

REZONING OF PROPERTY CONSISTING OF +/- 1.57 ACRES,
LOCATED NORTHWEST OF THE S. MAIN STREET AND W. YOUNG STREET
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
FEBRUARY 27, 2024

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, February 27, 2024 at 6:00 p.m. The property considered for this potential rezoning totals approximately 1.57 acres, and is located northwest of the S. Main Street and W. Young Street intersection, in the Town of Rolesville, having Wake County Parcel Identification Numbers 1769-01-4751, 1769-01-4840, and 1769-01-4849. This meeting was held at the Rolesville Community Center, located at 502 Southtown Circle, Rolesville, NC 27571. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Worth Mills
Date: February 16, 2024
Re: Neighborhood Meeting for Rezoning of 111, 113, and 115 W. Young Street (REZ-23-07 / W. Young Street)

You are invited to attend an informational meeting to discuss the proposed rezoning of 111, 113 and 115 W. Young Street (with Property Identification Numbers (PINs) 1769-01-4751, 1769-01-4840, and 1769-01-4849). The meeting will be held on **Tuesday, February 27, 2024, from 6:00 PM until 7:00 PM**, at the following location:

**Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571**

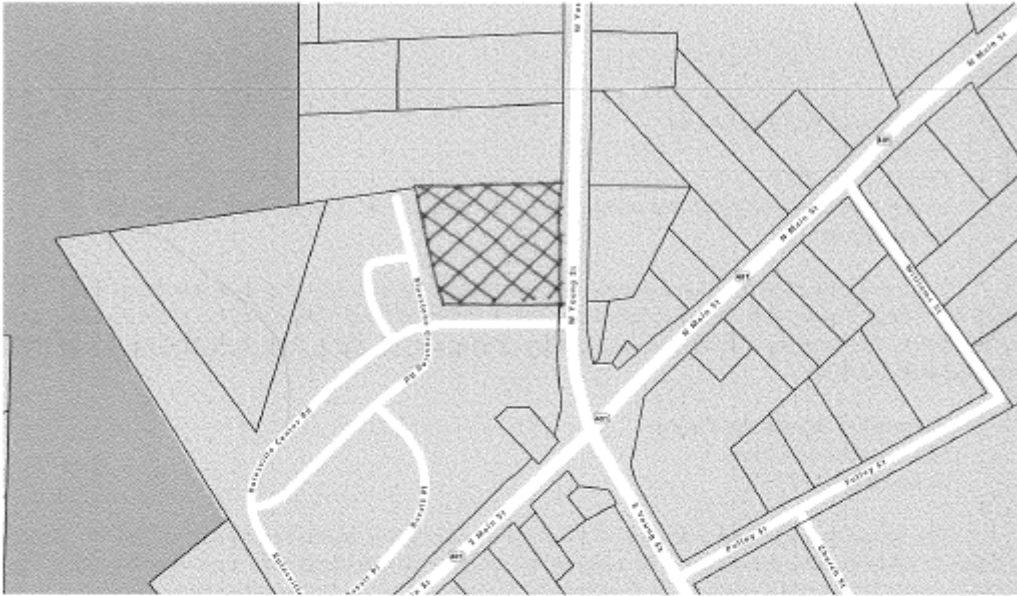
The property totals approximately 1.57 acres in size and is located northwest of the W. Young Street and S. Main Street intersection. The property is currently zoned Residential Low Density (RL). The proposed zoning is General Commercial, Conditional Zoning (TC-CZ). The purpose of the rezoning is to facilitate a veteran housing project with ground-floor meeting space.

The Town of Rolesville requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to the rezoning being heard by the Planning Board. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleafp.com. Also, for more information about the rezoning, you may visit <https://www.rolesvillenc.gov/project/scarboro-apartments> or contact the Town of Rolesville Planning Department at 919.554.6517.

Attached to this invitation are the following materials:
1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP

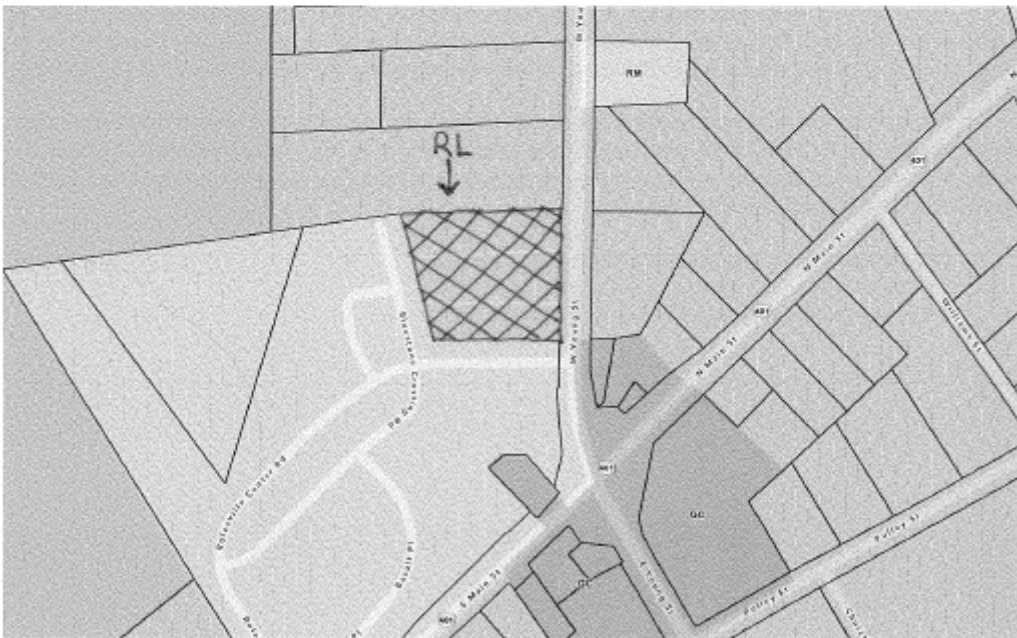


EXHIBIT B – NOTICE LIST

WOODLIEF, DONNIE LEE WOODLIEF,
PATSY EDDINS
1769021117
6609 FOWLER RD
ZEBULON NC 27597-8303

EDDINS FAMILY LLC
1769015274
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

WOODLIEF, DONNIE LEE WOODLIEF,
PATSY EDDINS
1769024116
6609 FOWLER RD
ZEBULON NC 27597-8303

LITTLE HOUSE LLC
1769120094
PO BOX 239
ROLESVILLE NC 27571-0239

WILKINS, WESLEY C WILKINS, ROXEY M
1769014849
115 W YOUNG ST
ROLESVILLE NC 27571-9516

BANNER, WENDY LEIGH
1769018744
2601 TRICKLE CT
RALEIGH NC 27615-3874

SELF, LINDA ESTELLE MERRITT WILKINS,
ROXEY M
1769014751
115 W YOUNG ST
ROLESVILLE NC 27571-9516

EDDINS FAMILY LLC
1769019527
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

EDDINS FAMILY LLC
1769110620
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769022455
PO BOX 263
ROLESVILLE NC 27571-0263

WOOD, MATTHEW DAVID WOOD,
MISTY LEE
1769111881
112 N MAIN ST
ROLESVILLE NC 27571-9643

ROLESVILLE TOWN OF
1769017516
PO BOX 250
ROLESVILLE NC 27571-0250

KET REAL ESTATE LLC
1769015048
321 SPRINGMOOR DR
RALEIGH NC 27615-7740

WILLIAMS, SUSIE H
1769016663
7904 AUBUBON DR
RALEIGH NC 27615

JONES, CHARLES S JONES, SHARON K
1769027000
3905 MANLY FARM RD
WAKE FOREST NC 27587-8494

PRIVETTE PROPERTIES LLC
1769015401
PO BOX 116
ROLESVILLE NC 27571-0116

WILKINS, ROXEY MANGUM WILKINS,
WESLEY C SR
1769014840
115 W YOUNG ST
ROLESVILLE NC 27571-9516

WARD, ROBERT F JR
1769110685
108 N MAIN ST
ROLESVILLE NC 27571-9643

WOODLIFE INVESTMENTS II LLC
1769018978
PO BOX 1085
WAKE FOREST NC 27588-1085

BERNARD, BLANCA C
1769111730
110 N MAIN ST
ROLESVILLE NC 27571-9643

ROLESVILLE TOWN OF
1769017654
PO BOX 250
ROLESVILLE NC 27571-0250

ROLESVILLE TOWN OF
1759922076
PO BOX 250
ROLESVILLE NC 27571-0250

MITCHELL, ROBERT L JR LILES,
MARGARET SUE
1769111411
4313 BIRMINGHAM WAY
RALEIGH NC 27604-4858

TELECOM TOWERS LLC
1759918780
PO BOX 723597
ATLANTA GA 31139-0597

EDDINS FAMILY LLC
1769016246
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

DRCW INVESTMENTS LLC
1769018892
PO BOX 1736
WAKE FOREST NC 27588-1736

EDDINS FAMILY LLC
1769018387
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

HAMILTON, ELIZABETH WILIAMS
WILLIAMS, FRED J III
1769017801
7904 AUDUBON DR
RALEIGH NC 27615-3407

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769024499
PO BOX 263
ROLESVILLE NC 27571-0263

DRAGONFLY INVESTMENTS NC LLC
1769015157
15405 NEW LIGHT RD
WAKE FOREST NC 27587-8633

COLUMBIA PARK EAST MHP-KB LLC
1769029362
8480 HONEYCUTT RD STE 200
RALEIGH NC 27615-2261

PEARCE, LINDA WILLIAMS PRYOR,
CHRISTY LYNN
1769023248
1100 SILENT BROOK RD
WAKE FOREST NC 27587-7138

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769020472
PO BOX 263
ROLESVILLE NC 27571-0263

MAY, WILLIAM A
1769023002
PO BOX 248
ROLESVILLE NC 27571-0248

HESS PROPERTY GROUP LLC
1769024347
6624 RIDGE SPRING RD
ZEBULON NC 27597-7525

PEOPLES, DAVID S III MACKO, STEVEN J
1769027139
10534 ARNOLD PALMER DR
RALEIGH NC 27617-7775

ROLESVILLE RURAL FIRE DEPT INC
1769017022
PO BOX 249
ROLESVILLE NC 27571-0249

HENDERSON, LIONEL R HENDERSON,
CYNTHIA A
1769029063
7909 RIVER RIDGE RD
WAKE FOREST NC 27587-9355

MITCHELL, ROBERT LEE
1769110317
PO BOX 81
ROLESVILLE NC 27571-0081

COBBLESTONE CROSSING SPE LLC
1769011435
8480 HONEYCUTT RD STE 200
RALEIGH NC 27615-2261

EXHIBIT C – ITEMS DISCUSSED

No topics were discussed because no neighbors attended the meeting.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Brooke Dickhart (Applicant)
3. Rick Bowers (Applicant)