1880, and Deed Book 1347, page 52), the following nine

courses: 1) N 90° 00' 00" W 235.90' to a point; 2) N 00° 00' 00" E 474.55' to a point; 3) N 34° 33' 50" W 1,122.36' to a point; 4) N 78° 10' 57" W 275.31' to a point; 5) N 11° 49' 03" E 141.13' to a point; 6) N 28° 01' 07" W 202.00' to a point; 7) N 76° 10' 41" W 297.25' to a point; 8) S 13° 49' 12" W 125.00' to a point; 9) N 76° 10' 41" W 202.61' to a point on the eastern right-of-way margin of Rolesville Road; thence, along the eastern right-of-way margin of Rolesville Road, the following five courses: 1) N 14° 43' 08" E 14.92' to a point marked by an existing iron pipe; 2) N 14° 43' 08" E 316.11' to an iron pipe set; 3) through the arc of a curve to the left, having a radius of 1,382.59', an arc length of 137.69', and a chord course of N 11° 23' 55" E 137.63' to a point; 4) through the arc of a curve to the left, having a radius of 958.28', an arc length of 195.33', and a chord course of N 01° 35' 54" E 195.00' to a point; 5) through the arc of a curve to the left, having a radius of 3,453.77', an arc length of 24.40', and a chord course of N 04° 26' 37" W 24.40' to a point; thence, through lands of Carlyle D. Woodlief and Alma D. Woodlief (Deed Book 14286, page 1880; Deed Book 1347, page 52), the following three courses: 1) N 89° 22' 31" E 210.00' to a point; 2) N 72° 34' 34" E 623.13' to a point; 3) N 09° 01' 09" E 181.91' to a point on the southern right-of-way margin of Fowler Road (SR 2308) (an existing 60' public right-of-way); thence, along the southern right-of-way margin of Fowler Road, the following four courses: 1) S 69° 53' 15" E 102.86' to a point; 2) S 71° 01' 28" E 153.25' to a point; 3) through the arc of a curve to the left, having a radius 1,298.50' of, an arc length of 50.77', and a chord course of S 72° 08' 41" E 50.76' to a point; 4) S 73° 15' 53" E 149.14' to a point; thence, along said lands of Alford, S 01° 36' 33" E 331.36' to the point of beginning; containing 41.54 acres of land, more or less.



Case: REZ-23-02

EXHIBIT A

Woodlief Assemblage

Zoning Justification

March 1, 2023

Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?

The application is consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and other adopted Town policy plans. The applicant and all entities involved with the applicant have corresponded with Town staff, resources such as the Town's website, and more to ensure that all of the submitted articles for the project in Rolesville meets the standards set forth by the Town. All items with this submittal have been matched against policy plans adopted by the Town to provide an application for a project that will benefit the Town and its residents.

A Future Land Use Map is included in the Comprehensive Plan, with the intention of encouraging specific zoning districts that will benefit the Town. The parcels for this project are shown in the Future Land Use Map as Medium Residential, which is described as, "Predominantly 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 the preserved open space areas along limited non-residential uses under planned unit development or form-based code provisions." This future land use designation matches the proposed zoning of this project a combination of RH, Residential High Density and RM, Residential Medium Density, containing both single-family and townhouse uses. As Rolesville is one of the fastest-growing towns in Wake County, there is an increasing demand for housing which means it is important to encourage its development in appropriate locations.

Per the Town of Rolesville Greenway Plan, a proposed greenway is shown along Buffalo Creek that crosses Fowler Rd., which will impact the parcels involved in the project. A greenway connection, developed in accordance with the Plan's regulations and policies, will connect with the rest of the greenway paths in order to provide valuable recreation and protect and conserve the Town's environmental assets. This will help in the Town's mission to establish and provide a comprehensive greenway and trail system that compliments recent active transportation and parks planning efforts.

Is the application in conflict with any provision of the LDO or the Town Code of Ordinances?

To the best of the applicant's knowledge, this application does not conflict with any provision of the LDO or the Town Code of Ordinances. This application has been reviewed against the Code of Ordinances and LDO to ensure that it does not have any items that fall outside of the regulations set forth within the documents. The applicant and all entities involved have worked to ensure that all provisions have been followed.

Does the application correct any errors in the existing zoning present at the time it was adopted?

To the applicant's knowledge, this application does not correct any errors in the existing zoning present at the time that it was adopted.

Does the rezoning allow uses that are compatible with existing and permitted uses on surrounding land/properties?

Yes, the rezoning would allow uses that are compatible with existing and permitted uses on surrounding land/properties.. The property to the south of the project area is within the Town of Rolesville municipal boundary and zoned for HD, High-Density Residential. Properties located directly west of the subject site, across Rolesville Road, are zoned R&PUD, Residential and PUD, and RL, Low-Density Residential. Adjacent projects in the area, such as Callis and Falls River, have been approved under similar circumstances.

Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?

The application will ensure efficient development within the Town. The properties associated with this project will be annexed into the Town. The applicant, as stated in the proposal, will provide road improvements in the area. A Traffic Impact Analysis will be performed to ensure that there is sufficient items addressed by the applicant to cause the least amount of traffic impact to the area.

Would the application result in a logical and orderly development pattern?

The application results in a logical and orderly development pattern. The project has been developed with the Town's Ordinances and LDO as a guideline, and Town staff have reviewed the proposed project in order to provide input. The development pattern that will come about as a direct result of this application will suit the Town's needs and not provide any disruptions.

Currently, development is extending south of the current Town limits as the population growth begins to warrant new housing and commercial services. This has meant that the area surrounding the project site has begun to feel the impact of this growth, and this project will fit in with the current development pattern. To the south of the project is Rolesville Crossing, an approved project that will consist of 297 single-family dwelling units. To the west of the project is Kalas Farms, an approved project that will consist of 550 single-family dwelling units. In addition to this, to the north of the project is Rolesville High School, providing educational opportunities in close proximity.

Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

This application will not result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment. This project falls within the Little River Water Watershed area, and will adhere to the regulations put forth to protect said watershed. Stormwater measures will be taken, reviewed and approved by Town staff in order to ensure that the watershed is well protected in this regard. Any other potential items of concern will be addressed during the application process.

In addition to adhering to all regulatory and developmental requirements, the project is designed to have the smallest impact possible on the surrounding environment. As required by the LDO, a maximum of 20% of the site's open space requirement, can be met with environmentally-constrained open space and 80% must be "buildable". Environmental open space (which includes wetlands, stream buffers, and floodplain) on this plan exceeds 20% (7.1 acres) by providing 35.2 acres of protected areas. The remaining 80% buildable open space area (outside of wetlands, stream buffers, and floodplain) provides an additional 28.6 acres and

Case: MA 23-XX

encompasses a proposed public greenway, an amenity site, and storm control measures. The total amount of open space proposed will be 63.8 acres and the developed area is approximately 42 acres.

Attachment 9 - Neighborhood Meetings (2) Summaries

(REZ-23-02) Woodlief Assemblage -- 500ft Property Owner List

<u>OWNER</u>	<u>ADDR1</u>	<u>ADDR2</u>	<u>ADDR3</u>
AGUILAR, NORMA	6509 MITCHELL MILL RD	ZEBULON NC 27597-8412	
ALFORD, CHRISTOPHER STEPHEN ALFORD, TIMOTHY SCOTT	6500 FOWLER RD	ZEBULON NC 27597-8300	
ALFORD, LARRY W SR ALFORD, BETTY D	6420 FOWLER RD	ZEBULON NC 27597-8498	
BAILEY, JEFFREY D BAILEY, NICOLE	3536 CATLETT FARM RD	WAKE FOREST NC 27587-9680	
BURLAGE, LUKAS GABRIEL BURLAGE, LAURA ELENA	3540 CATLETT FARM RD	WAKE FOREST NC 27587-9680	
CHALK, BOBBY RAY CHALK, CAROLYN C	6517 MITCHELL MILL RD	ZEBULON NC 27597-8412	
CICERO, KRISTAN CICERO, JOSEPH	1504 ROLESVILLE RD	WAKE FOREST NC 27587-6961	
CLARK, CHARLES T CLARK, PATRICIA H	1709 ROLESVILLE RD	WAKE FOREST NC 27587-6965	
DR HORTON INC	2000 AERIAL CENTER PKWY STE 110	MORRISVILLE NC 27560-9294	
GLOVER, RICO D SR GLOVER, TIFFANY N	1632 ROLESVILLE RD	WAKE FOREST NC 27587-6963	
GOODNIGHT, JUDY JONES	1201 ROLESVILLE RD	WAKE FOREST NC 27587-6957	
GUNZ, BETTY R TEXWEST LLC	1409 MARYLAND AVE	CHARLOTTE NC 28209-1527	
HC ROLESVILLE INVESTMENTS LLC	1616 CLEVELAND AVE	CHARLOTTE NC 28203-4855	
HORTON, ROBIN RANDALL SR HORTON, MARY HOLLAND	5513 AMAZON TRL	WAKE FOREST NC 27587-6843	
HURLEY, CARSON	5717 MITCHELL MILL RD	WAKE FOREST NC 27587-7257	
JONES, WALLACE G	6604 MITCHELL MILL RD	ZEBULON NC 27597-8413	
MALDONADO, RAUL	115 BRIDLE TRL	YOUNGSVILLE NC 27596-9576	
MOODY, BENNY L MOODY, CONNIE G	1716 ROLESVILLE RD	WAKE FOREST NC 27587-9677	
PERRY, JUDY J	1201 ROLESVILLE RD	WAKE FOREST NC 27587-6957	
POWELL, JEFFREY LOUIS	5601 CALTON DR	RALEIGH NC 27612-2799	
RICHARDS, BARBARA ANN JONES	6721 MITCHELL MILL RD	ZEBULON NC 27597-8416	
RODRIGUEZ, ALECIO MORIN, MARIA OLIVIA LOPEZ	1700 ROLESVILLE RD	WAKE FOREST NC 27587-9677	
ROGERS, WILLIAM L	100 CRESCENT CT STE 595	DALLAS TX 75201-1847	
SADLER, JUNNIE RAY SADLER, JOAN MARION	6801 BLAZING SUNSET TRL	WAKE FOREST NC 27587-9608	
SHORE, JOHN L SHORE, ANNETTE P	1636 ROLESVILLE RD	WAKE FOREST NC 27587-6963	
STALLINGS, HARRELL F STALLINGS, GAYLE W	PO BOX 325	ROLESVILLE NC 27571-0325	
STALLINGS, JANICE GAYLE W STALLINGS, HARRELL	1512 ROLESVILLE RD	WAKE FOREST NC 27587-6961	
THE STRADER FAMILY TRUST	PO BOX 26	ROLESVILLE NC 27571-0026	
TOWN OF ROLESVILLE	PO BOX 250	ROLESVILLE NC 27571-0250	
WALL, JOSEPH E GUNZ, BETTY R	1409 MARYLAND AVE	CHARLOTTE NC 28209-1527	
WATKINS, CHARLES ZACHARY	PO BOX 648	FRISCO NC 27936-0648	
WILDER, CHRISTIAN C WILDER, CINDY E	1628 ROLESVILLE RD	WAKE FOREST NC 27587-6963	
WOODLIEF, BETTY JOYCE	1501 ROLESVILLE RD	WAKE FOREST NC 27587-6962	
WOODLIEF, BILLY CRAIG HOLDING, ELLEN WOODLIEF	5101 OLD MILBURNIE RD	WENDELL NC 27591-7817	
WOODLIEF, CARLYLE D WOODLIEF, ALMA D	1321 ROLESVILLE RD	WAKE FOREST NC 27587-6959	
WOODLIEF, DONNIE L WOODLIEF, PATSY	6609 FOWLER RD	ZEBULON NC 27597-8303	
WOODLIEF, DWIGHT THOMAS	6608 FOWLER RD	ZEBULON NC 27597-8302	

July 15, 2023

Re: Notice of Neighborhood Meeting

Dear Property Owner:

This letter is to notify you of a pending Rezoning Map Amendment Application (Case# REZ-23-02) and corresponding Voluntary Annexation Petition (Case# ANX-23-01) for a development near your property. The applicant is holding a neighborhood meeting July 25, 2023 at 6:00pm to explain the proposal. The meeting will be at the Rolesville Community Center located at 514 Southtown Circle, Rolesville, NC 27571. Questions or comments on the proposed project prior to the meeting are welcome – please see my contact information below.

This case involves a request to rezone 6 parcels of land located at 0 Rolesville Road (PIN 1767580938), 0 Rolesville Road (PIN 1767590335), 0 Rolesville Road (PIN 1768500618) a portion of 1501 Rolesville Road (PIN 1767590716), a portion of 1421 Rolesville Road (PIN 1768409261), and a portion of 1321 Rolesville Road (PIN 1768511519) (the “Site”), as more specifically shown on the attached vicinity map. The Site is subject to the zoning and development authority of Wake County and is zoned Residential-30 (R-30) under Wake County’s Unified Development Ordinance (“UDO”). This proposal would annex the Site into Rolesville’s Town Limits and apply Residential High Density-Conditional Zoning (RH-CZ) and Residential Medium Density-Conditional Zoning (RH-CZ) designations to allow for the development of a residential community consisting of single family and townhome uses. Enclosed for your reference is a vicinity map outlining the location of the subject parcels and a Concept Plan.

During the meeting, the applicant will describe the nature of the requests and field questions from those attending. After the neighborhood meeting, the applications will be presented to the Town Planning Board for review and recommendation, and then a public hearing will be conducted and action taken by the Town Board of Commissioners at a future date. The Town Board of Commissioners is the elected body that will make the final determination and decision on these applications. You will receive another similar notification from the Town of Rolesville about the date, time, and location of these public hearings.

If you have any questions, please contact me directly at (919) 835-4663 or by email at colliermarsh@parkerpoe.com.

Sincerely,

Collier R. Marsh
Applicant

WOODLIEF NEIGHBORHOOD MEETING MINUTES

Woodlief Rezoning

July 25, 2023 Neighborhood Meeting Minutes

The Applicant held a neighborhood meeting for the Woodlief rezoning at the Town of Rolesville Community Center on July 25, 2023. The following members of the project team were in attendance to present and answer questions: Rob Rudloff from Pulte, Bryant Inge and Greg Feldman from WithersRavenel, and Collier Marsh and Mark Frederick from Parker Poe. Approximately 7 neighbors were in attendance. Collier Marsh began by introducing the project team, gave an overview of the rezoning process, and then described the proposed rezoning. The floor was then opened to questions from the attending neighbors. The following is a summary of the questions asked by neighbors and the applicant's responses.

Question: Was the traffic study was performed during the school year.

Applicant Response: Yes, the traffic counts that the study utilizes were taken by the Town's consultant before the school year let out last year.

Question: Did the traffic study take into account the other development projects in the area that have been approved?

Applicant Response: Yes, those other projects are taken into account when the study is performed, as well as a background traffic increase per year.

Question: What types of transportation improvements are planned at the two entrances to the new community?

Applicant Response: The TIA has not been completed yet so improvement recommendations are not finalized, but we expect the recommendations to include turn lanes to accommodate traffic at the entrances.

Question: How many homes are proposed?

Applicant Response: 94 townhomes and 158 single family homes.

Question: What is the price range of the homes?

Applicant Response: This will depend on the market conditions when the development is constructed. Generally speaking the townhome prices will start mid 300K and the single family homes low to mid 400K.

WOODLIEF NEIGHBORHOOD MEETING MINUTES

Question: Is Pulte developing any other projects in the area?

Applicant Response: Yes, Pulte has several other projects across Wake County, but no projects in Rolesville right now.

Question: What are the side setbacks for these lots?

Applicant Response: Minimum of 5 feet, so at least 10 feet between houses.

Question: Where will cars be parked in the townhome portion?

Applicant Response: Individual units will have garages and a driveway. visitor parking spaces will also be provided.

Question: How will mail be delivered?

Applicant Response: The community will have cluster mail boxes at certain locations.

Question: Will this project include commitments for specific architectural features?

Applicant Response: Yes. These commitments are still being discussed with town staff, but initial commitments have been included. The commitments vary slightly between the townhomes and detached homes, but the common commitments include quality building materials, garages for every unit, building foundation standards, front porches on all units, windows on side elevations, and a varied color palette throughout the neighborhood.

Question: Who will maintain the townhomes?

Applicant Response: There will be a homeowners association for the entire community. The HOA will be responsible for exterior maintenance of the townhomes.

Question: What kind of buffer will be provided between the Carlyle property and the development

Applicant Response: A 25 ft wide buffer will be provided, including a berm, fence, and landscaping.

Question: Can a 30 ft wide buffer be provided? This was provided adjacent to the Kalas Farm development.

Applicant Response: Our engineers will look into whether the plans can accommodate this.

WOODLIEF
NEIGHBORHOOD MEETING MINUTES

Question: Is the open space on the plan provided due to the environmental features or because you chose not to build in that location?

Applicant Response: It is a combination of those factors. There are wetlands which cannot be built on, but there is additional open space that could be built on that we are dedicating as open space. The current plans provide 65 acres of open space out of the total 106 acres, and 29 out of the 65 acres is buildable area.

Question: Will the Town annex adjacent properties into the Town?

Applicant Response: No, the Town cannot annex private property into town limits, so unless private owners voluntary request annexation of their property that property will remain in Wake County regardless of this development.

Question: Will roads be widened along the frontage of adjacent properties?

Applicant Response: The roads will only be widened across this project's frontage.

After the question and answer session, the applicant team had informal discussions with several neighbors and the meeting concluded at 7:50 pm

October 20, 2023

Re: Notice of Second Neighborhood Meeting

Dear Property Owner:

This letter is to notify you of a pending Rezoning Map Amendment Application (Case# **REZ-23-02**) and corresponding Voluntary Annexation Petition (Case# **ANX-23-01**) for a development near your property. The applicant is holding a neighborhood meeting November 1, 2023 at 6:00pm to explain the proposal and to provide updates on the project since the last neighborhood meeting. The meeting will be at the Rolesville Community Center located at 514 Southtown Circle, Rolesville, NC 27571. Questions or comments on the proposed project prior to the meeting are welcome – please see my contact information below.

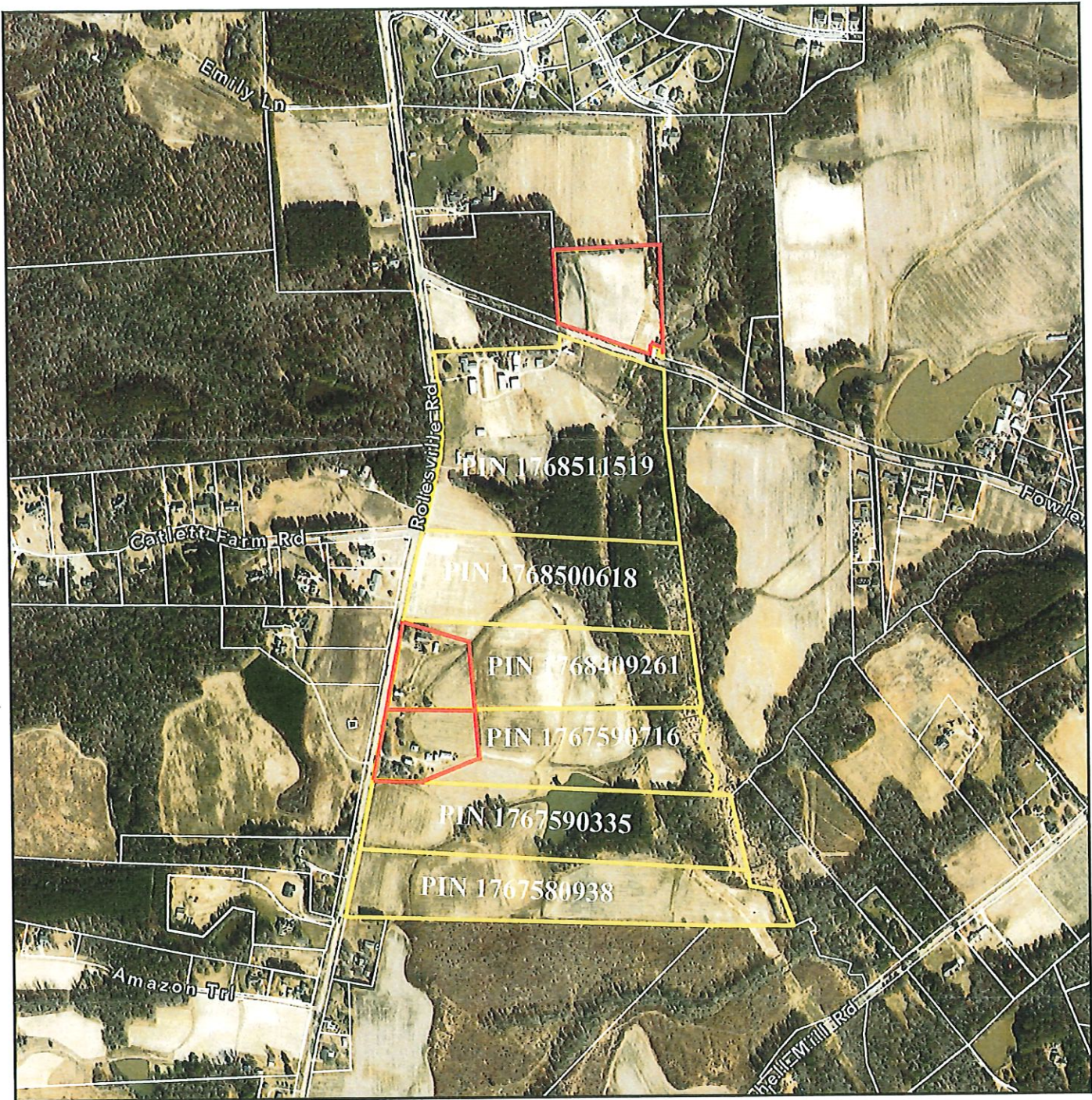
This case involves a request to rezone 6 parcels of land located at 0 Rolesville Road (PIN 1767580938), 0 Rolesville Road (PIN 1767590335), 0 Rolesville Road (PIN 1768500618) a portion of 1501 Rolesville Road (PIN 1767590716), a portion of 1421 Rolesville Road (PIN 1768409261), and a portion of 1321 Rolesville Road (PIN 1768511519) (the “Site”), as more specifically shown on the attached vicinity map. The Site is subject to the zoning and development authority of Wake County and is zoned Residential-30 (R-30) under Wake County’s Unified Development Ordinance (“UDO”). This proposal would annex the Site into Rolesville’s Town Limits and apply Residential High Density-Conditional Zoning (RH-CZ) and Residential Medium Density-Conditional Zoning (RH-CZ) designations to allow for the development of a residential community consisting of single family and townhome uses. Enclosed for your reference are: (1) a vicinity map outlining the location of the subject parcels; and (2) an updated Concept Plan.

During the meeting, the applicant will describe the nature of the proposed rezoning request, provide updates since the first neighborhood meeting, and field questions from the public. A public hearing will be conducted and action taken by the Town Board of Commissioners at a future date. The Town Board of Commissioners is the elected body that will make the final determination and decision on this proposal.

If you have any questions, please contact me directly at (919) 835-4663 or by email at colliermarsh@parkerpoe.com.

Sincerely,

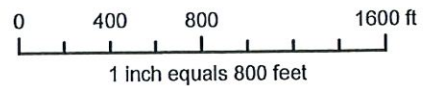
Collier R. Marsh
Applicant




0; 0; 0; 1321; 1421; & 1501 Rolesville Road



Vicinity Map



 Portions of 1321, 1421, and 1501 Rolesville Road not included in rezoning request

Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

ADJACENT PARCEL DATA

PARCEL ID	OWNER NAME	ADDRESS	ACRES	PERMITS
1	WILSON, CHRISTOPHER	1300 S 15TH ST	0.20	01/18/2019
2	WILSON, CHRISTOPHER	1300 S 15TH ST	0.20	01/18/2019
3	WILSON, CHRISTOPHER	1300 S 15TH ST	0.20	01/18/2019
4	WILSON, CHRISTOPHER	1300 S 15TH ST	0.20	01/18/2019
5	WILSON, CHRISTOPHER	1300 S 15TH ST	0.20	01/18/2019
6	WILSON, CHRISTOPHER	1300 S 15TH ST	0.20	01/18/2019
7	WILSON, CHRISTOPHER	1300 S 15TH ST	0.20	01/18/2019
8	WILSON, CHRISTOPHER	1300 S 15TH ST	0.20	01/18/2019

PROJECT SITE PARCEL DATA

PARCEL ID	OWNER NAME	ADDRESS	ACRES	PERMITS
1	WOODLIEF ASSEMBLY	1321 ROLESVILLE RD	132.1	08/08/2023
2	WOODLIEF ASSEMBLY	1321 ROLESVILLE RD	132.1	08/08/2023
3	WOODLIEF ASSEMBLY	1321 ROLESVILLE RD	132.1	08/08/2023
4	WOODLIEF ASSEMBLY	1321 ROLESVILLE RD	132.1	08/08/2023
5	WOODLIEF ASSEMBLY	1321 ROLESVILLE RD	132.1	08/08/2023
6	WOODLIEF ASSEMBLY	1321 ROLESVILLE RD	132.1	08/08/2023
7	WOODLIEF ASSEMBLY	1321 ROLESVILLE RD	132.1	08/08/2023
8	WOODLIEF ASSEMBLY	1321 ROLESVILLE RD	132.1	08/08/2023

PROPOSED ZONING: R20 (WAKE COUNTY)
ESTIMATED YIELD: 4522 DWELLING UNITS
 1 77 SINGLE-FAMILY LOTS @ 45X120 FT
 1 18 TOWNHOUSES @ 22X22 INTERIORS, 60' DEEP
 1 60 TOWNHOUSES @ 22X22 INTERIORS, 60' DEEP

REQUIRED OPEN SPACES
 18% ZONING (26.2 AC); 25% MIN. (33.0 AC)
 10% MIN. (13.2 AC); 20% MIN. (26.4 AC)
 20% MIN. (26.4 AC); 25% MIN. (33.0 AC)
 30% MIN. (39.6 AC); 35% MIN. (45.7 AC)
 40% MIN. (52.9 AC); 45% MIN. (60.0 AC)
 50% MIN. (66.0 AC); 55% MIN. (72.7 AC)
 60% MIN. (79.2 AC); 65% MIN. (85.4 AC)
 70% MIN. (92.5 AC); 75% MIN. (99.2 AC)
 80% MIN. (105.7 AC); 85% MIN. (112.4 AC)
 90% MIN. (119.0 AC); 95% MIN. (125.7 AC)
 100% MIN. (132.1 AC)

TOWNHOME SITE PARKING TABULATION
 OFF-STREET PARKING REQUIRED (NOT INCLUDING GARAGES): 18 UNITS x 2.25 SP/UNIT = 40 SPACES REQUIRED
 OFF-STREET PARKING PROVIDED (NOT INCLUDING GARAGES): 50 UNITS @ 1 CAR DRIVEWAY = 50 SPACES PROVIDED
 SURPLUS PARKING AT AVAILABILITY: 10 SPACES

TOTAL OFF-STREET PARKING - 211 SPACES

- NOTES:**
- THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA AND IS NOT AN OFFICIAL DESIGN OR SURVEY DOCUMENT.
 - THE LAYOUT SHOWN ON THIS PLAN IS PURELY THEORETICAL IN NATURE AND MAY BE SUBJECT TO CHANGE WITHOUT NOTICE. THE PLAN HAS NOT BEEN REVIEWED BY ANY MUNICIPALITY OR OTHER AGENCY AND IS PROVIDED SOLELY FOR ILLUSTRATION AND CONCEPTUAL PLANNING CONSIDERATION.
 - THE PRELIMINARY METEOROLOGICAL DATA AND STREAM BUFFER ANALYSIS ON THIS PLAN ARE BASED ON PRELIMINARY METEOROLOGICAL DATA AND STREAM BUFFER CALCULATION FIELD EVALUATION AND DRIEST PREPARED BY WITHERSRAVENEL, INC. DATED 01/17/23.
 - ALL STREETS SHOWN AND LABELED ON THIS PLAN SHALL BE 50' PUBLIC RIGHT-OF-WAY PURSUANT TO N.C.G.S. 160B-50. THIS CONCEPT PLAN AS PROPOSED IS REQUESTED TO BE AMENDED TO REFLECT THE PROPOSED LAYOUT AND SHALL BE AMENDED AFTER THE DATE 08/08/23 AND AMENDED IN DECEMBER 2023 AND OCTOBER 4, 2022.

OPEN SPACE BUFFERING LEGEND

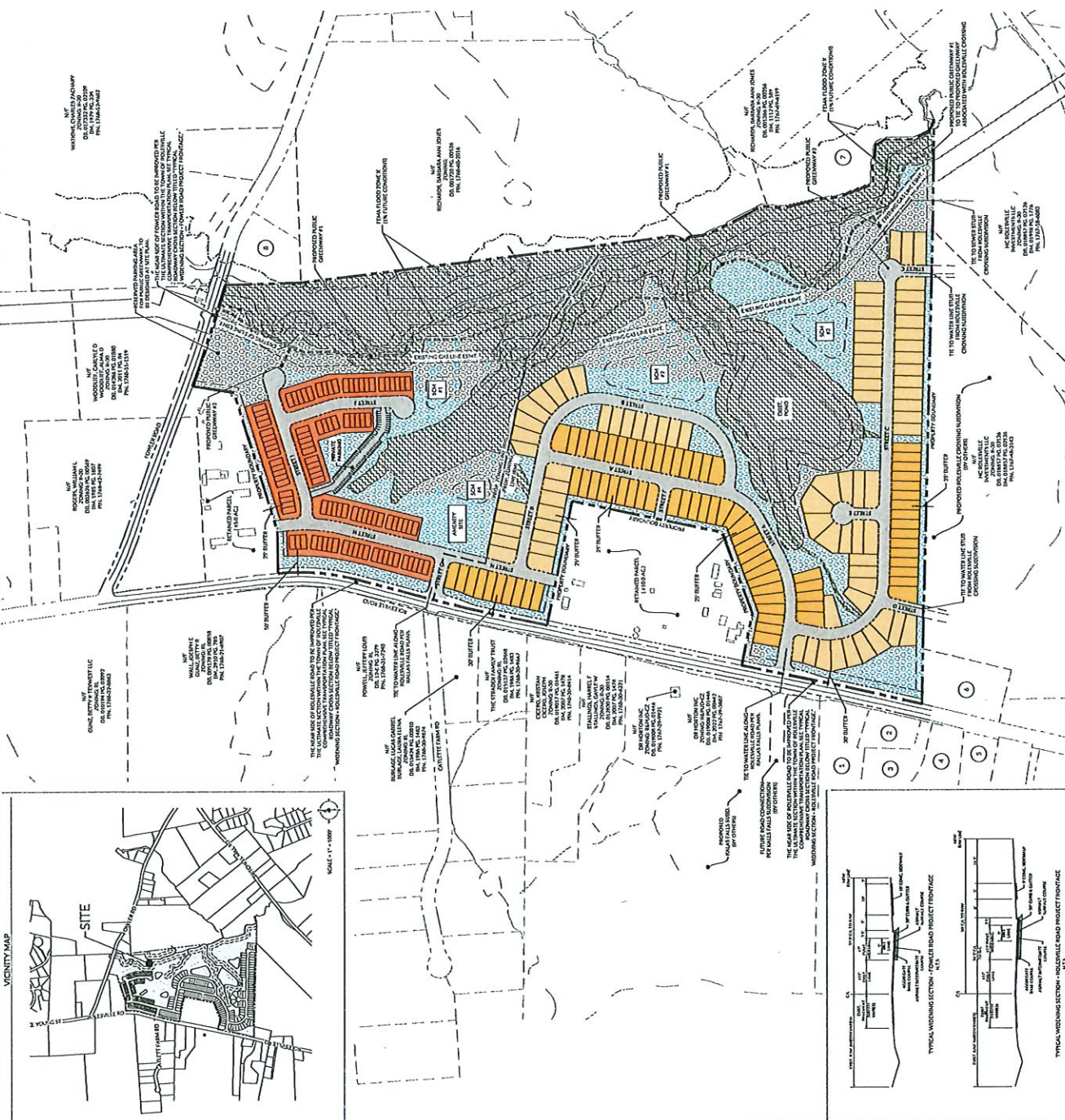
- 10' BUFFER
- 20' BUFFER
- 30' BUFFER
- 40' BUFFER
- 50' BUFFER
- 60' BUFFER
- 70' BUFFER
- 80' BUFFER
- 90' BUFFER
- 100' BUFFER

LOT SHADING SUMMARY

- SINGLE-FAMILY LOTS (77) 47' X 120'
- SINGLE-FAMILY LOTS (18) 22' X 120'
- AVERAGE SINGLE-FAMILY LOT SIZE = 4,206 SF
- TOWNHOME (60) ENDS, 22' INTERIORS, 60' DEEP

CONTACT INFORMATION

WITHERSRAVENEL, INC.
 155 PARK DRIVE, SUITE 100
 CARY, NC 27513
 PHONE: 919-477-1100
 EMAIL: info@withersravenel.com



Attachment 10- Traffic Impact Analysis



REZ 23-02: Woodlief Assemblage Traffic Impact Analysis

Rolesville, North Carolina

September 18, 2023

Prepared for:

Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571

Applicant:

Pulte Home Company LLC
1225 Crescent Green Drive
Cary, NC 27518

Prepared by:

Stantec Consulting Services Inc.
801 Jones Franklin Road
Suite 300
Raleigh, NC 27606

Table of Contents

EXECUTIVE SUMMARY	I
1.0 INTRODUCTION	1.1
2.0 INVENTORY OF TRAFFIC CONDITIONS	2.4
2.1 STUDY AREA	2.4
2.2 PROPOSED ACCESS	2.4
2.3 EXISTING CONDITIONS	2.4
2.4 FUTURE CONDITIONS	2.5
2.4.1 The Point.....	2.5
2.4.2 Kalas Falls	2.6
2.4.3 Rolesville Road at Mitchell Mill Road.....	2.6
3.0 TRIP GENERATION AND DISTRIBUTION	3.9
3.1 TRIP GENERATION.....	3.9
3.2 SITE TRIP DISTRIBUTION	3.9
4.0 TRAFFIC VOLUMES	4.12
4.1 DATA COLLECTION	4.12
4.2 BACKGROUND TRAFFIC GROWTH.....	4.12
4.3 ADJACENT DEVELOPMENT TRAFFIC.....	4.12
4.3.1 The Point.....	4.12
4.3.2 Kalas Falls	4.12
4.3.3 Moody Farm.....	4.13
4.3.4 Tucker-Wilkins	4.13
4.3.5 Rolesville Crossing (aka Wheeler Tract)	4.13
4.4 NO-BUILD TRAFFIC VOLUMES	4.13
4.5 BUILD TRAFFIC VOLUMES	4.13
5.0 CAPACITY ANALYSIS	5.19
5.1 2023 EXISTING.....	5.21
5.2 2028 NO-BUILD	5.22
5.3 2028 BUILD.....	5.24
5.4 2028 BUILD IMPROVED	5.26
5.4.1 Proposed Improvements	5.26
6.0 RECOMMENDATIONS	6.29
7.0 REFERENCES	7.32
8.0 APPENDIX	8.32



LIST OF TABLES

Table 1: Existing Conditions2.5
Table 2: Trip Generation3.9
Table 3: Level of Service Criteria5.19
Table 4: 2023 Existing Level of Service and Delay.....5.21
Table 5: 2028 No-Build Level of Service and Delay5.23
Table 6: 2028 Build Level of Service and Delay5.25
Table 7: 2028 Build Improved Level of Service and Delay5.28

LIST OF FIGURES

Figure 1: Site Location1.2
Figure 2: Site Plan1.3
Figure 3: 2023 Existing Lanes and Traffic Control.....2.7
Figure 4: 2028 No-Build Lanes and Traffic Control.....2.8
Figure 5: Trip Distribution3.10
Figure 6: Trip Assignment3.11
Figure 7: 2023 Existing Traffic Volumes4.14
Figure 8: Background Traffic Growth.....4.15
Figure 9: Adjacent Development Traffic Volumes.....4.16
Figure 10: 2028 No-Build Traffic Volumes.....4.17
Figure 11: 2028 Build Traffic Volumes4.18
Figure 12: Recommended Improvements6.31



Executive Summary

The proposed Woodlief Assemblage development (Rezoning Application 23-02) is located on the east side of Rolesville Road north of Mitchell Mill Road in Rolesville, NC. The parcel is currently zoned as Wake County's R-30 Zoning District. The applicant is pursuing a rezoning to the following Town of Rolesville Land Development Ordinance (LDO)⁸ Zoning Districts: approximately 25% of the site will be Residential High Density as a Conditional Zoning District (RH-CZ) whereas the remaining 75% of the site will be Residential Medium Density as a Conditional Zoning District (RM-CZ).

The 106.92-acre site is anticipated to be completed in 2028 and consists of 158 units of single-family (detached) homes and 95 units of low-rise multifamily homes (i.e., townhomes). Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, it is estimated that, at full build-out, the development is expected to generate 2,222 new trips per average weekday. In the AM and PM peak hours, the development is expected to generate 165 trips (41 entering and 124 exiting) and 214 trips (134 entering and 80 exiting); respectively. Access to the site is envisioned to be provided by two full-movement driveways located along Rolesville Road. The first and northernmost driveway (Site Access A) is planned to connect to the existing intersection of Rolesville Road at Catlett Farm Road. Site Access A will add a fourth leg to this existing stop-controlled intersection. The second and southernmost driveway (Site Access B) is planned to connect to the future intersection of Rolesville Road at Kalas Falls Driveway A. Site Access B will add a fourth leg to this planned stop-controlled intersection. The Kalas Falls development is currently in review and is anticipated to be constructed before the proposed development.

The purpose of this report is to evaluate the proposed development in terms of traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic volumes, and recommend transportation improvements needed to mitigate congestion that may result from the additional site traffic. This report presents trip generation, trip distribution, traffic analysis, and recommendations for transportation improvements needed to meet anticipated traffic demands.

This report examines the following scenarios for the AM and PM peak hours:

- 2023 Existing
- 2028 No-Build
- 2028 Build
- 2028 Build Improved

Capacity analysis for the AM and PM peak hours in each scenario was performed for the following existing intersections:

- US 401 Bypass at SR 1003 (Young Street)
- US 401 Bypass at SR 1003 (Young Street)
- US 401 Bypass East U-Turn
- US 401 Bypass West U-Turn
- SR 1003 (Young Street) at SR 2305 (Quarry Road)
- SR 1003 (Young Street / Rolesville Road) at Rolesville High School
- SR 1003 (Rolesville Road) at SR 2308 (Fowler Road)
- SR 1003 (Rolesville Road) at SR 4318 (Catlett Farm Road)



REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

- SR 1003 (Rolesville Road) at SR 2224 (Mitchell Mill Road)




The study will also include the following planned (i.e., future) intersections:

- SR 1003 (Rolesville Road) at Kalas Falls Driveway A

The results of the capacity analysis at these existing and planned intersections, in addition to the aforementioned driveways, are summarized in Tables ES-1:

Table ES-1: Level of Service Summary Table

Level of Service (Delay in seconds/vehicle)	2023 Existing		2028 No-Build		2028 Build		2028 Build-Improved	
	AM	PM	AM	PM	AM	PM	AM	PM
US 401 Bypass Eastbound at Young Street	B (13.9)	B (11.8)	F (91.6)	E (73.5)	F (106.7)	F (90.3)	F (106.7)	F (90.3)
US 401 Bypass Westbound at Young Street	A (8.8)	A (1.0)	B (19.9)	A (7.6)	B (19.9)	A (7.9)		
US 401 Bypass U-Turn East of Young Street	A (4.4)	A (1.9)	A (5.4)	A (2.5)	A (6.9)	A (2.8)		
US 401 Bypass U-Turn West of Young Street	A (2.3)	A (2.4)	A (1.2)	A (2.9)	A (1.2)	A (3.1)		
Young Street at Quarry Road / The Point North Driveway	F (53.4)	C (18.2)	C (30.2)	C (218)	C (32.7)	C (24.7)		
Rolesville Road at Rolesville HS Driveway / The Point South Driveway	F (85.2)	B (14.7)	F (2,560.2)	F (74.3)	F (3,304.7)	F (101.4)	D (40.3)	A (9.8)
Rolesville Road at Fowler Road	B (11.5)	B (10.5)	C (19.7)	C (16.7)	D (26.0)	E (35.7)		
Rolesville Road at Catlett Farm Road / Site Access A	B (11.9)	B (11.1)	C (22.0)	C (24.5)	E (41.1)	F (59.4)	F (63.1)	F (71.3)
Rolesville Road at Kalas Falls Driveway A / Site Access B			F (67.3)	F (53.7)	F (227.0)	F (167.8)	F (220.8)	F (158.3)
Rolesville Road at Mitchell Mill Road	C (22.7)	B (13.4)	D (37.5)	C (20.1)	D (41.9)	C (21.6)		

 Signalized Intersection
 Unsignalized Intersection
 Intersection not Analyzed in Scenario

Rolesville’s LDO⁸, Section 8.E, establishes the following Level of Service Standards:

1. *The traffic impact analysis must demonstrate that the proposed development would not cause build-out-year, peak-hour levels of service on any arterial or collector road or intersection within the study area to fall below Level of Service (LOS) "D," as defined by the latest edition of the Highway*



Capacity Manual, or, where the existing level of service is already LOS "E" that the proposed development would not cause the LOS to fall to the next lower letter grade.

- 2. If the road segment or intersection is already LOS "F," the traffic impact analysis must demonstrate that the proposed development, with any proposed improvements, would not cause build-out year peak-hour operation to degrade more than five (5) percent of the total delay on any intersection approach.*

As shown in Table ES-1, the proposed development impacts the intersections of US 401 Bypass at Young Street, Rolesville Road at the Rolesville High School / The Point Driveway, Rolesville Road at Catlett Farm Road / proposed site driveway, and Rolesville Road at Kalas Falls Driveway / proposed site driveway.

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. Intersections where no improvements are recommended are locations that do not meet the LOS Standards specified in the LDO⁸ or are not otherwise recommended.

Averette Road, Young Street, and Rolesville Road Corridor Study

It is recommended that the applicant coordinate their site plan and improvements with the findings of the Averette Road, Young Street, and Rolesville Road Corridor Study to ensure consistency with future addendums to the Community Transportation Plan.

US 401 Bypass at Young Street

- Extend the northbound right-turn lane from 250 feet of full-width storage to 600 feet of full-width storage and appropriate taper.

Young Street at Quarry Road / The Point North Driveway

- No improvements are recommended at this intersection.

Young Street at Rolesville HS Driveway / The Point South Driveway

- Monitor the intersection for the installation of a traffic signal. When signalized, the westbound approach should be striped as an exclusive left-turn lane with a shared thru/right-turn storage lane to avoid the use of split-phasing.

Rolesville Road at Fowler Road

- No improvements are recommended at this intersection.

Rolesville Road at Catlett Farm Road / Site Access A

- Construct Site Access A as a full-movement access point consisting of an exclusive left-turn lane with 100 feet of storage and a shared thru/right-turn lane. It is recommended that the internal protective stem (IPS) be maximized as the site layout permits.
- Construct an exclusive southbound left-turn lane on Rolesville Road with 100 feet of storage and appropriate taper.



REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

- Construct an exclusive northbound left-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.
- Construct an exclusive northbound right-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.

Rolesville Road at Kalas Falls Driveway A / Site Access B

- Construct Site Access B as a full-movement access point consisting of an exclusive left-turn lane with 100 feet of storage and a shared thru/right-turn lane. If possible, provide 175 feet of IPS.
- Construct an exclusive southbound left-turn lane on Rolesville Road with 100 feet of storage and appropriate taper.
- Construct an exclusive northbound right-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.

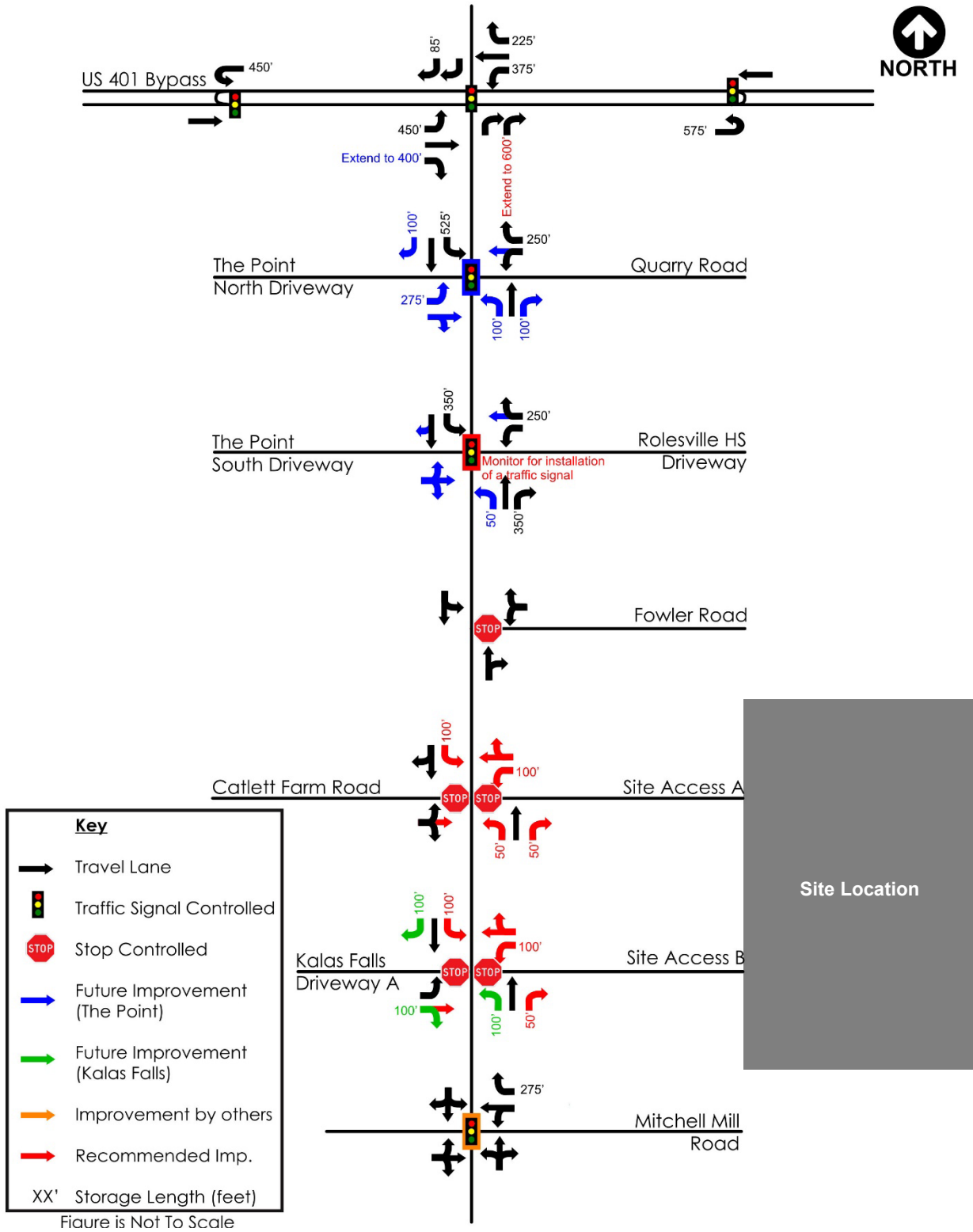
Rolesville Road at Mitchell Mill Road

- No improvements are recommended at this intersection.

These recommendations are illustrated in Figure ES-1.



Figure ES-1: Recommended Improvements



Introduction
September 18, 2023

1.0 INTRODUCTION

The proposed Woodlief Assemblage development (Rezoning Application 23-02) is located on the east side of Rolesville Road north of Mitchell Mill Road in Rolesville, NC. The parcel is currently zoned as Wake County's R-30 Zoning District. The applicant is pursuing a rezoning to the following Town of Rolesville Land Development Ordinance (LDO)8 Zoning Districts: approximately 25% of the site will be Residential High Density as a Conditional Zoning District (RH-CZ) whereas the remaining 75% of the site will be Residential Medium Density as a Conditional Zoning District (RM-CZ).

The 106.92-acre site is anticipated to be completed in 2028 and consists of 158 units of single-family (detached) homes and 95 units of low-rise multifamily homes (i.e., townhomes). Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, it is estimated that at full build-out the development is expected to generate 2,222 new trips per average weekday. In the AM and PM peak hours, the development is expected to generate 165 trips (41 entering and 124 exiting) and 214 trips (134 entering and 80 exiting); respectively. Access to the site is envisioned to be provided by two full-movement driveways located along Rolesville Road. The project location is shown in Figure 1. The site plan, prepared by WithersRavenel, can be found in Figure 2.

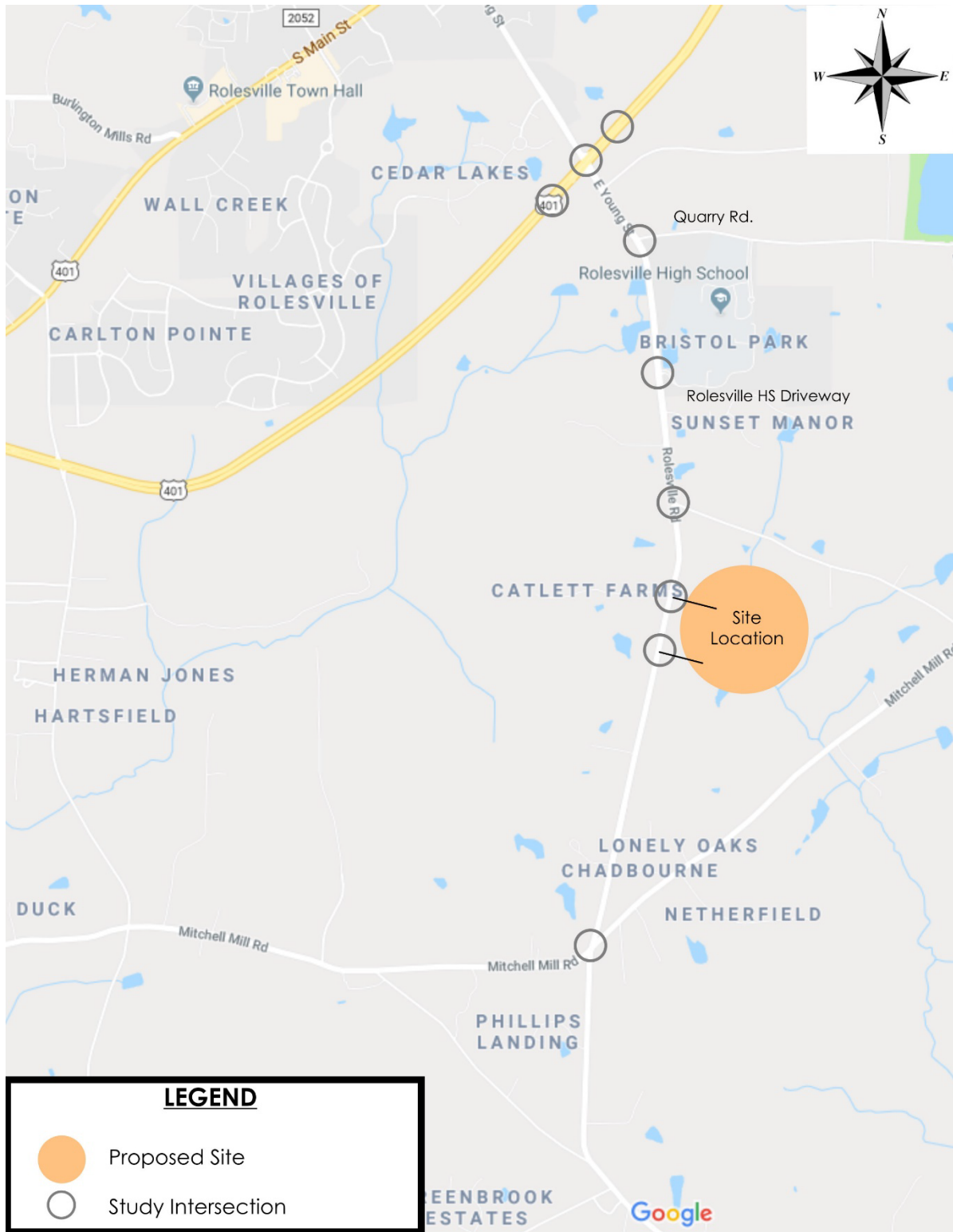
The traffic analysis considers future build conditions during the build-out year (2028). The analysis scenarios are as follows:

- 2023 Existing
- 2028 No-Build
- 2028 Build
- 2028 Build Improved

The purpose of this report is to evaluate the development in terms of projected vehicular traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic, and recommend transportation improvements needed to mitigate congestion that may result from additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for improvements needed to meet anticipated traffic demands. The analysis examines the AM and PM peak hours for the aforementioned analysis scenarios.



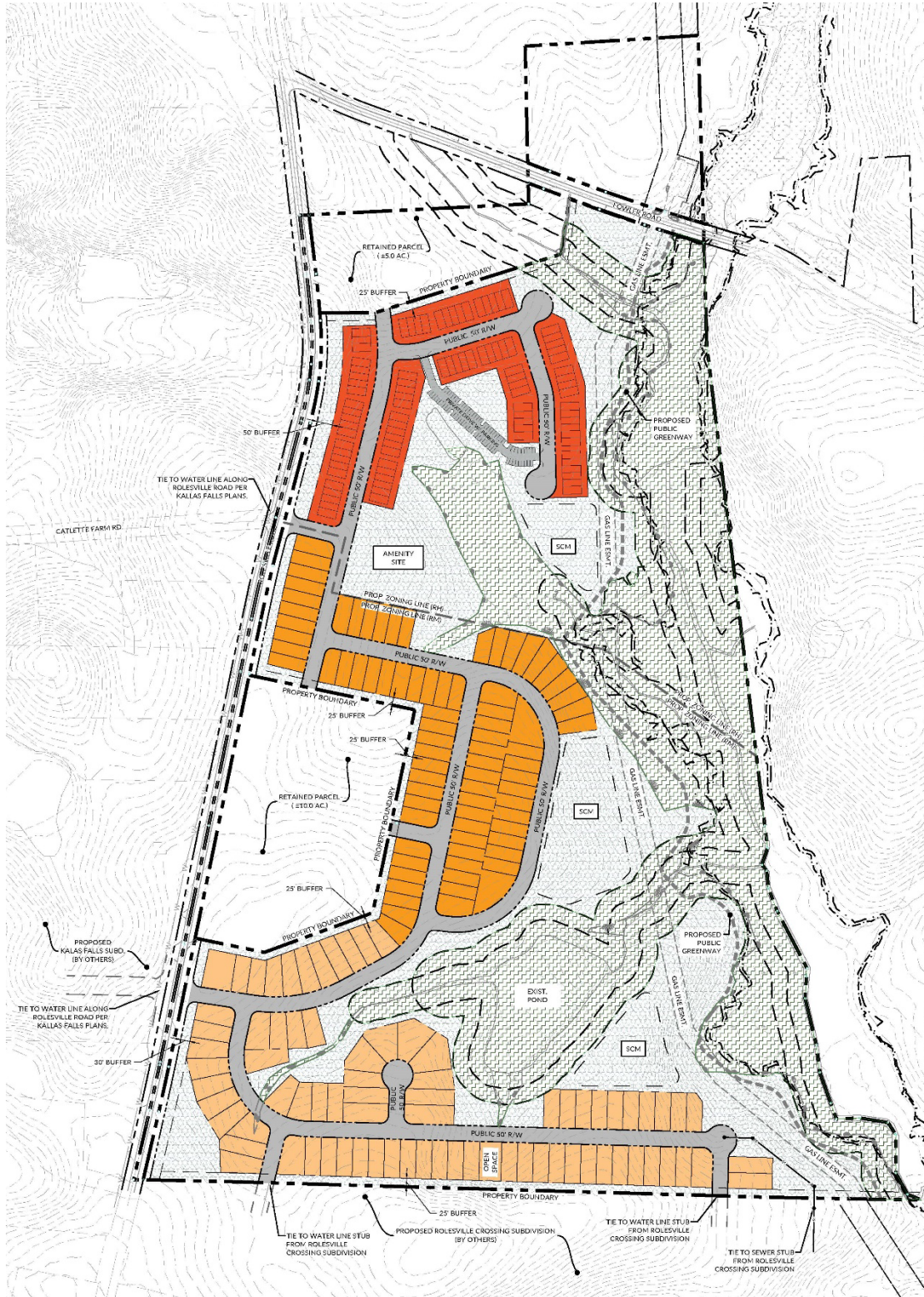
Figure 1: Site Location



REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

Introduction
September 18, 2023

Figure 2: Site Plan



2.0 INVENTORY OF TRAFFIC CONDITIONS

2.1 STUDY AREA

Stantec coordinated with the Town of Rolesville, the applicant, and the North Carolina Department of Transportation (NCDOT) to determine the appropriate study area and assumptions. The following existing intersections were agreed upon to be analyzed to determine the impacts associated with this development. These intersections are shown in Figure 1.

- US 401 Bypass at Young Street
- US 401 Bypass at Young Street
- US 401 Bypass East U-Turn
- US 401 Bypass West U-Turn
- Young Street at Quarry Road
- Young Street / Rolesville Road at Rolesville High School
- Rolesville Road at Fowler Road
- Rolesville Road at Catlett Farm Road
- Rolesville Road at Mitchell Mill Road

2.2 PROPOSED ACCESS

Access to the site is envisioned to be provided by two full-movement driveways located along Rolesville Road. The first and northernmost driveway (Site Access A) is planned to connect to the existing intersection of Rolesville Road at Catlett Farm Road. Site Access A will add a fourth leg to this existing stop-controlled intersection. The second and southernmost driveway (Site Access B) is planned to connect to the future intersection of Rolesville Road at Kalas Falls Driveway A. Site Access B will add a fourth leg to this planned stop-controlled intersection. The Kalas Falls development is currently in review and is anticipated to be constructed before the proposed development.

2.3 EXISTING CONDITIONS

Table 1 provides a detailed description of the existing study area roadway network. All functional classification¹ and average annual daily traffic (AADT)² information were obtained from NCDOT.



Table 1: Existing Conditions

Road Name	Road Number	Primary Cross-Section	Functional Classification ¹	AADT ² (year)	Speed Limit (mph)	Maintenance Agency
US 401 Bypass	US 401	4-Lane Divided	Other Principal Arterial	18,500 vpd (2021)	55	NCDOT
Young Street / Rolesville Road	SR 1003	2-Lane Undivided	Minor Arterial	5,400 vpd (2021)	45	NCDOT
Quarry Road	SR 2305	2-Lane Undivided	Local Road	1,000 vpd (2015)	35	NCDOT
Rolesville High School Driveway	-	2-Lane Undivided	-	-	-	Private
Fowler Road	SR 2308	2-Lane Undivided	Major Collector	1,300 vpd (2021)	45	NCDOT
Catlett Farm Road	SR 4318	2-Lane Undivided	Local Road	-	-	NCDOT
Mitchell Mill Road	SR 2224	2-Lane Undivided	Major Collector	2,400 vpd (2021)	45	NCDOT4-

¹TWLT = Continuous Two-Way Left-Turn Lane

The existing lane configuration and traffic control for the study area intersections are illustrated in Figure 3.

2.4 FUTURE CONDITIONS

The following sub-sections discuss the projects that are anticipated to modify the study area intersections between 2023 and the future year 2028. The future year lane configuration and traffic control for the study area intersections are illustrated in Figure 4.

2.4.1 The Point

The following improvements are currently proposed to be implemented in association with the development of The Point:

US 401 Bypass at Young Street

- Extend the existing eastbound right-turn lane to 400 feet of full-width storage and appropriate taper.

Young Street at Quarry Road / The Point North Driveway

- Construct the North Driveway as a full-movement driveway onto Young Street across from Quarry Road.
- Construct the North Driveway with one ingress lane and one egress lane with an exclusive eastbound left-turn lane with 275 feet of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a northbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a southbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Install a traffic signal at the intersection.



REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
September 18, 2023

Young Street at Rolesville High School Driveway / The Point South Driveway

- Construct the South Driveway as a full-movement driveway onto Young Street across from the Rolesville High School Driveway.
- Construct the North Driveway with one ingress lane and one egress lane.
- Construct a northbound left-turn lane with 50 feet of full-width storage and appropriate taper.

A copy of the TIA is contained in the Appendix. The Point development is discussed in more detail in Section 4.3.1.

2.4.2 Kalas Falls

The following improvements are currently proposed to be implemented in association with the development of the Kalas Falls site:

Young Street at Kalas Falls Driveway A

- Construct Driveway A as a full-movement driveway onto Young Street across from Quarry Road.
- Construct Driveway A with one ingress lane and one egress lane with an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a southbound right-turn lane with 100 feet of full-width storage and appropriate taper.

A copy of the TIA is contained in the Appendix. The Kalas Falls development is discussed in more detail in Section 4.3.2.

2.4.3 Rolesville Road at Mitchell Mill Road

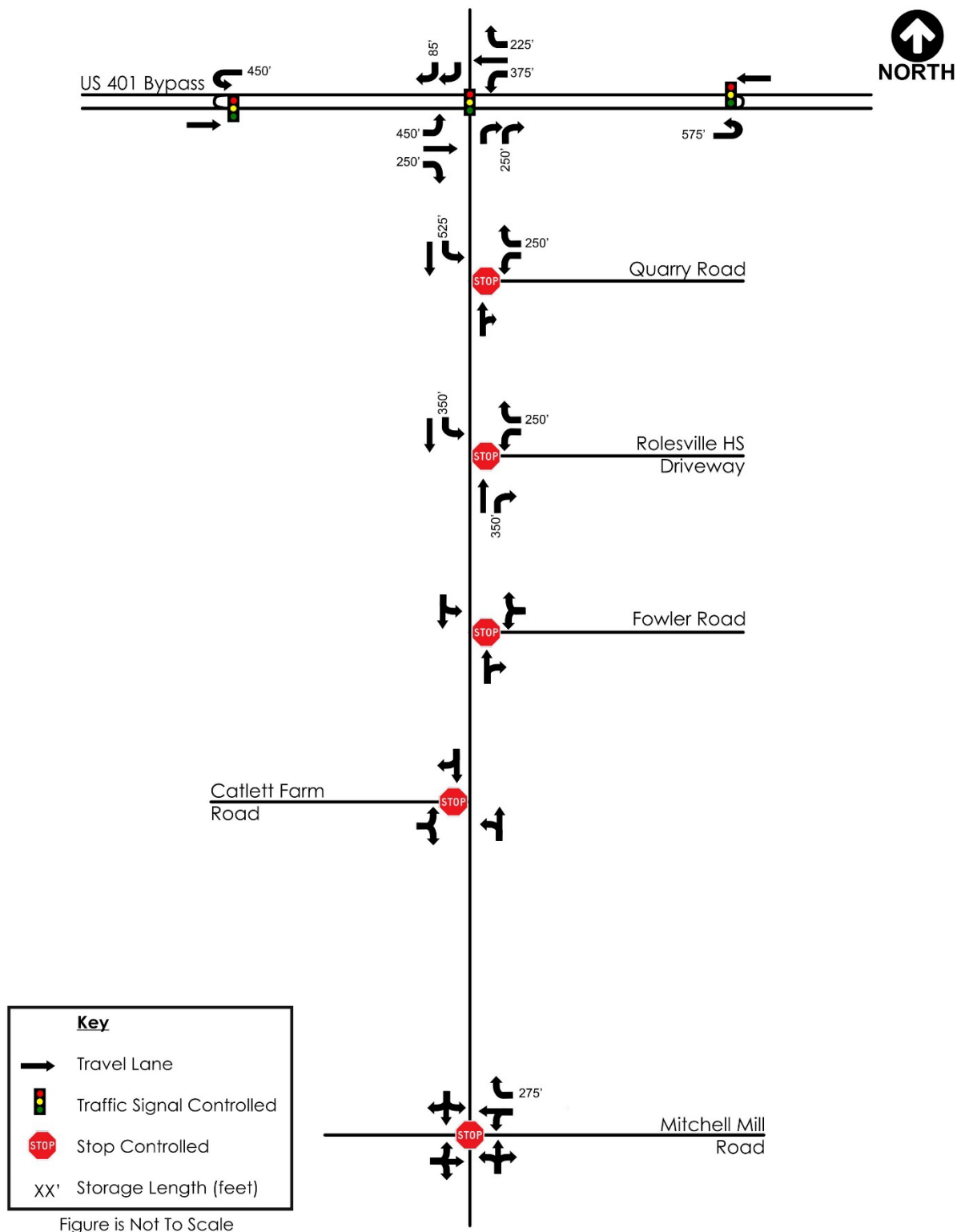
Currently, several developments along the Young Street / Rolesville Road corridor have committed to monitoring the intersection of Rolesville Road at Mitchell Mill Road for the installation of a traffic signal. When warranted, a traffic signal will be installed at the intersection. This report assumes that a traffic signal is installed and operational in the future year of 2028.



REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
 September 18, 2023

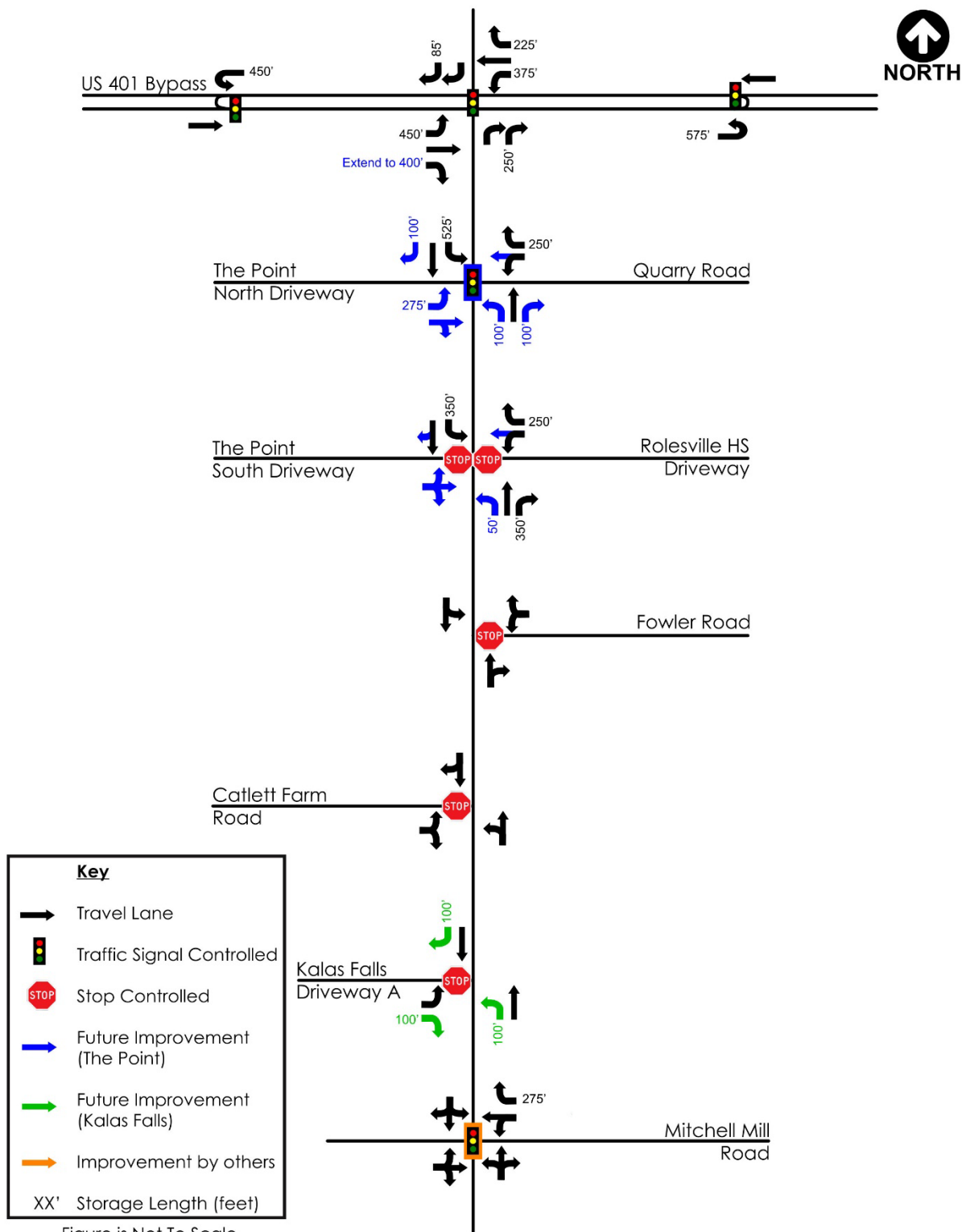
Figure 3: 2023 Existing Lanes and Traffic Control



REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
 September 18, 2023

Figure 4: 2028 No-Build Lanes and Traffic Control



3.0 TRIP GENERATION AND DISTRIBUTION

3.1 TRIP GENERATION

Trip generation for the proposed development was performed using the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual³. The Rate Versus Equation spreadsheet published by NCDOT⁴ was used to supplement the ITE methodology. No trip reductions were taken for internal capture or pass-by traffic. Trip generation for the proposed development is shown in Table 2.

Table 2: Trip Generation

Land Use	Size	Daily			AM Peak			PM Peak		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Single-Family Detached Housing (LUC 210)	158 Units	1,538	769	769	113	29	84	153	96	57
Multifamily Housing (Low-Rise) (LUC 220)	95 Units	684	342	342	52	12	40	61	38	23
Total Trips Generated		2,222	1,111	1,111	165	41	124	214	134	80

3.2 SITE TRIP DISTRIBUTION

To accurately determine the effect of the proposed development on the surrounding roadway network, an estimate of the expected distribution of traffic entering and exiting the site is needed. These percentages were developed using a combination of existing traffic volume counts, historic AADTs provided by NCDOT, and engineering judgment. This trip distribution was submitted as part of NCDOT’s TIA Scoping Checklist contained in the Appendix. All traffic volume calculations can be found in the Appendix.

- 30% to/from the west on US 401 Bypass
- 15% to/from the north on Young Street
- 15% to/from the east on US 401 Bypass
- 15% to/from the west on Mitchell Mill Road
- 10% to/from the east on Fowler Road
- 10% to/from the south on Rolesville Road
- 5% to/from the east on Quarry Road

The trip distribution for the proposed development is shown in Figure 5. The trip assignment is shown in Figure 6.



Figure 5: Trip Distribution

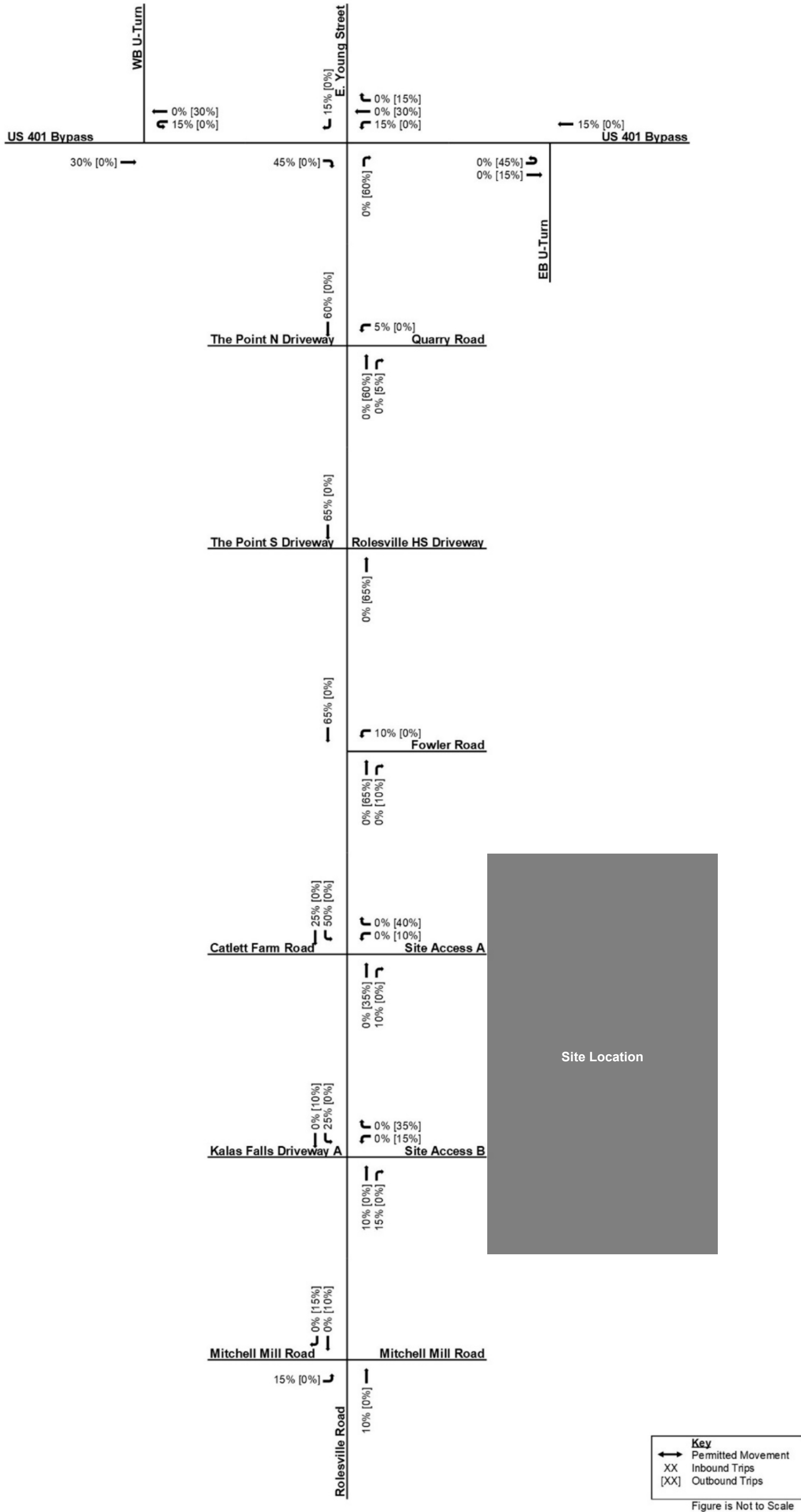
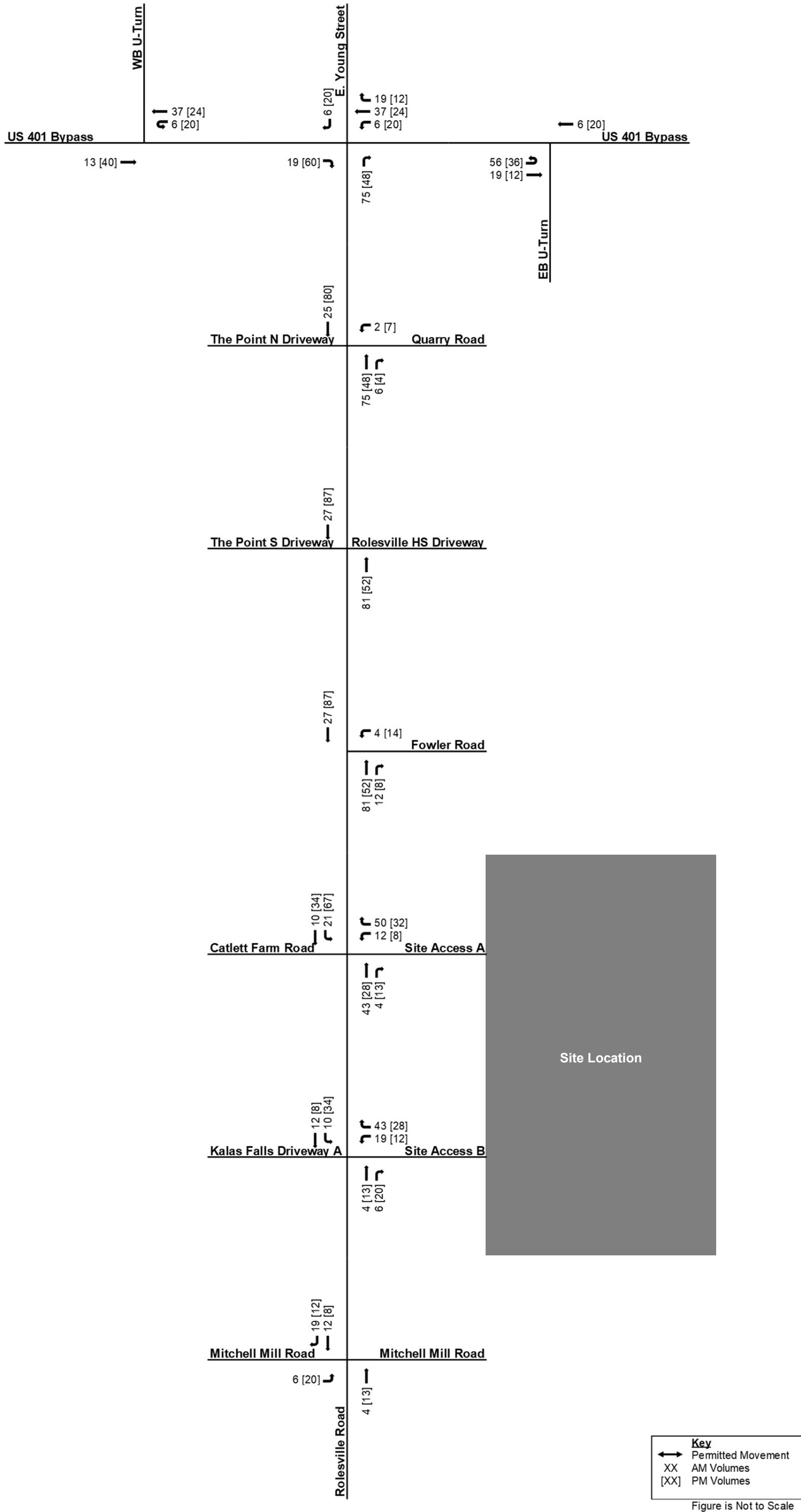


Figure 6: Trip Assignment



4.0 TRAFFIC VOLUMES

All traffic volume calculations can be found in the Appendix.

4.1 DATA COLLECTION

Morning (6:30 – 9:00 AM) and evening (4:00 – 6:00 PM) turning movement counts were taken at the study intersections on Thursday, June 1, 2023, while schools were in session. Traffic counts were balanced between the study intersections along US 401. Otherwise, traffic counts were not balanced due to the distance between study intersections and the number of driveways between them. All traffic count data can be found in the appendix. The existing (2023) traffic volumes are shown in Figure 7.

4.2 BACKGROUND TRAFFIC GROWTH

Background traffic growth is the increase in traffic volumes due to usage growth and non-specific growth throughout the area. The 2023 existing volumes were grown by a 2.0 percent annual rate to estimate the 2028 volumes. The growth in vehicles because of this future traffic growth is shown in Figure 8.

4.3 ADJACENT DEVELOPMENT TRAFFIC

There are five (5) developments proposed to be constructed within and nearby the study area: The Point, Kalas Falls, Moody Farm, Tucker-Wilkins, and Rolesville Crossing. The total trips associated with these developments are shown in Figure 9. The following subsections highlight salient data for each of the approved developments.

4.3.1 The Point

The Point is a proposed mixed-use development project located along the west side of Young Street near the US 401 Bypass. The proposed development is expected to consist of up to 621 units of single-family detached housing, 320 units of low-rise multifamily housing, and 112,800 square-feet of retail space. The development is expected to be built in phases and is estimated to be fully built-out by 2025. The improvements associated with The Point development are discussed in Section 2.4.1. The trips attributed to The Point development, as well as a copy of the traffic study prepared by Kimley-Horn and Associates, can be found in the Appendix.

4.3.2 Kalas Falls

Kalas Falls is a residential development project located along the west side of Rolesville Road between Fowler Road and Mitchell Mill Road. The proposed development is expected to consist of 487 units of single-family detached housing and 108 units of low-rise multifamily housing. The development is anticipated to be fully built-out by 2025. The improvements associated with Kalas Falls are discussed in Section 2.4.2. The trips attributed to the Kalas Falls development, as well as a copy of the traffic study prepared by Stantec, can be found in the Appendix.



Traffic Volumes
September 18, 2023

4.3.3 Moody Farm

Moody Farm is a residential development project located along the west side of Rolesville Road between Fowler Road and Mitchell Mill Road. The proposed development is expected to consist of 82 units of single-family detached housing. The development is anticipated to be fully built-out by 2028. The trips attributed to the Moody Farm development, as well as a copy of the traffic study prepared by Stantec, can be found in the Appendix.

4.3.4 Tucker-Wilkins

The Tucker-Wilkins property is a residential development project located along the west side of Rolesville Road between Fowler Road and Mitchell Mill Road. The proposed development is expected to consist of 27 units of single-family detached housing and 64 units of low-rise multifamily housing. The development is anticipated to be fully built-out by 2028. The trips attributed to the Tucker-Wilkins property, as well as a copy of the traffic study prepared by Stantec, can be found in the Appendix.

4.3.5 Rolesville Crossing (fka Wheeler Tract)

Rolesville Crossing (formerly known as the Wheeler Tract) is a residential development project located in the northeast quadrant of the intersection of Rolesville Road and Mitchell Mill Road. The proposed development is expected to consist of 233 units of single-family detached housing and 125 units of low-rise multifamily housing. The development is anticipated to be fully built-out by 2026. The trips attributed to Rolesville Crossing, as well as a copy of the traffic study prepared by Ramey Kemp & Associates, Inc., can be found in the Appendix.

4.4 NO-BUILD TRAFFIC VOLUMES

The 2028 No-Build traffic volumes consist of the sum of the 2023 Existing traffic volumes (Figure 7), the Background traffic growth (Figure 8), and the adjacent development growth (Figure 9). The 2028 No-Build traffic volumes are shown in Figure 10.

4.5 BUILD TRAFFIC VOLUMES

The 2028 Build traffic volumes include the 2028 No-Build traffic and the proposed development traffic discussed in Section 3.0. The 2028 Build traffic volumes are shown in Figure 11.



Figure 7: 2023 Existing Traffic Volumes

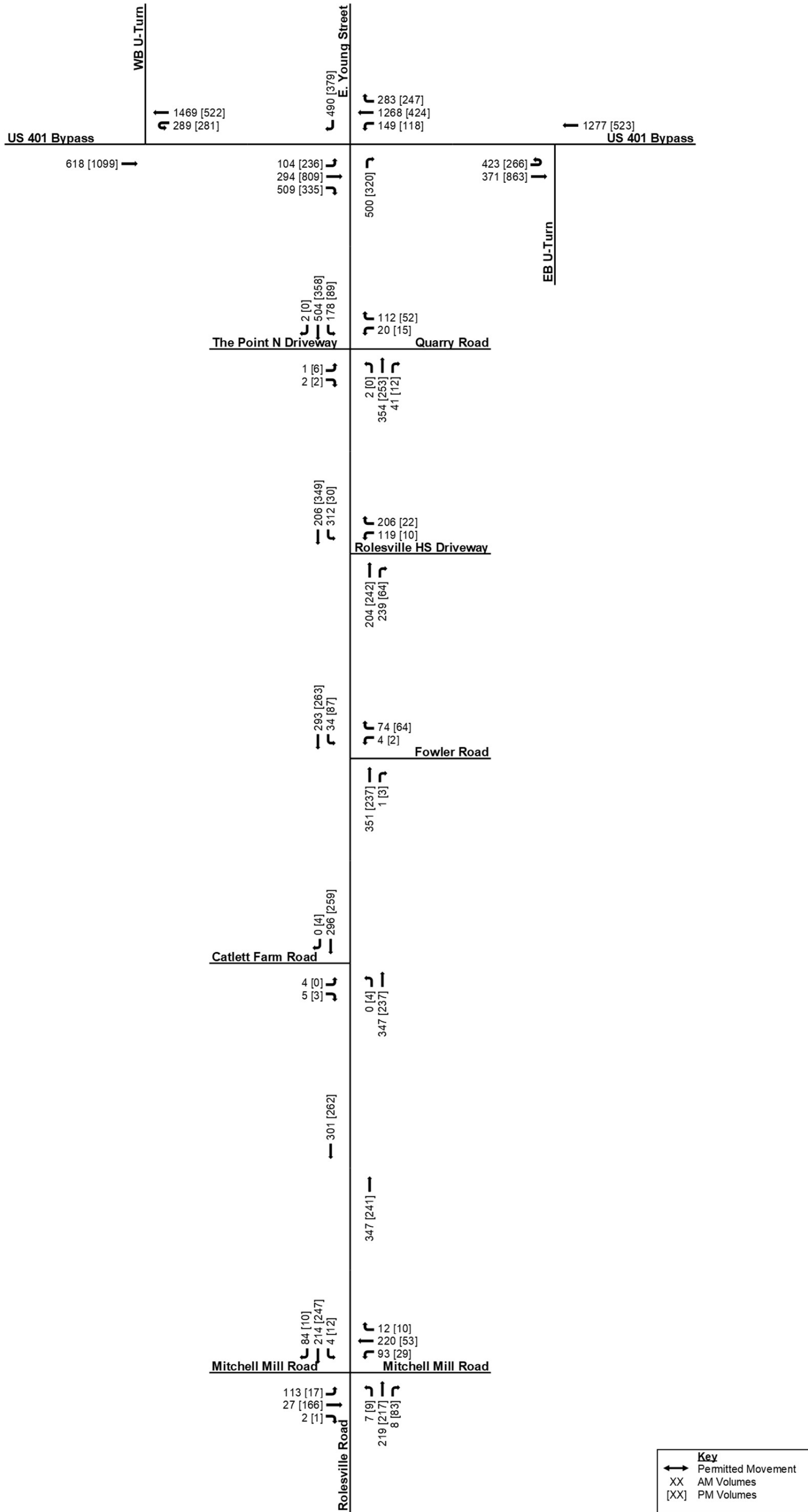


Figure 8: Background Traffic Growth

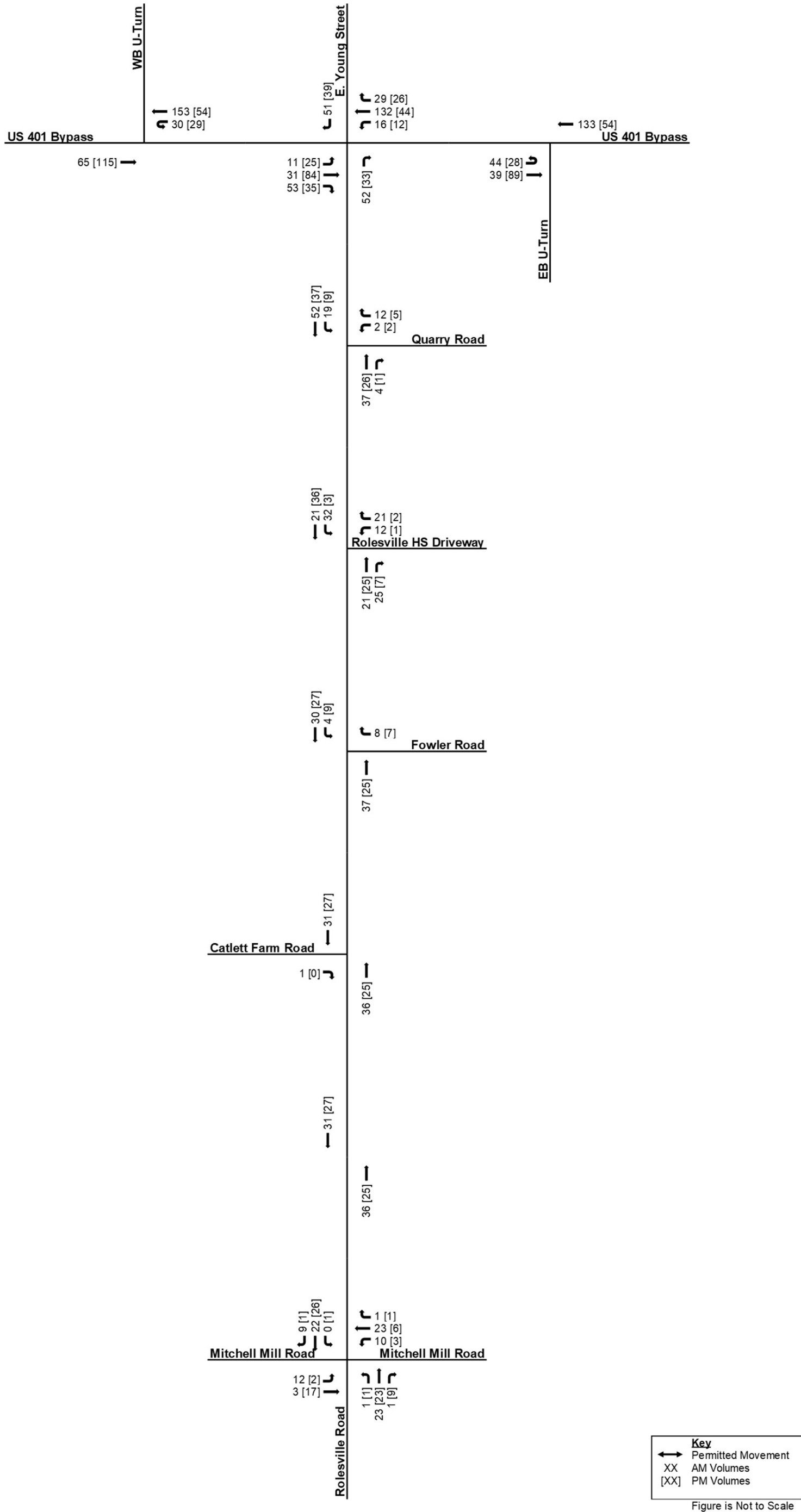


Figure 9: Adjacent Development Traffic Volumes

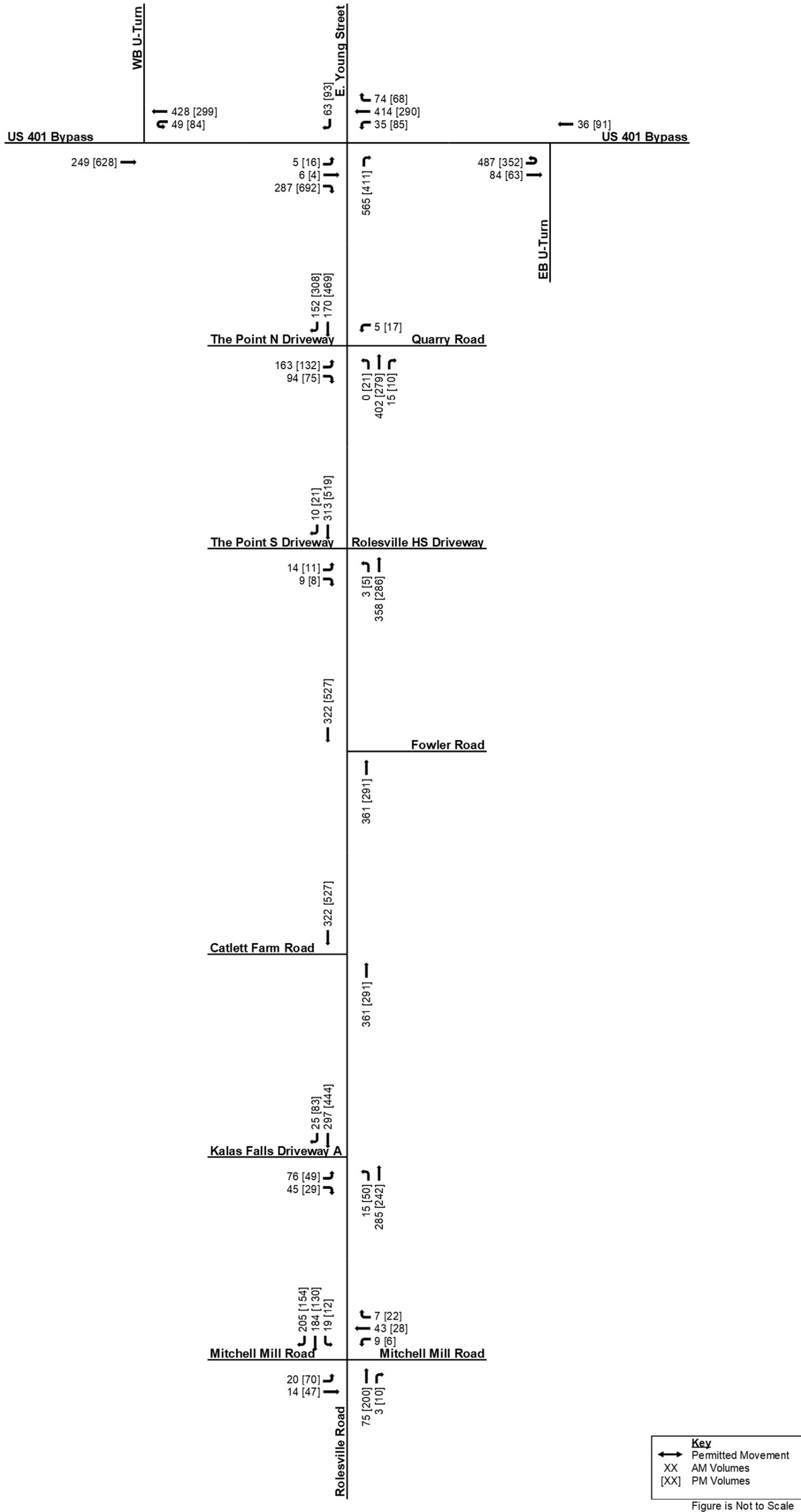
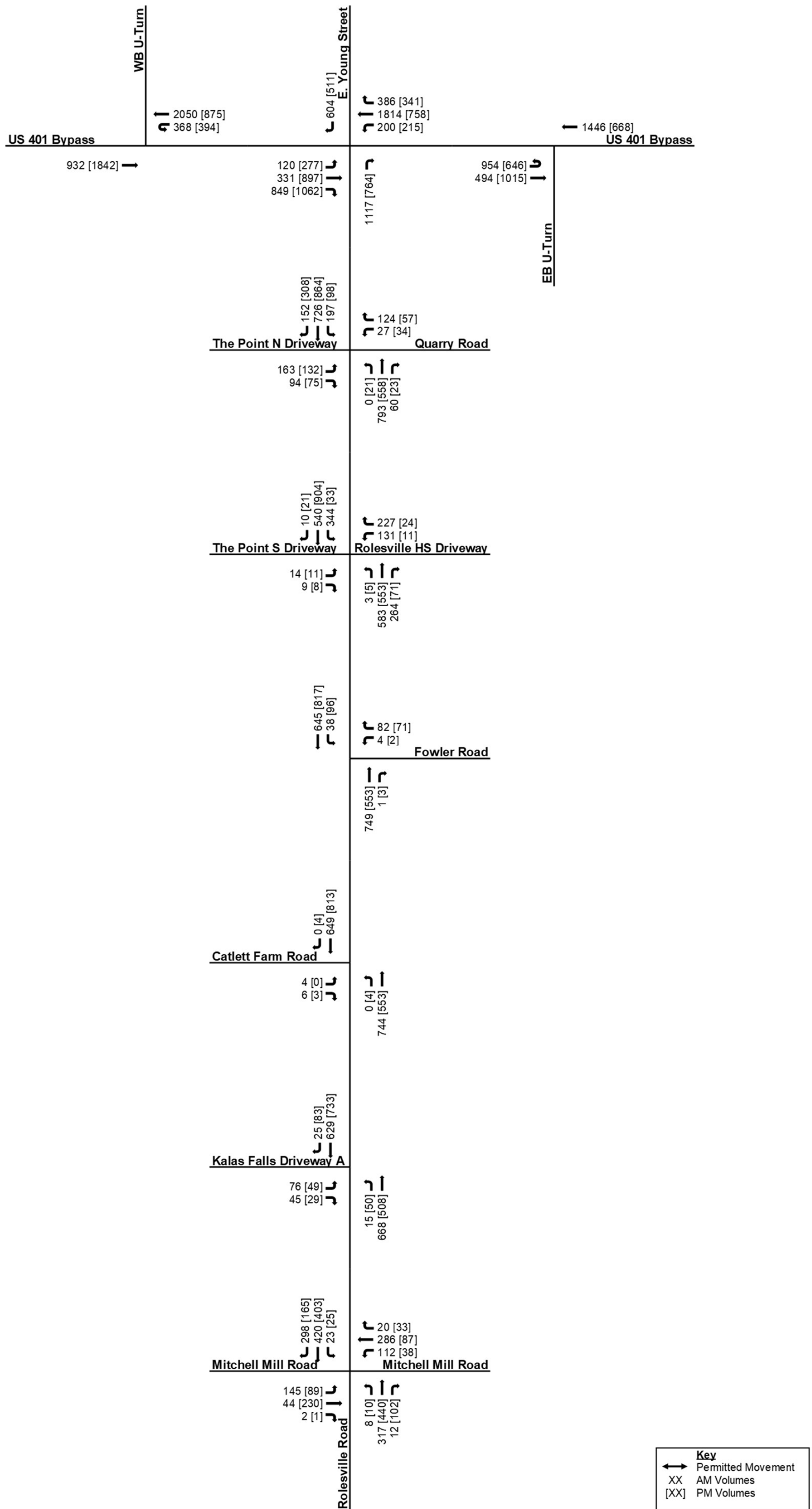


Figure is Not to Scale



Figure 10: 2028 No-Build Traffic Volumes

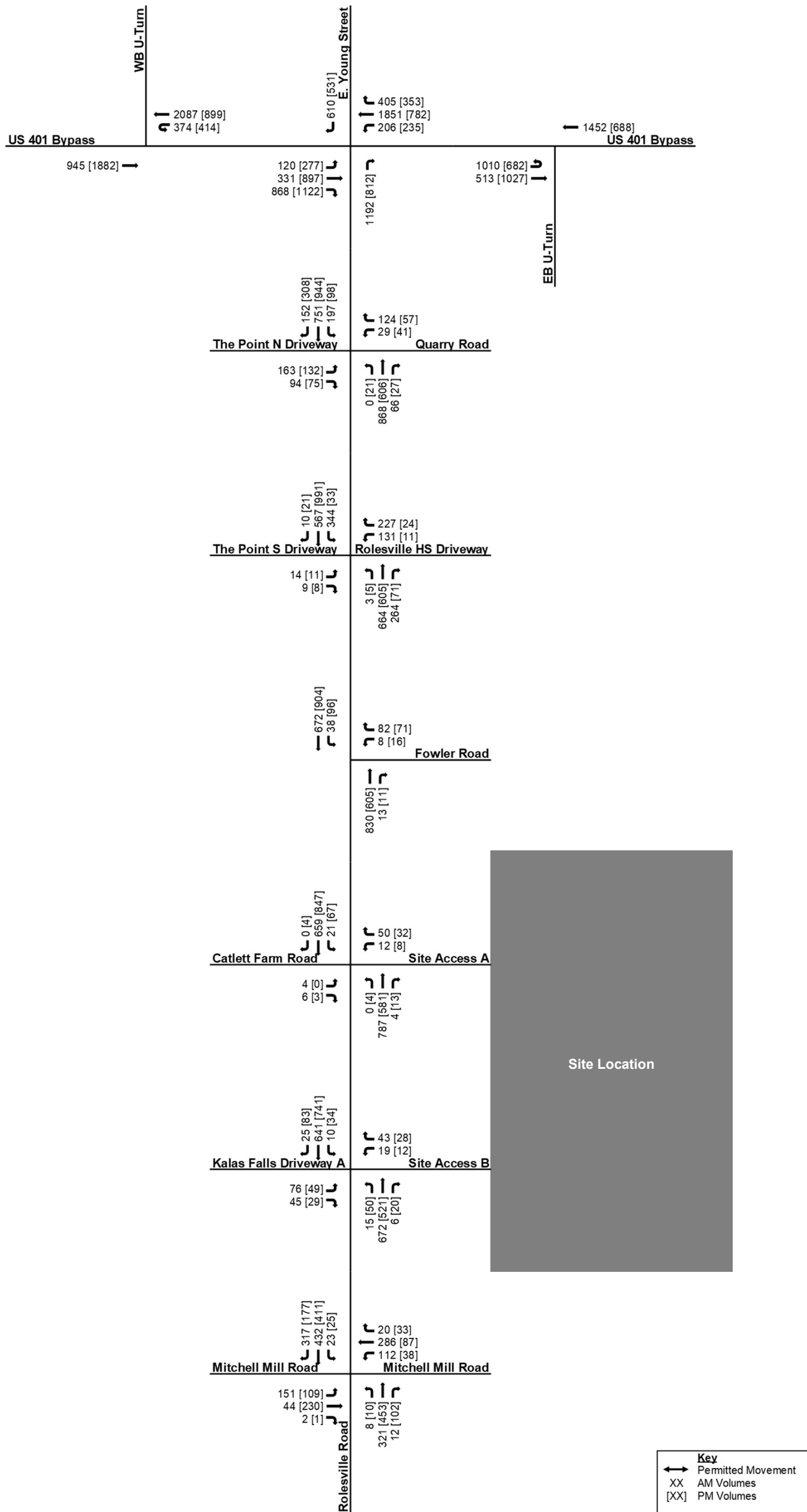


Key
 ← Permitted Movement
 XX AM Volumes
 [XX] PM Volumes

Figure is Not to Scale



Figure 11: 2028 Build Traffic Volumes



5.0 CAPACITY ANALYSIS

Capacity analyses were performed for the roadway network in the study area. The traffic analysis program Synchro Version 11 was used to analyze all signalized and stop-controlled intersections according to methods put forth by the Transportation Research Board’s Highway Capacity Manual⁶ (HCM). The HCM defines capacity as the “maximum rate or flow at which persons or vehicles can be reasonably expected to traverse a point or uniform section of a line or roadway during a specified period under prevailing roadway, traffic, and control conditions, usually expressed as vehicles per lane per hour.”

Level of service (LOS) is a term used to describe different traffic conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists or passengers.” LOS varies from Level A, representing free flow, to Level F where traffic breakdown conditions are evident. At an unsignalized intersection, the primary traffic on the main roadway is uninterrupted. Therefore, the overall delay for the intersection is usually less than what is calculated for minor street movements. The overall intersection delay and the delay for the intersections’ minor movement(s) are reported in the summary tables of this report. LOS D is acceptable for signalized intersections in suburban areas during peak periods. For unsignalized intersections, it is common for some of the minor street movements or approaches to be operating at LOS F during peak hour conditions and that is not necessarily indicative of an area that requires improvements.

Capacity analyses were completed following *NCDOT Capacity Analysis Guidelines*⁶ as well as the *Draft NCDOT Capacity Analysis Guidelines Best Practices*⁷. Table 3 presents the criteria of each LOS as indicated in the HCM.

Table 3: Level of Service Criteria

Level of Service (LOS)	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	≤ 10	≤ 10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

The Town of Rolesville’s Land Development Ordinance (LDO)⁸, Section 8.E, establishes the following Level of Service Standards:

1. *The traffic impact analysis must demonstrate that the proposed development would not cause build-out-year, peak-hour levels of service on any arterial or collector road or intersection within the study area to fall below Level of Service (LOS) "D," as defined by the latest edition of the Highway Capacity Manual, or, where the existing level of service is already LOS "E" that the proposed development would not cause the LOS to fall to the next lower letter grade.*



REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

Capacity Analysis
September 18, 2023

- 2. If the road segment or intersection is already LOS "F," the traffic impact analysis must demonstrate that the proposed development, with any proposed improvements, would not cause build-out year peak-hour operation to degrade more than five (5) percent of the total delay on any intersection approach.*

All Synchro files and detailed printouts can be found in the Appendix.



5.1 2023 EXISTING

In the base year, under the existing geometric conditions, the westbound left-turn from Quarry Road and the westbound left-turn from Rolesville High School onto Rolesville Road operate at LOS F in the AM peak hour. The remaining study area intersections and movements operate at an acceptable level in both peak hours. The results from the 2023 Existing analysis is shown in Table 4. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.

Table 4: 2023 Existing Level of Service and Delay

Intersection	Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)		
			AM	PM	AM	PM	AM	PM	AM	PM	
	US 401 Bypass Eastbound at Young Street	Overall	13.9	11.8	B	B					
		EB	T	3.1	4.9	A	A	30	123	85	146
			R	11.1	5.5	B	A	282	123	179	49
		WB	L	0.1	0.1	A	A	0	0	140	134
		NB	R	27.2	40.2	C	D	153	147	362	264
	US 401 Bypass Westbound at Young Street	Overall	8.8	1.0	A	A					
		EB	L	0.1	0.1	A	A	0	0	127	240
		WB	T	5.0	0.4	A	A	36	0	174	86
			R	0.6	0.7	A	A	1	0	23	12
		SB	R	25.2	2.5	C	A	139	0	214	182
	US 401 U-Turn East of Young Street	Overall	4.4	1.9	A	A					
		EB	U	2.0	1.4	A	A	44	19	258	188
		WB	T	5.2	2.1	A	A	142	38	154	21
	US 401 U-Turn West of Young Street	Overall	2.3	2.4	A	A					
		EB	T	3.2	2.9	A	A	49	95	64	106
		WB	U	0.2	0.2	A	A	0	0	167	209
	Young Street at Quarry Road	WB	L	53.4	18.2	F	C	20	5	34	25
			R	12.0	10.2	B	B	17.5	5	42	26
		SB	L	8.9	8.1	A	A	15	7.5	90	46
	Rolesville Road at Rolesville HS Driveway	WB	L	85.2	14.7	F	B	135	2.5	139	35
			R	11.2	9.8	B	A	30	2.5	131	42
		SB	L	8.6	7.9	A	A	25	2.5	83	33
	Rolesville Road at Fowler Road	WB	LR	11.5	10.5	B	B	12.5	7.5	48	41
		SB	L	8.2	8.0	A	A	2.5	5	58	71
	Rolesville Road at Catlett Farm	EB	LR	11.9	11.1	B	B	2.5	0	30	28
		NB	L	7.9	7.8	A	A	0	0	11	13
	Rolesville Road at Mitchell Mill Road	EB	LTR	13.3	12.2	B	B	32.5	37.5	111	100
			WB	LT	22.7	11.0	C	B	122.5	15	233
		WB	R	9.0	8.8	A	A	2.5	2.5	0	0
		NB	LTR	15.2	13.4	C	B	62.5	70	96	103
		SB	LTR	17.4	12.9	C	B	92.5	57.5	266	148

*Maximum queue extends off the SimTraffic network and may be longer than recorded

- Intersection or Lane Group Operates at LOS E
- Intersection or Lane Group Operates at LOS F



5.2 2028 NO-BUILD

In the 2028 No-Build conditions, the analysis assumes the improvements associated with the adjacent developments and NCDOT projects are constructed. These improvements, discussed in Section 2.4, are listed below:

US 401 Bypass at Young Street

- Extend the existing eastbound right-turn lane to 400 feet of full-width storage and appropriate taper.

Young Street at Quarry Road / The Point North Driveway

- Construct the North Driveway as a full-movement driveway onto Young Street across from Quarry Road.
- Construct the North Driveway with one ingress lane and one egress lane with an exclusive eastbound left-turn lane with 275 feet of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a northbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a southbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Install a traffic signal at the intersection.

Young Street at Rolesville High School Driveway / The Point South Driveway

- Construct the South Driveway as a full-movement driveway onto Young Street across from the Rolesville High School Driveway.
- Construct the South Driveway with one ingress lane and one egress lane.
- Construct a northbound left-turn lane with 50 feet of full-width storage and appropriate taper.

Young Street at Kalas Falls Driveway A

- Construct Driveway A as a full-movement driveway onto Young Street across from Quarry Road.
- Construct Driveway A with one ingress lane and one egress lane with an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a southbound right-turn lane with 100 feet of full-width storage and appropriate taper.

Rolesville Road at Mitchell Mill Road

- Install a traffic signal at the intersection.

Synchro LOS and delay results for the 2028 No-Build analysis scenario are listed in Table 5. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table. In the future year of 2028 without the proposed development in-place, the US 401 Bypass Eastbound at Young Street intersection operates at LOS F in the AM peak hour and LOS E in the PM peak hour. All other signalized intersections in the study area operate at acceptable overall LOS. Stop-controlled movements turning left onto Rolesville Road from the Rolesville High School Driveway, The Point's South Driveway, and the Kalas Falls Driveway operate at LOS F. This is attributed to high thru volumes on Rolesville Road during the peak hours. Long queues were observed at the northbound right-turn from Young Street onto the US 401 Bypass and on thru movements at the following intersections:

- Northbound Young Street at Quarry Road / The Point's North Driveway
- Southbound Rolesville Road at Mitchell Mill Road



Table 5: 2028 No-Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	US 401 Bypass Eastbound at Young Street	Overall		91.6	73.5	F	E				
		EB	T	19.1	11.6	B	B	135	242	412	460
			R	109.0	97.6	F	F	1,414	1,707	343	346
		WB	L	0.1	0.1	A	A	0	0	218	302
NB	R	116.3	133.3	F	F	1,007	737	375	1,358		
	US 401 Bypass Westbound at Young Street	Overall		19.9	7.6	B	A				
		EB	L	0.1	0.2	A	A	0	0	134	240
			T	15.2	6.5	B	A	423	130	240	174
		WB	R	0.8	1.1	A	A	0	0	100	72
SB	R	49.1	17.5	D	B	309	102	398	666		
	US 401 U-Turn East of Young Street	Overall		5.4	2.5	A	A				
		EB	U	1.6	0.7	A	A	0	0	632	342
		WB	T	8.0	4.3	A	A	354	79	300	142
	US 401 U-Turn West of Young Street	Overall		1.2	2.9	A	A				
		EB	T	1.6	3.5	A	A	68	221	116	329
		WB	U	0.3	0.4	A	A	0	0	258	568
	Young Street at Quarry Road / The Point North Driveway	Overall		30.2	21.8	C	C				
		EB	L	64.9	45.6	E	D	272	178	375	375
			TR	39.5	30.7	D	C	123	98	723	700
		WB	LT	58.4	50.6	E	D	61	70	389	170
			R	44.5	36.3	D	D	156	84	347	187
		NB	L	13.0	19.5	B	B	7	26	122	200
			T	38.0	23.4	D	C	852	437	2,110	2,110
		SB	R	13.3	14.0	B	B	47	23	200	200
			L	46.4	9.6	D	A	246	50	175	75
T	12.2		22.7	B	C	438	676	296	406		
R	1.5	2.1	A	A	28	58	198	200			
	Rolesville Road at Rolesville HS Driveway / The Point South Driveway	EB	LTR	770.3	61.0	F	F	105	27.5	204	178
		WB	LT	2560.2	74.3	F	F	465	22.5	659	47
			R	21.2	12.7	C	B	77.5	5	355	187
		NB	L	8.7	10.4	A	B	0	0	105	125
	Rolesville Road at Fowler Road	WB	LR	19.7	16.7	C	C	27.5	20	249	160
		SB	L	9.7	9.1	A	A	5	10	227	287
	Rolesville Road at Catlett Farm	EB	LR	22.0	24.5	C	C	5	2.5	34	27
		NB	L	9.1	9.7	A	A	0	0	287	95
	Rolesville Road at Kalas Falls Driveway A	EB	L	67.3	53.7	F	F	82.5	47.5	91	86
			R	14.2	15.4	B	C	10	7.5	48	61
		NB	L	9.2	10.2	A	B	2.5	5	38	59
	Rolesville Road at Mitchell Mill Road	Overall		37.5	20.1	D	C				
		EB	LTR	72.3	24.2	E	C	255	196	340	251
		WB	LT	32.7	16.0	C	B	332	74	378	134
			R	18.0	14.0	B	B	23	26	91	4
		NB	LTR	15.2	17.3	B	B	191	261	966	850
SB	LTR	41.7	21.8	D	C	680	325	1,045	1,207		

*Maximum queue extends off the SimTraffic network and may be longer than recorded



Intersection or Lane Group Operates at LOS E

Intersection of Lane Group Operates at LOS F



5.3 2028 BUILD

As part of the 2028 Build analysis, the proposed driveways were added to the network as detailed in Section 2.2. In the future year of 2028 with the proposed development in-place, the Eastbound US 401 Bypass at Young Street intersection operates at LOS F both peak hours. All other signalized intersections in the study area operate at acceptable overall LOS. Stop-controlled movements turning left onto Rolesville Road from the Rolesville High School Driveway, The Point's South Driveway, and the Kalas Falls Driveway operate at LOS F. This is attributed to high thru volumes on Rolesville Road during the peak hours. Long queues were observed at the northbound right-turn from Young Street onto the US 401 Bypass and on thru movements at the following intersections:

- Northbound Young Street at Quarry Road / The Point's North Driveway
- Southbound Rolesville Road at Mitchell Mill Road

Proposed Site Access A operates at LOS E and F in the AM and PM peak hours, respectively. Proposed Site Access B operates at LOS E in both peak hours.

Synchro LOS and delay results for the 2028 Build scenario are listed in Table 6. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.



Table 6: 2028 Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	US 401 Bypass Eastbound at Young Street	Overall		106.7	90.3	F	F				
		EB	T	21.1	12.0	C	B	146	250	398	479
			R	127.6	129.6	F	F	1,549	1,870	340	346
		WB	L	0.1	0.2	A	A	0	0	237	347
NB	R	133.7	148.7	F	F	1,150	793	1360	1,358		
	US 401 Bypass Westbound at Young Street	Overall		19.9	7.9	B	A				
		EB	L	0.1	0.2	A	A	0	0	131	224
			T	14.1	6.9	B	A	158	120	243	199
		WB	R	0.8	1.1	A	A	0	0	190	82
SB	R	54.2	17.8	D	B	300	109	534	2,425		
	US 401 U-Turn East of Young Street	Overall		6.9	2.8	A	A				
		EB	U	1.8	0.8	A	A	0	0	678	367
		WB	T	10.4	4.8	B	A	392	90	278	175
	US 401 U-Turn West of Young Street	Overall		1.2	3.1	A	A				
		EB	T	1.5	3.7	A	A	69	233	127	618
		WB	U	0.3	0.4	A	A	0	0	267	565
	Young Street at Quarry Road / The Point North Driveway	Overall		32.7	24.9	C	C				
		EB	L	76.4	53.3	E	D	284	192	375	375
			TR	41.7	33.8	D	C	124	101	710	714
		WB	LT	60.3	57.6	E	E	63	89	316	130
			R	47.2	38.3	D	D	158	84	281	185
		NB	L	12.0	24.4	B	C	7	30	143	200
			T	40.2	23.7	D	C	967	475	2,110	2,109
		SB	R	12.3	13.0	B	B	48	24	200	200
L	56.8		9.6	E	A	266	47	160	75		
	Rolesville Road at Rolesville HS Driveway / The Point South Driveway	EB	LTR	1464.3	84.4	F	F	117.5	35	295	229
		WB	LT	3304.7	101.4	F	F	480	27.5	674	49
			R	25.9	13.4	D	B	95	5	355	139
		NB	L	8.8	10.8	A	B	0	0	119	138
	Rolesville Road at Fowler Road	WB	LR	26.0	35.7	D	E	40	55	532	260
		SB	L	10.1	9.4	B	A	5	10	221	340
	Rolesville Road at Cattlett Farm / Site Access A	EB	LTR	41.1	59.4	E	F	10	12.5	50	39
		WB	LTR	34.9	34.5	D	D	42.5	27.5	167	93
		NB	L	9.1	9.9	A	A	0	0	740	350
		SB	L	9.7	9.2	A	A	2.5	7.5	93	189
	Rolesville Road at Kalas Falls Driveway A / Site Access B	EB	L	227.0	167.8	F	F	152.5	97.5	219	93
			TR	17.1	20.6	C	C	12.5	12.5	105	58
		WB	LTR	41.7	42.3	E	E	50	35	152	77
		NB	L	9.2	10.2	A	B	2.5	5	52	61
		SB	L	9.3	8.8	A	A	0	2.5	118	176
	Rolesville Road at Mitchell Mill Road	Overall		41.9	21.6	D	C				
		EB	LTR	84.0	27.6	F	C	268	238	326	281
			LT	33.2	16.3	C	B	332	74	346	148
		WB	R	18.0	14.1	B	B	23	26	0	0
			LTR	15.3	17.6	B	B	195	270	835	910
SB	LTR	47.9	23.3	D	C	724	377	1,172	1,098		

*Maximum queue extends off the SimTraffic network and may be longer than recorded



Intersection or Lane Group Operates at LOS E

Intersection of Lane Group Operates at LOS F



5.4 2028 BUILD IMPROVED

5.4.1 Proposed Improvements

The 2028 Build Improved capacity analysis results are shown in Table 7. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table. Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development.

Averette Road, Young Street, and Rolesville Road Corridor Study

It is recommended that the applicant coordinate their site plan and improvements with the findings of the Averette Road, Young Street, and Rolesville Road Corridor Study to ensure consistency with future addendums to the Community Transportation Plan.

US 401 Bypass at Young Street

- Extend the northbound right-turn lane from 250 feet of full-width storage to 600 feet of full-width storage and appropriate taper.

The proposed development causes the intersection to degrade from LOS E to LOS F between the no-build and build scenarios at this intersection. Extending the turn-lane is intended to reduce queuing on the northbound approach. As development occurs along the Rolesville Road corridor, it is recommended that the timing of the traffic signals at the intersection be evaluated to accommodate changes in traffic.

Young Street at Quarry Road / The Point North Driveway

- No improvements are recommended at this intersection.

With the proposed development in-place, the intersection is projected to operate at LOS C in both peak hours.

Young Street at Rolesville HS Driveway / The Point South Driveway

- Monitor the intersection for the installation of a traffic signal. When signalized, the westbound approach should be striped as an exclusive left-turn lane with a shared thru/right-turn storage lane to avoid the use of split-phasing.

The proposed development increases delay on both side-street approaches at the intersection. It is recommended that the intersection be monitored for the installation of a traffic signal. If installed, the intersection is projected to operate at acceptable LOS in both peak hours.

Rolesville Road at Fowler Road

- No improvements are recommended at this intersection.

The proposed development increases the delay on Fowler Road in the PM peak hour causing the approach to operate at LOS E. However, traffic volumes on Fowler Road are low and it is typical for unsignalized approaches to operate with higher delays during the peak hours.



Rolesville Road at Catlett Farm Road / Site Access A

- Construct Site Access A as a full-movement access point consisting of an exclusive left-turn lane with 100 feet of storage and a shared thru/right-turn lane. It is recommended that the internal protective stem (IPS) be maximized as the site layout permits.
- Construct an exclusive southbound left-turn lane on Rolesville Road with 100 feet of storage and appropriate taper.
- Construct an exclusive northbound left-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.
- Construct an exclusive northbound right-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.

Rolesville Road at Kalas Falls Driveway A / Site Access B

- Construct Site Access B as a full-movement access point consisting of an exclusive left-turn lane with 100 feet of storage and a shared thru/right-turn lane. If possible, provide 175 feet of IPS.
- Construct an exclusive southbound left-turn lane on Rolesville Road with 100 feet of storage and appropriate taper.
- Construct an exclusive northbound right-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.

Rolesville Road at Mitchell Mill Road





- No improvements are recommended at this intersection.





REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

Capacity Analysis
September 18, 2023

Table 7: 2028 Build Improved Level of Service and Delay

Intersection	Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)		
			AM	PM	AM	PM	AM	PM	AM	PM	
	US 401 Bypass Eastbound at Young Street	Overall	106.7	90.3	F	F					
		EB	T	21.1	12.0	C	B	146	250	432	482
			R	127.6	129.6	F	F	1,549	1,870	344	346
		WB	L	0.1	0.2	A	A	0	0	266	288
		NB	R	133.7	148.7	F	F	1,150	793	1,359	1,359
	Rolesville Road at Rolesville HS Driveway / The Point South Driveway	Overall	40.3	9.8	D	A					
		EB	LTR	43.6	52.3	D	D	49	46	114	62
			WB	L	55.6	50.5	E	D	176	28	670
		TR		80.7	52.6	F	D	346	54	355	96
		NB	L	19.0	7.4	B	A	9	7	122	101
			T	43.6	9.2	D	A	763	357	2,116	2,112
			R	24.7	6.4	C	A	229	39	450	450
		SB	L	67.7	50.3	E	D	453	61	450	80
			TR	7.8	6.5	A	A	244	477	1,739	314
	Rolesville Road at Catlett Farm / Site Access A	EB	LTR	40.3	53.6	E	F	10	12.5	61	38
		WB	L	63.1	71.3	F	F	15	12.5	108	54
			TR	20.0	18.2	C	C	17.5	10	296	94
		NB	L	9.1	9.9	A	A	0	0	59	47
		SB	L	9.7	9.2	A	A	2.5	7.5	29	57
	Rolesville Road at Kalas Falls Driveway A / Site Access B	EB	L	220.8	158.3	F	F	150	95	459	105
			TR	17.1	20.3	C	C	12.5	12.5	148	66
		WB	L	68.6	76.9	F	F	25	17.5	44	41
			TR	17.7	17.9	C	C	12.5	10	172	51
		NB	L	9.2	10.2	A	B	2.5	5	151	61
		SB	L	9.3	8.8	A	A	0	2.5	28	38

*Maximum queue extends off the SimTraffic network and may be longer than recorded

-  Intersection or Lane Group Operates at LOS E
-  Intersection or Lane Group Operates at LOS F



6.0 RECOMMENDATIONS

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. These recommendations are shown in Figure 12. Intersections where no improvements are recommended are locations that do not meet the LOS Standards specified in the LDO⁸.

Averette Road, Young Street, and Rolesville Road Corridor Study

It is recommended that the applicant coordinate their site plan and improvements with the findings of the Averette Road, Young Street, and Rolesville Road Corridor Study to ensure consistency with future addendums to the Community Transportation Plan.

US 401 Bypass at Young Street

- Extend the northbound right-turn lane from 250 feet of full-width storage to 600 feet of full-width storage and appropriate taper.

Young Street at Quarry Road / The Point North Driveway

- No improvements are recommended at this intersection.

Young Street at Rolesville HS Driveway / The Point South Driveway

- Monitor the intersection for the installation of a traffic signal. When signalized, the westbound approach should be striped as an exclusive left-turn lane with a shared thru/right-turn storage lane to avoid the use of split-phasing.

Rolesville Road at Fowler Road

- No improvements are recommended at this intersection.

Rolesville Road at Catlett Farm Road / Site Access A

- Construct Site Access A as a full-movement access point consisting of an exclusive left-turn lane with 100 feet of storage and a shared thru/right-turn lane. It is recommended that the internal protective stem (IPS) be maximized as the site layout permits.
- Construct an exclusive southbound left-turn lane on Rolesville Road with 100 feet of storage and appropriate taper.
- Construct an exclusive northbound left-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.
- Construct an exclusive northbound right-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.



REZ 23-02: WOODLIEF ASSEMBLAGE TRAFFIC IMPACT ANALYSIS

Recommendations
September 18, 2023

Rolesville Road at Kalas Falls Driveway A / Site Access B

- Construct Site Access B as a full-movement access point consisting of an exclusive left-turn lane with 100 feet of storage and a shared thru/right-turn lane. If possible, provide 175 feet of IPS.
- Construct an exclusive southbound left-turn lane on Rolesville Road with 100 feet of storage and appropriate taper.
- Construct an exclusive northbound right-turn lane on Rolesville Road with 50 feet of storage and appropriate taper.

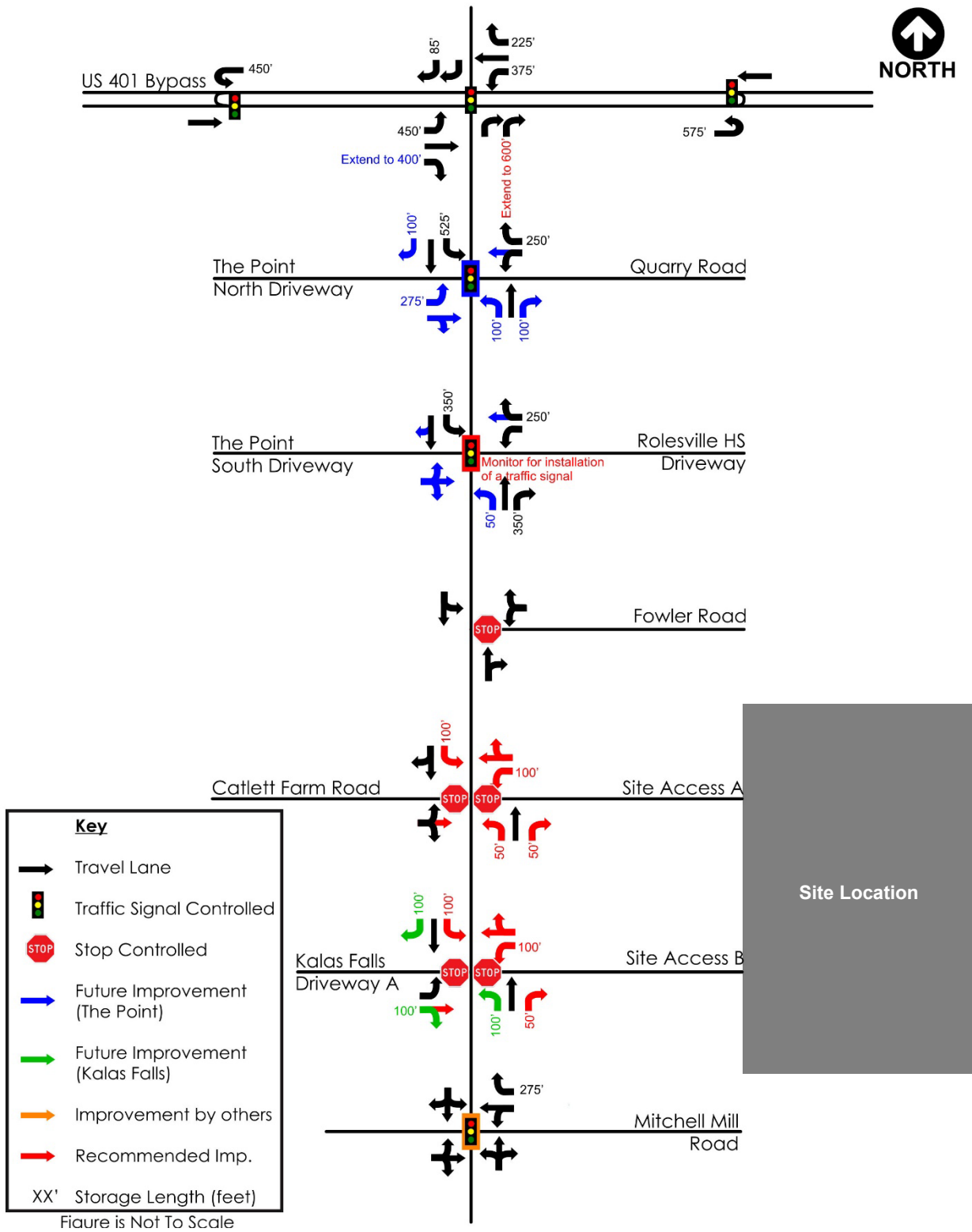
Rolesville Road at Mitchell Mill Road

- No improvements are recommended at this intersection.



Recommendations
September 18, 2023

Figure 12: Recommended Improvements



References
September 18, 2023

7.0 REFERENCES

- ¹ **NCDOT Functional Classification Map**,
<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?layers=029a9a9fe26e43d687d30cd3c08b1792>
- ² **2020 NCDOT Average Daily Traffic Volumes**,
<https://ncdot.maps.arcgis.com/apps/webappviewer/index.html?id=964881960f0549de8c3583bf46ef5ed4>
- ³ **Trip Generation (11th Edition)**, Institute of Transportation Engineers (ITE), September 2021.
- ⁴ **NCDOT Trip Generation Rate Equation Recommendations**,
<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/DRAFT%20-%20Trip%20Generation%20Rate%20Eqn.xlsm>
- ⁵ **Highway Capacity Manual 6th Edition: A Guide for Multimodal Mobility Analysis**. Washington D.C.: Transportation Research Board, 2016.
- ⁶ **NCDOT Capacity Analysis Guidelines**. North Carolina Department of Transportation (NCDOT), March 2022,
<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Standards%20-%20Capacity%20Analysis%20Guidelines.pdf>
- ⁷ **Draft NCDOT Capacity Analysis Guidelines: Best Practices**. North Carolina Department of Transportation (NCDOT), March 2022,
<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Best%20Practices%20-%20Capacity%20Analysis%20Guidelines.pdf>
- ⁸ **Land Development Ordinance**. Town of Rolesville, June 1, 2021,
<https://www.rolesvillenc.gov/code-ordinances>

8.0 APPENDIX

- Scoping Correspondence
- Site Plan
- Raw Traffic Count Data
- Adjacent Development Information
- Traffic Volume Calculations
- Synchro Files
- Synchro & SimTraffic Reports



REZ-23-02: Woodlief Rezoning Conditions

February 26, 2024

1. The development of the property shall be in substantial conformance with the accompanying Exhibit ____, Concept Plan dated _____. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. The following uses shall be prohibited on the portion of the property zoned to the Residential High Density District (The “RH District”):
 - a. Live-work unit;
 - b. Residential Care (ALF, ILF, CCF);
 - c. Telecommunications tower.
3. The following uses shall be prohibited on the portion of the property zoned to the Residential Medium Density District (The “RM District”):
 - a. Telecommunications tower.
4. The RH-CZ District may be developed to a maximum of 98 Dwelling, Single-family Attached (townhouse) lots.
5. The RM-CZ District may be developed to a maximum of 157 Dwelling Single-family Detached lots.
6. All Dwelling, Single-family detached dwellings shall adhere to the following conditions:
 - a. Siding Material:
 - i. If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
 - ii. Vinyl material is prohibited except for soffits, fascia, and corner boards;
 - iii. No dwelling unit shall be constructed with an exterior elevation or color palette that is identical to the dwelling unit on either side or directly across the street.
 - b. Garages:
 - i. A minimum 2-car side-by-side (not tandem) garage shall be provided;
 - ii. All garage doors shall have windows.
 - c. Roofs: Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.

- d. Building Foundations: Building foundations along the front façade shall have an exposed height above finished grade of at least 18” and must be finished with masonry product such as brick veneer or faux stone product.
 - e. Covered Entry: A covered front porch or covered stoop of at least 20 square feet with a minimum depth of 5 feet.
 - f. Windows:
 - i. All windows along the front façade shall have shutters and/or trim;
 - ii. Each side elevation shall have at least two windows.
 - g. Rear Yard Amenity: An unenclosed patio, deck, or screened-in porch of at least 64 square feet.
7. All Dwelling, Single-family Attached (townhome) buildings shall adhere to the following conditions:
- a. Siding Material:
 - i. If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
 - ii. Vinyl material is prohibited except for soffits, fascia, and corner boards;
 - iii. No dwelling unit shall be constructed with an exterior elevation or color palette that is identical to the dwelling unit on either side, directly across the street.
 - b. Garages:
 - i. A minimum 1-car garage shall be provided;
 - ii. All garage doors shall have windows.
 - c. Roofs: Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.
 - d. Covered Entry: A covered front porch or covered stoop of at least 20 square feet with a minimum depth of 4 feet.
 - e. Windows:
 - i. All windows along the front façade shall have shutters and/or trim;
 - ii. Each side elevation shall have at least one window (excluding interior units).

- f. Rear Yard Amenity: An unenclosed patio, deck, or screened-in porch of at least 64 square feet.
8. Amenity Center: The main amenity area shall include a minimum 1,500 square foot cabana with an unenclosed covered seating area, bathrooms, and a minimum 2,000 square foot pool. The main amenity area shall be constructed prior to the issuance of the 200th residential building permit.
9. Pollinator Garden: The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The pollinator garden shall be a half-acre (21,780 square feet) in area at a minimum, which may be distributed in several different locations. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the construction drawings. The pollinator garden shall be constructed prior to the issuance of the 150th residential building permit.
10. Community Amenities: The development shall include one tot-lot and one dog park. Locations will be determined at subsequent stages of approval and will be identified on the construction drawings. The tot-lot and dog park shall be constructed prior to the issuance of the 150th residential building permit.
11. The development shall include a minimum of five (5) affordable housing attached townhome ownership units (the “Affordable Units”). Buyers of the Affordable Units shall be vetted to ensure that the sale price, in the first sale of the Affordable Units, is affordable to low or moderate income households earning no more than eighty percent (80%) of the Raleigh NC Metropolitan Statistical Area (MSA), Area Median Income (AMI), adjusted for family size as most recently published by HUD. Prior to Subdivision closeout, documentation of compliance with this zoning condition shall be submitted to the Town. Following the first sale of each of the Affordable Units, the developer shall have no further obligations under this condition.
12. The project shall be responsible for the widening of Rolesville Road along the site’s full frontage of Rolesville Road, including the partially retained parcels, currently identified by Wake County PIN(s) 1767590716, 1768409261, and 1767590335. This shall include the design and construction of half of the ultimate cross section for Rolesville Road consistent with the Town of Rolesville’s Community Transportation Plan. These improvements shall be completed prior to the issuance of the 100th residential building permit.

[Signature Pages Follow]

REZ-23-02: Woodlief Rezoning Conditions
Property Owner Authorization

Property Address: 1421 Rolesville Road

PIN: 1768409261

REID: 0404529

Owner #1: _____ Date

Owner #2: _____ Date

REZ-23-02: Woodlief Rezoning Conditions
Property Owner Authorization

Property Address: 1501 Rolesville Road

PIN: 1767590716

REID: 0404530

Owner #1: _____ Date

Owner #2: _____ Date

After Recording Mail to:
P. O. Box 250

Town of Rolesville
Rolesville, NC 27571

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF ROLESVILLE UNDER THE
AUTHORITY GRANTED BY PART 1, ARTICLE 4A
CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

ORDINANCE 2024-O-04
CASE: ANX23-01 - Woodlief Assemblage

WHEREAS, the Mayor and Board of Commissioners for the Town of Rolesville, North Carolina has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31; and

WHEREAS, a public hearing on the question of this annexation was held in the Town Board Room at Rolesville Town Hall located at 502 Southtown Circle, Rolesville, NC 27571 at 7:00 pm or thereafter on March 5, 2024 after due notice; and

WHEREAS, the Mayor and Board of Commissioners finds that the proposed annexation meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Rolesville, North Carolina that:

Section 1. By the authority granted by G.S. 160A-31, the following described contiguous properties owned by Betty Joyce Woodlief, Carlyle D. Woodlief, Donnie Woodlief, Dwight T. Woodlief, Gayle W. Stallings, Ellen W. Holding, and Billy C. Woodlief, is hereby annexed and made part of the Town of Rolesville effective as of March 5, 2024:

All that certain real property situated in the Town of Rolesville, Wake Forest Township, Wake County, North Carolina, described as follows:

TRACT 1

LANDS OF CARLYLE D. WOODLIEF AND ALMA D. WOODLIEF

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

BEGINNING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also being the POINT OF BEGINNING, having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said POINT OF BEGINNING, along a western line of said lands of Richards, S06° 53' 59"E 641.79' to a point marked by an existing iron pipe; said point also being a northeastern corner of Lot 2 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; thence, along northern lines of said Lot 2, the following two courses: 1) N86° 38' 49"W 1,435.56' to a point on the eastern right-of-way margin of Rolesville Road (SR 1001) (an existing 60' public right-of-way), marked by an existing iron pipe; 2) through the right-of-way of Rolesville Road, N86° 38' 49"W 30.60' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, the following five courses: 1) N14° 43' 08"E 322.02' to a point; 2) through the arc of a curve to the left, having a radius of 1,352.59', an arc length of 134.29', and a chord course of N11° 24' 08"E 134.23' to a point; 3) through the arc of a curve to the left, having a radius of 928.28', an arc length of 188.93', and a chord course of N01° 35' 22"E 188.60' to a point; 4) through the arc of a curve to the left, having a radius of 3,423.77', an arc length of 148.99', and a chord course of N05° 29' 16"W 148.98' to a point; 5) N06° 44' 04"W 193.34' to a point; thence, through the right-of-way of Rolesville Road, N87° 08' 46"E 30.07' to an iron pipe set on the eastern right-of-way margin of Rolesville Road; said point also being in a southern line of lands of, now or

formerly, TexWest, LLC (Deed Book 10194, page 2092; Book of Maps 1985, page 1807); thence, with said lands of TexWest, the following two courses: 1) N87° 08' 46"E 707.40' to a iron pipe set; 2) N01° 16' 08"W 67.25' to an iron pipe set on the southern right-of-way margin of Fowler Road (SR 2308) (an existing 60' public right-of-way); thence, through the right-of-way of Fowler Road, N01° 16' 08"W 64.83' to a point on the northern right-of-way margin of Fowler Road, marked by an existing iron pipe; said point also being a southeastern corner of lands of, now or formerly, William L. Rogers (Deed Book 3626, page 569; Book of Maps 1985, page 1807); thence, with said lands of Rogers, N01° 16' 08"W 375.72' to a point witnessed by a 20" sweetgum tree; said point being a southwestern corner of lands of, now or formerly, Judy Jones Goodnight (Deed Book 17094, page 345); thence, along said lands of Goodnight, N86° 27' 05"E 557.57' to a point marked by an existing iron pipe with cap; said point being located in a western line of land of, now or formerly, Charles Zachary Watkins (Deed Book 17332, page 2109; Book of Maps 1979, page 324); thence, along said lands of Watkins, S01° 36' 33"E 605.21' to a point on the northern right-of-way margin of Fowler Road, marked by an existing iron pipe; thence, through the right-of-way of Fowler Road, S01° 36' 33"E 63.21' to an iron pipe set on the southern right-of-way margin of Fowler Road; thence, along said lands of Alford, S01° 36' 33"E 331.36' to the point of beginning; containing 1,673,598 square feet, or 38.42 acres of land, more or less.

TRACT 2

LANDS OF JANICE GAYLE W. STALLINGS AND HARRELL STALLINGS

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an

NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S 68°18'50" W 1,492.16' to a point on the centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 1 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along southern lines of said Lot 1, the following two courses: 1) through the right-of-way of Rolesville Road, S86° 38' 49"E 30.60' to a point on the eastern right-of-way margin of Rolesville Road, marked by an existing iron pipe; 2) S86° 38' 49"E 1,435.56' to a point marked by an existing iron pipe; said point being located in a western line of said lands of Richards; thence, along said lands of Richards, S06° 53' 59"E 498.80' to a point; said point being a northeastern corner of Lot 3 (Book of Maps 2011, page 84); thence, along northern lines of said Lot 3, the following two courses: 1) N86° 58' 09"W 1,609.12' to a point on the eastern right-of-way margin of Rolesville Road, marked by an existing iron pipe; 2) through the right-of-way of Rolesville Road, N86° 58' 09"W 30.60' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, the following three courses: 1) N11° 51' 14"E 172.96' to a point; 2) through the arc of a curve to the right, having a radius of 6,709.90', an arc length of 181.94', and a chord course of N12° 30' 01"E 181.94' to a point; 3) N14° 43' 08"E 152.36' to the point of beginning; containing 770,782 square feet, or 17.69 acres of land, more or less;

BEING the same lands described in a deed to Billy Craig Woodlief and Ellen Woodlief Holding, dated February 28, 2011, and recorded in Deed Book 14286, page 1885.

TRACT 3

LANDS OF JANICE GAYLE W. STALLINGS AND HARRELL STALLINGS

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S55°07'23"W 1,828.62' to a point on the centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 2 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along southern lines of said Lot 2, the following two courses: 1) through the right-of-way of Rolesville Road, S86° 58' 09"E 30.36' to a point on the eastern right-of-way margin of Rolesville Road marked by an existing iron pipe; 2) S86° 58' 09"E 1,609.12' to a point marked by an existing iron pipe; said point being located in a western line of said lands of Richards; thence, along said lands of Richards, S06° 53' 59"E 413.48' to a point; said point being a northeastern corner of Lot 4 (Book of Maps 2011, page 84); thence, along northern lines of said Lot 4, the following four courses: 1) N89° 36' 25"W 100.00' to a point marked by an existing iron pipe; 2) N89° 36' 25"W 1,084.22' to an iron pipe set; 3) S89° 13' 22"W 574.15' to a point on the eastern right-of-way margin of Rolesville Road, marked by an existing iron pipe; 4) through the right-of-way of Rolesville Road, S89° 13' 22"W 30.71' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, the following two courses: 1) N11° 36' 25"E 505.03' to a point; 2) N11° 51' 14"E 2.60' to the point of beginning; containing 771,335 square feet, or 17.71 acres of land, more or less;

BEING the same lands described in a deed to Janice Gayle W. Stallings, and husband Harrell Stallings, dated February 28, 2011, and recorded in Deed Book 14286, page 1890.

TRACT 4

LANDS OF DONNIE L. WOODLIEF AND PATSY WOODLIEF

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S46°04'57"W 2,224.38' to a point on the centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 3 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along southern lines of said Lot 3, the following four courses: 1) through the right-of-way of Rolesville Road, N89° 13' 22"E 30.71' to a point marked by an existing iron pipe on the eastern right-of-way margin of Rolesville Road; 2) N89° 13' 22"E 574.15' to an iron pipe set; 3) S89° 36' 25"E 1,084.22' to a point marked by an existing iron pipe; 4) S89° 36' 25"E 100.00' to a point; said point being a southwestern corner of said lands of Richards; thence, S06° 53' 59"E 73.05' to a point in the center of Buffalo Creek; thence, along the center of Buffalo Creek, the following six courses: 1) S18° 52' 37"W 56.68' to a point; 2) S38° 15' 12"E 25.09' to a point; 3) S05° 12' 56"E 54.55' to a point; 4) S21° 01' 52"E 80.42' to a point; 5) S27° 30' 18"E 207.75' to a point; 6) S03° 37' 01"W 26.19' to a point; said point being a northeastern corner of Lot 5 (Book of Maps 2011, page 84); thence, along northern lines of said Lot 5, the following three courses: 1) N86° 59' 43"W 103.64' to a point marked by an existing iron pipe; 2) N86° 59' 43"W 1,870.02' to a point on the eastern right-of-way margin of Rolesville Road marked by an existing iron pipe; 3) through the right-of-way of Rolesville Road, N86° 59' 43"W 30.34' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, N11° 36' 25"E 388.46' to the point of beginning; containing 816,353 square feet, or 18.74 acres of land, more or less;

BEING the same lands described in a deed to Donnie L. Woodlief and wife Patsy Woodlief, dated February 28, 2011, and recorded in Deed Book 14286, page 1896.

TRACT 5
LANDS OF BETTY JOYCE WOODLIEF

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S41° 08' 37"W 2,554.10' to a point on the centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 4 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along a southern line of said Lot 4, through the right-of-way of Rolesville Road, S86° 59' 43"E 30.34' to a point marked by an existing iron pipe on the eastern right-of-way margin of Rolesville Road; thence, continuing along a southern line of said Lot 4, S86° 59' 43"E 1,870.02' to a point marked by an existing iron pipe; thence, continuing along a southern line of said Lot 4, S86° 59' 43"E 103.64' to a point in the center of Buffalo Creek; thence, along the center of Buffalo Creek, the following four courses: 1) S03° 37' 01"W 70.81' to a point; 2) S13° 29' 28"E 153.88' to a point; 3) S07° 17' 46"E 89.26' to a point; 4) S19° 33' 48"E 105.15' to a point; said point being a northeastern corner of Lot 6 (Book of Maps 2011, page 84); thence, along northern lines of said Lot 6, the following two courses: 1) N86° 29' 08"W 94.52' to a point marked by an existing iron pipe; 2) N86° 29' 08"W 2,036.61' to a point marked by an existing iron pipe; said point being located on the eastern right-of-way margin of Rolesville Road; thence, through the right-of-way of Rolesville Road, N86° 29' 08"W 30.30' to a point on the centerline of Rolesville Road; thence, along the centerline of Rolesville Road, N11° 36' 25"E 388.42' to the point of beginning; containing 814,894 square feet, or 18.71 acres of land, more or less;

BEING the same lands described in a deed to Betty Joyce Woodlief, dated February 28, 2011, and recorded in Deed Book 14286, page 1902.

TRACT 6

LANDS OF DWIGHT THOMAS WOODLIEF

SURVEY DESCRIPTION:

Reference: Survey map titled "ALTA/NSPS LAND TITLE SURVEY, ROLESVILLE ASSEMBLAGE" by MSS Land Consultants, PC, dated February 24, 2023.

All that tract, piece or parcel of land lying and being situated in the Township of Wake Forest, County of Wake, State of North Carolina, and being more particularly bounded and described as follows:

COMMENCING at an existing nail in stone marking a northwestern corner of lands of, now or formerly, Barbara Ann Jones Richards (Deed Book 1730, page 526; Deed Book 799, page 368), and a southwestern corner of land of, now or formerly, Larry Wayne Alford, Sr., and wife, Betty Dean Alford (Deed Book 7081, page 72; Book of Maps 1985, page 2003); said point also having an NC State Plane Coordinate (NAD83(2011)) of North 781,528.76' East 2,165,673.14'; thence, from said point of commencement, S37° 21' 20"W 2,898.37' to a point on the right-of-way centerline of Rolesville Road (SR 1001) (an existing 60' public right-of-way); said point also being a southwestern corner of Lot 5 as shown on a subdivision plat titled "SURVEY FOR BEULAH H. WOODLIEF HEIRS", dated December 15, 2010, and recorded in Book of Maps 2011, page 84; said point also being the POINT OF BEGINNING; thence, from said POINT OF BEGINNING, along a southern line of said Lot 5, through the right-of-way of Rolesville Road, S86° 29' 08"E 30.30' to a point on the eastern right-of-way margin of Rolesville Road, marked by an existing iron pipe; thence, continuing along a southern line of said Lot 5, S86° 29' 08"E 2,036.61' to a point marked by an existing iron pipe; thence, continuing along a southern line of said Lot 5, S86° 29' 08"E 94.52' to a point in the center of Buffalo Creek; thence, along the center of Buffalo Creek, the following seven courses: 1) S19° 33' 48"E 54.16' to a point; 2) N87° 33' 10"E 75.19' to a point; 3) S80° 55' 53"E 92.15' to a point; 4) S32° 50' 43"E 45.25' to a point; 5) S0° 05' 28"E 124.26' to a point; 6) S28° 43' 30"E 78.63' to a point; 7) S68° 30' 30"E 50.46' to a point marked by an existing iron pipe; said point being a northeastern corner of lands of, now or formerly, HC Rolesville Investments, LLC (Deed Book 18857, page 2126; Book of Maps 1998, page 1776); thence, along said lands of HC

Rolesville Investments, the following two courses: 1) N88° 56' 43"W 474.91' to a point marked by an existing iron pipe; 2) N88° 20' 38"W 1,796.39' to a point marked by an existing iron pipe; said point being a northeastern corner of lands of, now or formerly, Charles T. Clark, and wife, Patricia

H. Clark (Deed Book 4572, page 246; Book of Maps 1985, page 765); thence, along said lands of Clark, the following two courses: 1) N88° 52' 07"W 224.55' to an existing iron pipe; 2) N88° 52' 07"W 10.87' to a point on the eastern right-of-way margin of Rolesville Road; thence, through the right-of-way of Rolesville Road, N88° 52' 07"W 30.66' to a point on the right-of-way centerline of Rolesville Road; thence, along the right-of-way centerline of Rolesville Road, the following three courses: 1) N13° 00' 14"E 231.13' to a point; 2) N12° 19' 14"E 147.64' to a point; 3) N11° 36' 25"E 9.40' to the point of beginning; containing 812,925 square feet, or 18.66 acres of land, more or less; BEING all of PARCEL ONE as described in a deed from Carolyn S. Woodlief to Dwight Thomas Woodlief, dated August 19, 2021, and recorded in Deed Book 18654, page 863.

Section 2. That the Mayor and Board of Commissioners directs a duly certified copy of this ordinance and annexation boundary map be submitted for filing to the Office of the Register of Deeds of Wake County and the Office of the Secretary of the State of North Carolina.

Adopted this 5th day of March, 2024.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Robin E. Peyton, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this 5th day of March, 2024.

Robin E. Peyton
Town Clerk