

Rolesville Town Campus

Address	Owner	City	REID	PIN
309 PERRY ST	CURRIN, CAMERON	ROLESVILLE, NC 27571	168156	1769007628
307 PERRY ST	CURRIN, CAMERON	ROLESVILLE, NC 27571	4712	1769007654
305 PERRY ST	EDDINS FAMILY LLC	ROLESVILLE, NC 27571	12732	1769006794
200 PERRY ST	WHITAKER, BARRY W WHITAKER, BETTY P	ROLESVILLE, NC 27571	75956	1769003587
108 GLENN CIR	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG	ROLESVILLE, NC 27571	24237	1769003095
511 E YOUNG ST	YOUNG, WILLIAM C	ROLESVILLE, NC 27571	419131	1768199509
415 E YOUNG ST	YOUNG, STEVEN LAWRENCE YOUNG, REBECCA P	ROLESVILLE, NC 27571	317240	1769104481
0 SCHOOL ST	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE	ROLESVILLE, NC 27571	33179	1768090437
206 SCHOOL ST	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE	ROLESVILLE, NC 27571	33180	1768090349
404 PERRY ST	ZEBLO, JEAN S	ROLESVILLE, NC 27571	77374	1769009459
405 PERRY ST	NIMS, MONA	ROLESVILLE, NC 27571	8807	1769008683
306 E YOUNG ST	TOWNSEND, THOMAS NEAL	ROLESVILLE, NC 27571	266825	1769009678
102 GLENN CIR	HURLBUT, JEANNE B	ROLESVILLE, NC 27571	7256	1769002216
82 SCHOOL ST	KL LB BUY 2 LLC	ROLESVILLE, NC 27571	53006	1768081589
896 LONG MELFORD DR	KL LB BUY 2 LLC	ROLESVILLE, NC 27571	534390	1758988719
865 LONG MELFORD DR	KL LB BUY 2 LLC	ROLESVILLE, NC 27571	534391	1758994236
109 GLENN CIR	GALLAGHER, MICHAEL	ROLESVILLE, NC 27571	346	1769005049
100 CHURCH ST	ROLESVILLE BAPTIST CHURCH INC	ROLESVILLE, NC 27571	100037	1769118359
203 E YOUNG ST	ROLESVILLE BAPTIST CHURCH INC	ROLESVILLE, NC 27571	89763	1769100997
204 SCHOOL ST	DUNN, RICHARD E WOODS, MARDENIA	ROLESVILLE, NC 27571	23551	1758999444
0 E YOUNG ST	TERRELL, VIRGINIA A HEIRS	ROLESVILLE, NC 27571	106108	1769101648
105 COLEY ST	BARNES, GARY THOMAS BARNES, LINDA Y	ROLESVILLE, NC 27571	40548	1769005582
112 GLENN CIR	HENDERSON, EDDIE C HENDERSON, PATRICIA A	ROLESVILLE, NC 27571	47017	1768094992
111 GLENN CIR	BRAGDON, JESSE DAVID BRAGDON, JENNIFER KAY	ROLESVILLE, NC 27571	72001	1768096906
101 GLENN CIR	EDDINS FAMILY, LLC	ROLESVILLE, NC 27571	57845	1769003415
103 GLENN CIR	EDDINS FAMILY, LLC	ROLESVILLE, NC 27571	8894	1769003452
505 E YOUNG ST	YOUNG, MICHAEL C TRUSTEE YOUNG, DEBORAH C TRUSTEE	ROLESVILLE, NC 27571	80504	1769109389
106 GLENN CIR	COOKE, JERRY V LAPLANTE, KIMBERLY	ROLESVILLE, NC 27571	8893	1769003150
204 E YOUNG ST	TOWN OF ROLESVILLE	ROLESVILLE, NC 27571	7310	1769008868
104 GLENN CIR	WILKINS, WESLEY WILKINS, ROXEY	ROLESVILLE, NC 27571	14661	1769002188
101 COLEY ST	LAMM, JAMES R LAMM, LOUISE S	ROLESVILLE, NC 27571	47907	1769004306
103 COLEY ST	IBRAHIM & ASSOCIATES LLC	ROLESVILLE, NC 27571	39402	1769004465
202 SCHOOL ST	DEBNAM, MICHAEL T	ROLESVILLE, NC 27571	22033	1758998460
404 E YOUNG ST	TOWN OF ROLESVILLE	ROLESVILLE, NC 27571	41554	1769101390
504 E YOUNG ST	YOUNG, PATSY V	ROLESVILLE, NC 27571	80445	1768193779
506 E YOUNG ST	YOUNG, PATSY V YOUNG, HARRIET D	ROLESVILLE, NC 27571	80478	1768194694
509 E YOUNG ST	YOUNG, WESTLY CLARK TRUSTEE THE WESTLY CLARK YOUNG REVOCABLE LIVING TRUST	ROLESVILLE, NC 27571	168157	1769201025
104 COLEY ST	KEITH, BETTY C KEITH, RALPH BRIAN	ROLESVILLE, NC 27571	38634	1769006376
403 E YOUNG ST	YOUNG MEADOW INVESTMENTS LLC	ROLESVILLE, NC 27571	314137	1769105712
201 S MAIN ST	COMM DEV LLC	ROLESVILLE, NC 27571	57749	1758998909
200 SCHOOL ST	COMM DEV LLC	ROLESVILLE, NC 27571	106103	1758998560
0 E YOUNG ST	TOWN OF ROLESVILLE	ROLESVILLE, NC 27571	12316	1769101402
406 E YOUNG ST	TOWN OF ROLESVILLE	ROLESVILLE, NC 27571	6343	1769102240
99 GLENN CIR	CLARK BUILT LLC	ROLESVILLE, NC 27571	98901	1769002540
402 PERRY ST	BLACKMER, MARK E BLACKMER, ANNA S	ROLESVILLE, NC 27571	24585	1769008413
118 SCHOOL ST	PENDER, DOROTHY JONES	ROLESVILLE, NC 27571	37218	1758997386
406 PERRY ST	BROYLES, GARY EUGENE	ROLESVILLE, NC 27571	314126	1769100556
508 E YOUNG ST	YOUNG, PATSY V YOUNG, BOBBY W	ROLESVILLE, NC 27571	106104	1768192148
300 E YOUNG ST	HUGHES, BRANDY NICHOLE SOREY, MICHAEL RYAN	ROLESVILLE, NC 27571	8809	1769008785
202 PERRY ST	WHITAKER, BARRY WAYNE WHITAKER, BETTY P	ROLESVILLE, NC 27571	8896	1769002594
0 E YOUNG ST	TOWN OF ROLESVILLE	ROLESVILLE, NC 27571	106105	1768094465
104 E YOUNG ST	TOWN OF ROLESVILLE	ROLESVILLE, NC 27571	54636	1769017022
100 GLENN CIR	EDDINS FAMILY LLC	ROLESVILLE, NC 27571	1209	1769001347
102 COLEY ST	BELL, MORGAN V	ROLESVILLE, NC 27571	63013	1769005278
303 PERRY ST	SYKES, PENNY P	ROLESVILLE, NC 27571	4705	1769006840

Rolesville Town Campus

Address	Owner	City	REID	PIN
300 PERRY ST	PYRITZ, JACK LOGAN	ROLESVILLE, NC 27571	46305	1769004695
401 PERRY ST	EDDINS FAMILY LLC	ROLESVILLE, NC 27571	4713	1769007589
303 E YOUNG ST	ROLESVILLE BAPTIST CHURCH INC	ROLESVILLE, NC 27571	1336	1769101776
408 E YOUNG ST	TOWN OF ROLESVILLE	ROLESVILLE, NC 27571	12313	1768098727
100 COLEY ST	WOODBYP, THERESA M	ROLESVILLE, NC 27571	70593	1769004281

April 22, 20026

Addressee
Address Line 1
Address line 2

Re: Community Information Meeting on May 7, 2026, for Rezoning of Rolesville Town Campus at 408 East Young Street, Rolesville, North Carolina.

Dear Neighbor:

You're invited to a Neighborhood Meeting regarding the Rezoning for the Rolesville Town Campus, which is proposed on 17.388 acres of land (REIDs: 0057748, 0057749, 0106103) near your property. The site is located at 408 East Young Street (see Vicinity Map below).

An informal community meeting will be held in-person on **Thursday, May 7th** from **6:30pm - 7:30pm** at the Rolesville Town Hall (502 Southtown Circle, Rolesville, NC 27571). This project proposes a rezoning from RL (Residential Low Density) to BT (Business, Industrial, and Technology) to allow for the development of the Town Campus. Plans for the proposed development will be presented at the meeting. Attendees will have the opportunity to ask questions and share feedback with individuals knowledgeable about the project. We would appreciate your attendance and input at this community meeting. If you have questions before the meeting, you may contact the town engineer as noted below.



Sincerely,

Scott Miles

Scott Miles, PE
Town Engineer
Town of Rolesville
919.556.3506 x261

Town Campus - Rezoning (REZ-26-0003) Neighborhood Meeting

7-May-26

Name	Email	Address
Betty Abernethy	bettyabernethy@ncrr.com	108 Glenn Circle
Rebecca Young	rpyoung517@gmail	415 E. Young St
Westly Young	wcy4553@centurylink.net	509 E. Young St
Mona Nims	mona.nims@outlook.com	405 Perry St.
Jennifer Bragdon	jklbragdon99@gmail.com	111 Glenn Circle

Town Campus – Rezoning
REZ-26-0003
Neighborhood Meeting

May 7, 2026

Rolesville Town Hall – Council Chambers
6:30 PM – 7:30 PM



Meet the Team



Developer/Owner:

- Town of Rolesville – Scott Miles, PE, Town Engineer

Owner Representative:

- Turner & Townsend Heery – Jessica Killian, PE, PMP, Vice President
- Turner & Townsend Heery – Charles Bostek, Senior Project Manager

Architect: adw architects

Engineer: CLH design, p.a.

Construction Manager at Risk: Samet Corporation

Agenda



- Description of Town Campus Concept Plan
 - Rezoning Process
 - Questions/Comments
-

Town Campus Concept Plan



- Approved by the Town Commissioners at the October 3, 2023, Regular Board Meeting
- Purpose is to provide adequate facilities for Town staff to ensure effective service delivery
- Site is 17.388 acres
- Current zoning is Residential Low Density (RL)
- Proposed zoning is BT (Business, Industrial, and Technology)

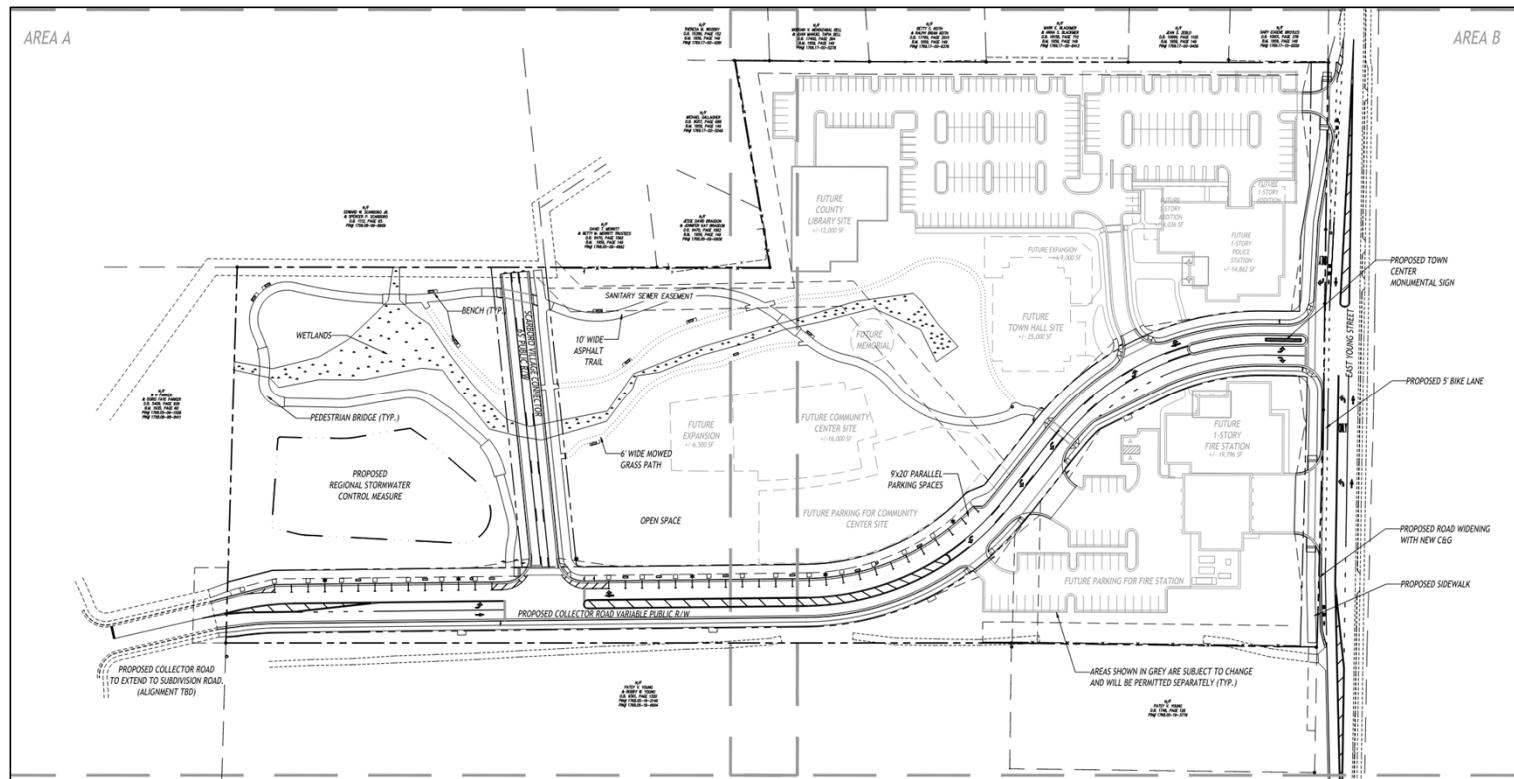
Town Campus Concept Plan



The current plan includes the following facilities

- Fire Station (Phase 1)
- Police Station (Phase 1)
- Wake County Library (Phase 1 – designed/built through Wake County)
- Town Hall (Phase 2)
- Community Center (Future)

Town Campus Concept Plan



Town Campus Concept Plan



adwarchitects
ARCHITECTS
2815 COLLEGE PARK BLVD
SUITE 100
ROLESVILLE, NC 28627
TEL: 719-768-8888
ADWARCHITECTS.COM



ROLESVILLE
FIRE
DEPARTMENT

ROLESVILLE, NC

SCHEMATIC DESIGN

SITE PLAN TEST FIT

DATE: 11-14-2025
PROJECT NO: 24022
REVISIONS:
NO. DATE DESCRIPTION:

AS100

SITE PLAN TEST FIT 1



Rezoning Process

Neighborhood Meeting

- Town receives feedback from neighbors

Rezoning and Development Plan Process

- Resubmit plans to the Town. Once plans are clear of staff comments the project will be scheduled for the following board reviews:
 - Planning Board Review
 - Board of Commissioners Review & Approval

Questions/Comments



Contact:

Scott Miles, PE

Town Engineer

Town of Rolesville

919.556.3506 x261

smiles@rolesvillenc.gov

May 7, 2026

Town Campus – Neighborhood Meeting Report

Attendees

- Scott Miles, PE, Town Engineer, Town of Rolesville
- Jessica Killian, PE, PMP, Vice President, Turner & Townsend Heery
- Charles Bostek, Senior Project manager, Turner & Townsend Heery
- Community Members (5 Total)

Reactions and Feedback from Neighbors:

- Neighbor comment: Is the Library funded by the County?
 - Town response: Yes, and it is moving forward.
- Neighbor comment: Is the collector road going to be complete before the buildings?
 - Town response: Yes, the road will be completed before the buildings are completed.
- Neighbor comment: Will there be a fence around the entire property?
 - Town response: There is some fencing proposed around the secure parking for the Police Department. Other areas will have buffers per the UDO (Uniform Development Ordinance)
- Neighbor comment: Will this project coincide with the townhomes?
 - Town response: The Town Campus project includes a connector road to the townhomes but the townhomes are a separate development.
- Neighbor comment: Objects to increase in traffic
 - Town response: Acknowledged
- Neighbor comment: When will onsite activity begin?
 - Town response: The beginning of construction is currently anticipated for late this year or early next year.
- Neighbor comment: How long does the rezoning process take?
 - Town response: The rezoning process is anticipated to be finished in June 2026.
- Neighbor comment: How many lanes of traffic will the collector road have?
 - Town response: The proposed collector road will have one lane each way and a central turn lane.
- Neighbor comment: Will the Police and Fire Stations be built together?
 - Town response: It is anticipated that they will be built concurrently, with a slight stagger due to the different sizes of the buildings and construction means and methods.

- Neighbor comment: When will the library be built?
 - Town response: The library is scheduled to be completed in 2029 per information provided by Wake County.
- Neighbor comment: Will the EMS (Emergency Medical Services) be relocated to the Town Campus?
 - Town response: Relocating the EMS to the Town Campus is not part of the current plan.
- Neighbor comment: Will there be any night work?
 - Town response: Overnight work is not anticipated. There may be early morning concrete placements and finishing operations could run into the evenings. If the need arises to work overnight, the community will be notified.
- Neighbor comment: How tall will the buildings be?
 - Town response: None of the buildings are planned to be more than two stories.
- Neighbor comment: Will there be blasting?
 - Town response: There is a possibility blasting will be necessary. If blasting is to be performed, the community will be notified in advance.
- Neighbor comment: When will the entire Town Campus be completed (including Town Hall and the Community Center)?
 - Town response: It could be 10+ years before the entire Town Campus is completed and is dependent on additional funding.
- Neighbor comment: Is NCDOT planning to widen East Young Street?
 - Town response: Widening of East Young Street is not part of the current proposed development. Future plans will be evaluated by NCDOT.

Summary of main concerns:

1. Timing of the multiple phases of the Town Campus project
2. Buffers/fencing at the perimeter of the project
3. Potential disruptions during construction (blasting & nightwork)