

REZONING OF PROPERTY CONSISTING OF +/- 13.15 ACRES,
LOCATED SOUTHWEST OF THE S. MAIN STREET AND PERRY STREET
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
FEBRUARY 19, 2024

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, February 19, 2024 at 6:00 p.m. The property considered for this potential rezoning totals approximately 13.15 acres, and is located southwest of the S. Main Street and Perry Street intersection, in the Town of Rolesville, having Wake County Parcel Identification Numbers 1758-99-8909, 1758-99-8560, and 1759-90-9525. 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 1, 2024
Re: Neighborhood Meeting for Rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (REZ-23-05 / Scarboro Apartments)

You are invited to attend an informational meeting to discuss the proposed rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (with Property Identification Numbers (PINs) 1759-90-9525, 1758-99-8560, and 1758-99-8909). The meeting will be held on **Monday, February 19, 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 13.15 acres in size and is located south of S. Main Street and east of School Street. The property is currently zoned Residential Low Density (RL). The proposed zoning is Town Center, Conditional Zoning (TC-CZ). The purpose of the rezoning is to facilitate a multifamily and commercial development.

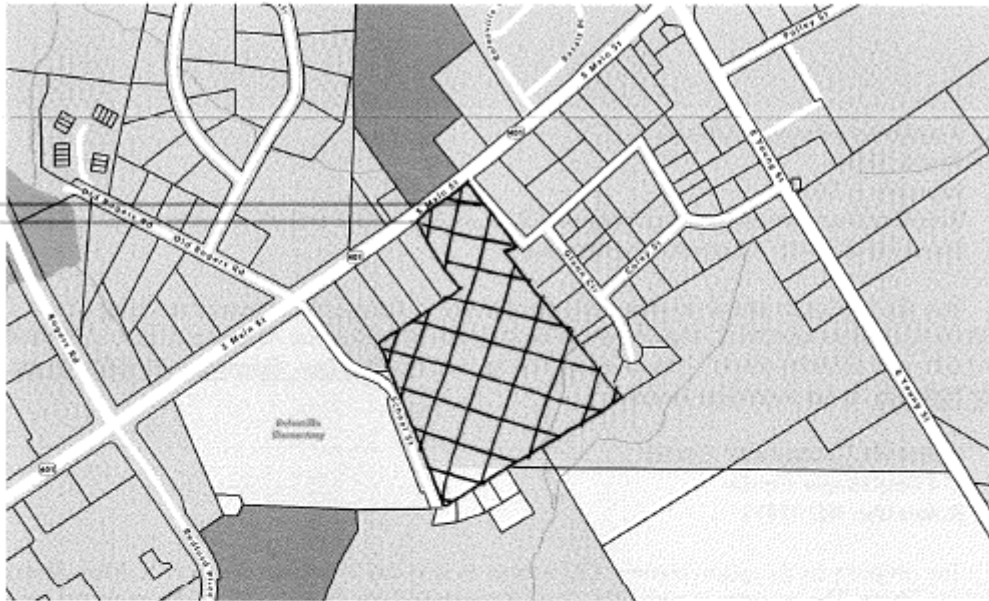
The Town of Rolesville requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to the rezoning being heard by the Planning Board. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

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@longleaflp.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

WHITAKER, BARRY W WHITAKER, BETTY P
PO BOX 1
ROLESVILLE NC 27571-0001

POWERS, MARK R POWERS, MARY K
120 S MAIN ST
ROLESVILLE NC 27571-9657

ABERNETHY, ROBERT FRANKLIN JR ABERNETHY,
BETTY YOUNG
108 GLENN CIR
ROLESVILLE NC 27571-9408

PULLEY, SPENCER HEIRS
C/O CLAIRE P SCARBORO
9412 LOUISBURG RD
WAKE FOREST NC 27587-6330

WILLOUGHBY, DAPHNE B
PO BOX 763
ROLESVILLE NC 27571-0763

BURKE, ALBERT EMERY BURKE, KIMBERLY
LUANNE
1632 OAK GROVE CHURCH RD
WAKE FOREST NC 27587-7103

BURKE, ALBERT EMERY BURKE, KIMBERLY
LUANNE
1632 OAK GROVE CHURCH RD
WAKE FOREST NC 27587-7103

MOORE, MICHAEL EDWARD
204 BROWN CIR
ROLESVILLE NC 27571-9611

COOKE, WILLIS NANCY V
115 S MAIN ST
ROLESVILLE NC 27571-9658

ROLESVILLE TOWN OF
PO BOX 250
ROLESVILLE NC 27571-0250

WELLS, ANGELA S
113 S MAIN ST
ROLESVILLE NC 27571-9658

WIGGINS, BERTIE W
PO BOX 70
ROLESVILLE NC 27571-0070

BREWER REAL ESTATE HOLDINGS LLC
1100 SILVER OAKS CT
RALEIGH NC 27614-9359

WOODBY, THERESA M
100 COLEY ST
ROLESVILLE NC 27571-9410

HURLBUT, JEANNE B
102 GLENN CIR
ROLESVILLE NC 27571-9408

PEARCE, LYNDA S
207 PERRY ST
ROLESVILLE NC 27571-9403

DUPLEX 209 LLC
PO BOX 1811
WAKE FOREST NC 27588-1811

ROLESVILLE, TOWN OF THE
PO BOX 250
ROLESVILLE NC 27571-0250

EAGLES, COLUMBUS F III EAGLES, PAMELA S
205 S MAIN ST
ROLESVILLE NC 27571-9660

AUTERI, DONALD W
122 S MAIN ST
ROLESVILLE NC 27571-9657

COOKE, MAYLON P COOKE, DOROTHY F
PO BOX 12
ROLESVILLE NC 27571-0012

WHITAKER, BARRY WAYNE WHITAKER, BETTY P
PO BOX 1
ROLESVILLE NC 27571-0001

DUNN, RICHARD E WOODS, MARDENIA
204 SCHOOL ST
ROLESVILLE NC 27571-9418

WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

WIGGINS, BERTIE WALL
PO BOX 70
ROLESVILLE NC 27571-0070

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

HENDERSON, EDDIE C HENDERSON, PATRICIA A
112 GLENN CIR
ROLESVILLE NC 27571-9408

BRAGDON, JESSE DAVID BRAGDON, JENNIFER
KAY
111 GLENN CIR
ROLESVILLE NC 27571-9409

SUGGS, STEPHANIE SUGGS, ROBERT
1906 BENHURST PL
MAITLAND FL 32751-4214

SUGGS, STEPHANIE SUGGS, ROBERT
1906 BENHURST PL
MAITLAND FL 32751-4214

EL-KAISSI, OMAR N EL-KAISSI, SUSIE E
207 S MAIN ST
ROLESVILLE NC 27571-9660

DURAN-LEMUS, HUGO ALBERTO
202 BROWN CIR
ROLESVILLE NC 27571-9611

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

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

PENDER, DOROTHY JONES
2108 US 1 HWY
FRANKLINTON NC 27525-8710

NC FOR THE FUTURE LLC
248 CHARACTER DR
ROLESVILLE NC 27571-9384

PARKER, W H PARKER, DORIS FAYE
HAROLD PARKER
149 STONEBRIDGE DR
NEW LONDON NC 28127-9115

ROLESVILLE, LLC
11016 RUSHMORE DR STE 160
CHARLOTTE NC 28277-4450

COOKE, DOROTHY F
104 GLENN CIR
ROLESVILLE NC 27571-9408

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

BELL, MORGAN V MENDIZABAL, JUAN MANUEL
TAPIA
102 COLEY ST
ROLESVILLE NC 27571-9410

LAMM, JAMES R LAMM, LOUISE S
101 COLEY ST
ROLESVILLE NC 27571-9411

IBRAHIM & ASSOCIATES LLC
6616 PRESCOTT SHORE DR
WAKE FOREST NC 27587-8564

DEBNAM, MICHAEL T
240 WOODROW AVE
BRIDGEPORT CT 06606-3938

YOUNG, PATSY V YOUNG, BOBBY W
504 E YOUNG ST
ROLESVILLE NC 27571-9433

YOUNG, PATSY V YOUNG, HARRIET D
506 E YOUNG ST
ROLESVILLE NC 27571-9433

MCLEMORE, VIRGINIA S
PO BOX 111
ROLESVILLE NC 27571-0111

KEITH, BETTY C KEITH, RALPH BRIAN
PO BOX 62
ROLESVILLE NC 27571-0062

COMM DEV LLC
1340 CLIFTON POND RD
LOUISBURG NC 27549-9080

COMM DEV LLC
1340 CLIFTON POND RD
LOUISBURG NC 27549-9080

TOWN OF ROLESVILLE
PO BOX 250
ROLESVILLE NC 27571-0250

TOWN OF ROLESVILLE
PO BOX 250
ROLESVILLE NC 27571-0250

WIGGINS, BERTIE W
PO BOX 70
ROLESVILLE NC 27571-0070

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

PARKER, W H PARKER, DORIS FAYE
HAROLD PARKER
149 STONEBRIDGE DR
NEW LONDON NC 28127-9115

GALLAGHER, MICHAEL
109 GLENN CIR
ROLESVILLE NC 27571-9409

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

BARNES, GARY THOMAS BARNES, LINDA Y
PO BOX 241
ROLESVILLE NC 27571-0241

EXHIBIT C – ITEMS DISCUSSED

Applicant Presentation Topics

1. The current state of the property
2. The current zoning
3. Nearby development plans, such as the Rolesville Town Center and Parker Ridge subdivision
4. The Rolesville Future Land Use Map, which designates the Property as “High Density Residential”
5. The Rolesville Transportation Plan, which calls for a rerouting of Perry Street through the Property
6. The Rolesville Greenway Plan, which calls for a new greenway path along the new Perry Street rerouting
7. The Main Street Vision Plan, which designates the Property within the “Village Core”
8. The latest Scarboro Apartments concept plan
9. The latest Scarboro Apartments zoning conditions
10. The pending Traffic Impact Analysis and the studied intersections

Neighbor Comments and Questions

1. Neighbors are concerned about the potential traffic through their single-family neighborhood caused by the Scarboro Apartments
2. Neighbors requested additional buffering and screening from their homes to the proposed greenway trail
3. Neighbors questioned whether the proposed mixed-use buildings along the new Perry Street would have balconies, and requested that they be prohibited on the eastern-facing facades
 - a. Response: The Applicant will evaluate a condition prohibiting balconies on those eastern-facing upper-story units.
4. Neighbors requested that the new Perry Street be shifted farther west and away from their single-family homes
 - a. Response: Shifting the new Perry Street farther west and into the site creates too many site constraints and makes it infeasible to build and park the proposed apartments. We will look to increase the buffering and screening of the new Perry Street from the single-family homes along Glenn Circle.
5. Neighbors requested that maximum building heights be lowered to three (3) stories
6. Neighbors asked what types of buffers are required for mixed-use buildings along the new Perry Street
 - a. Response: The TC district has setback range of 0’ to 20’ along streets. But where no buildings are proposed, the Applicant would provide a 30’-wide street buffer along both S. Main Street and the new Perry Street.
7. Neighbors are concerned about the Town’s adopted policies’ (i.e., the Future Land Use Map, Transportation Plan and Main Street Vision Plan) impacts to the single-family homes along S. Main Street. Neighbors feel that they are being pushed out for higher-density residential and commercial developments
8. Neighbors worry that the new Perry Street will not lead to better street connectivity because the Town Center will not be built in a timely manner

9. Neighbors asked us to confirm that the Parker Ridge subdivision is required to make a street connection to Young Street. The Applicant is researching and will follow up with meeting attendees.
 - a. Response. We could not confirm during the meeting that the Parker Ridge rezoning included a condition that required it construct a street to Young Street, but after the meeting we have confirmed that Parker Ridge is required to make the street connection.
10. Neighbors requested additional buffering to the homes east of Perry Street
 - a. Response. We will evaluate ways to buffer those homes along Glenn Circle to the new Perry Street.
11. Neighbors requested that the Applicant incorporate the existing single-family home into the development.
 - a. Response. The Applicant explained that the single-family home is in poor shape and not well-suited for commercial uses. The Applicant did note that one of the zoning conditions would require the Applicant to document the home through pictures and scaled drawings, and allows for the relocation of the home by a third party
12. Neighbors requested that tall evergreen shrubs be planted along the exterior of parking areas to reduce light pollution into neighboring lots
13. Neighbors requested that the proposed stormwater pond include amenities and a fountain
14. Neighbors questioned the LDO-required buffering schedule from the development to the adjacent single-family homes
 - a. Response. We are evaluating ways to screen those homes from the new Perry Street.
15. Neighbors requested that we revise the look of future meeting notices so that it's clear the notice is for a rezoning meeting
 - a. Response. We agreed to revise the notices to make more clear that it is for a rezoning neighborhood meeting.
16. Neighbors along Glenn Circle are concerned about the erosion of a drainage ditch that runs along the boundaries of 106 and 108 Glenn Circle, and how this development may exacerbate the rate of erosion

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Peter Crossett (KDM Development Corp)
3. Shane Saucier (KDM Development Corp)
4. Courtney McQueen (Qunity)
5. Matthew Shuey (Property Owner)
6. Barbara Shuey (Property Owner)
7. Mona Nims
8. Linda Barnes
9. Cathy McKee
10. Stan Cooke
11. Angela Daniel
12. Lynda Pearce
13. Dorothy Pender
14. Penny Sykes
15. Jennifer Bragdon
16. Bobbi Mitchell
17. Anna Blackmer
18. Pam Eagles
19. Betty Abernethy
20. Vann Abernethy
21. Bob Abernathy
22. Margaret Watkins

Scarboro Apartments

REZ-23-05

Neighborhood Meeting
Rolesville Community Center
February 19, 2024

Meet the Team

- Property Owner
 - Comm Dev LLC
 - Matthew and Barbara Shuey
- Developer
 - KDM Development Corp.
 - Kenyon Burnham and Peter Crossett
- Engineering and Design Firm
 - Qunity
 - Courtney McQueen, PLA and Tim Sivers, PLA
- Land Use Attorney
 - Longleaf Law Partners
 - Worth Mills

Neighborhood Meeting Agenda

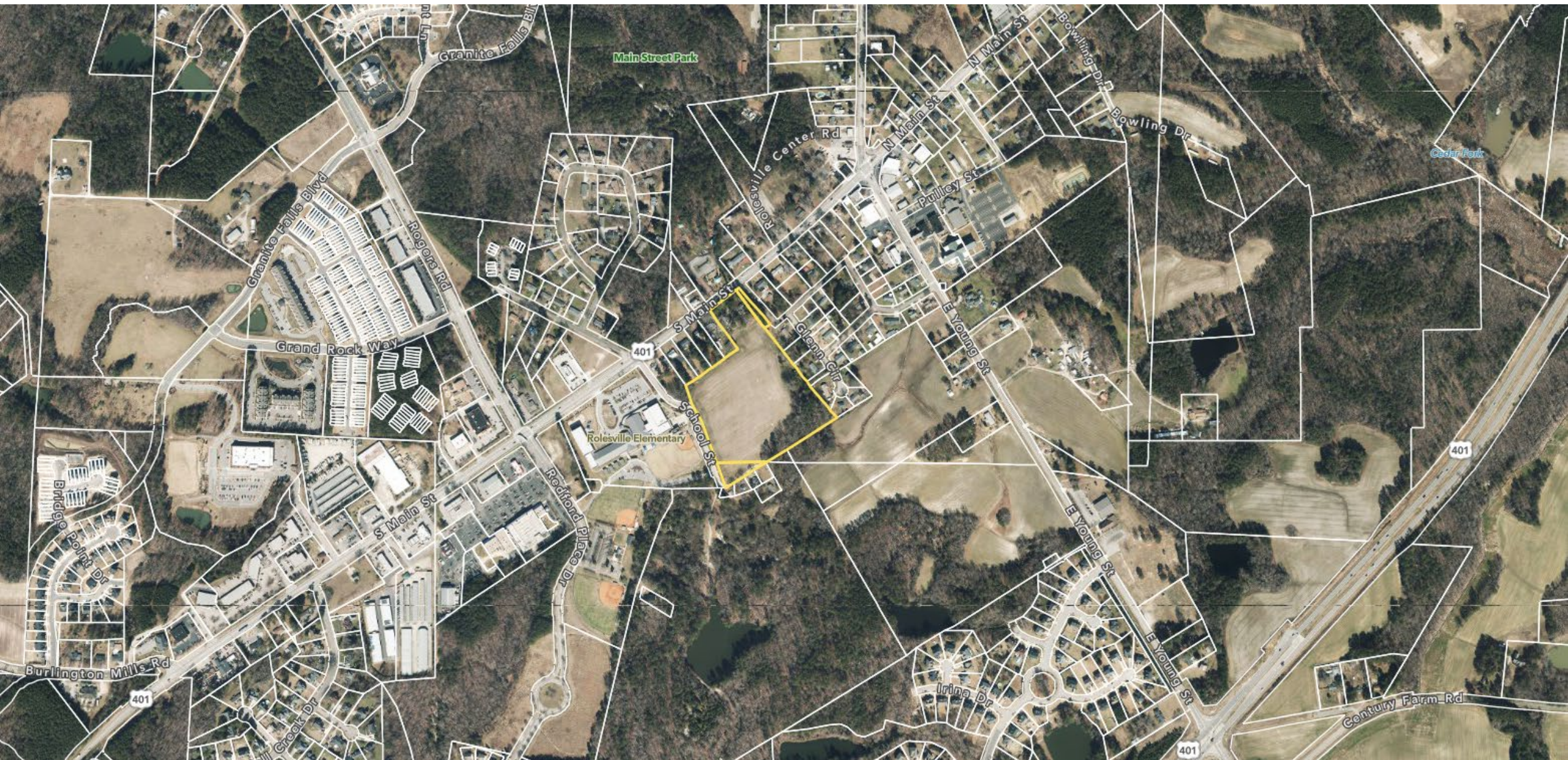
- Introductions
- Purpose of the Meeting
- Rezoning Process
- Description of Property
- Current Zoning
- Policy Guidance
- Proposed Zoning
- Future Meetings
- Questions / Comments

Overview of REZ-23-05

- 3-parcel assemblage totals 13.15 acres
 - 0 S. Main Street, 201 S. Main Street and 200 School Street
- Current Zoning: Residential Low Density (RL)
- Proposed Zoning: Town Center Conditional Zoning (TC-CZ)
- Purpose of rezoning is to develop the site for apartments and commercial uses
- Planning Board hearing date is TBD



Aerial





S. Main Street View



S. Main Street & Perry Street View



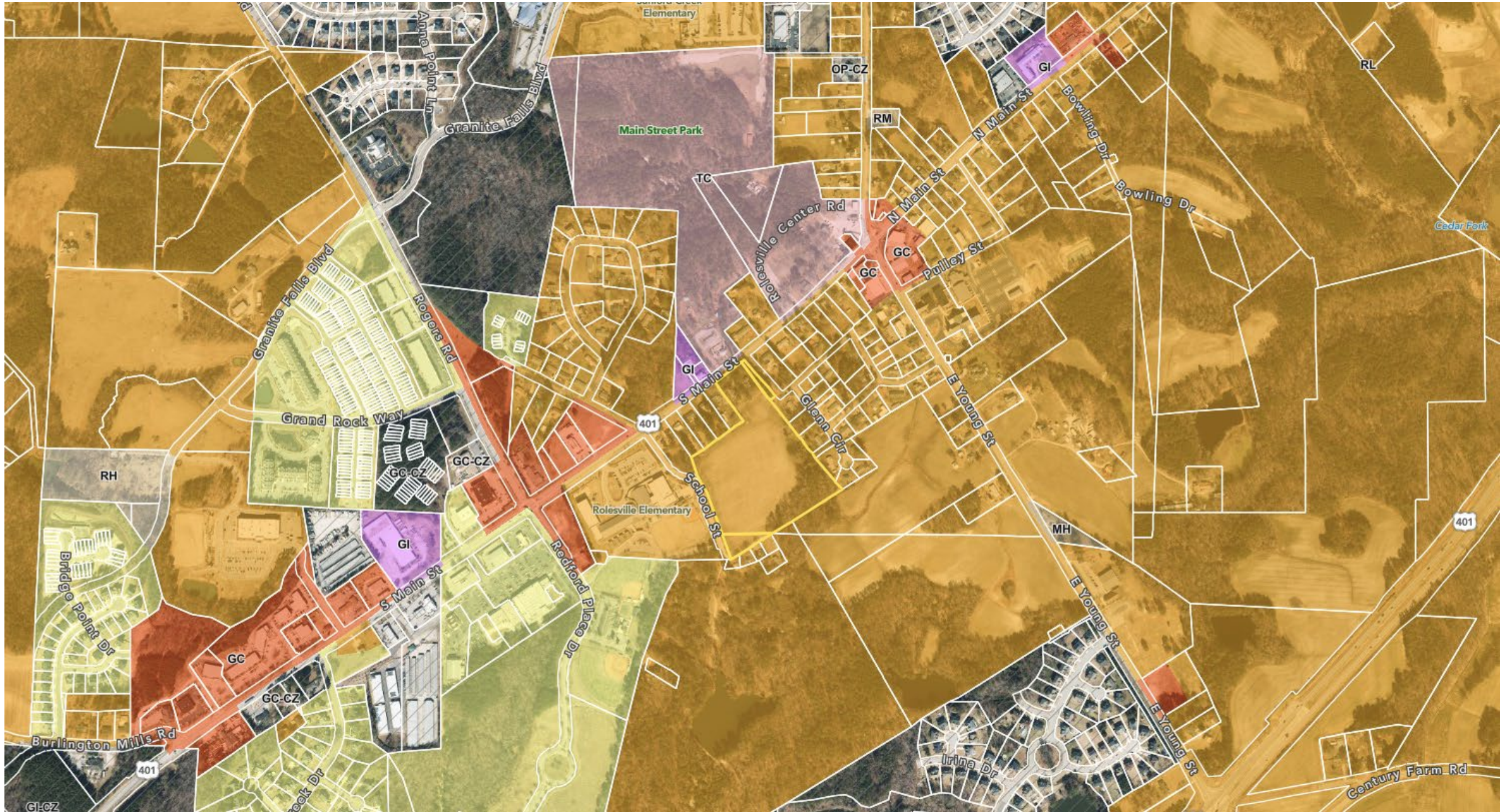
Perry Street View



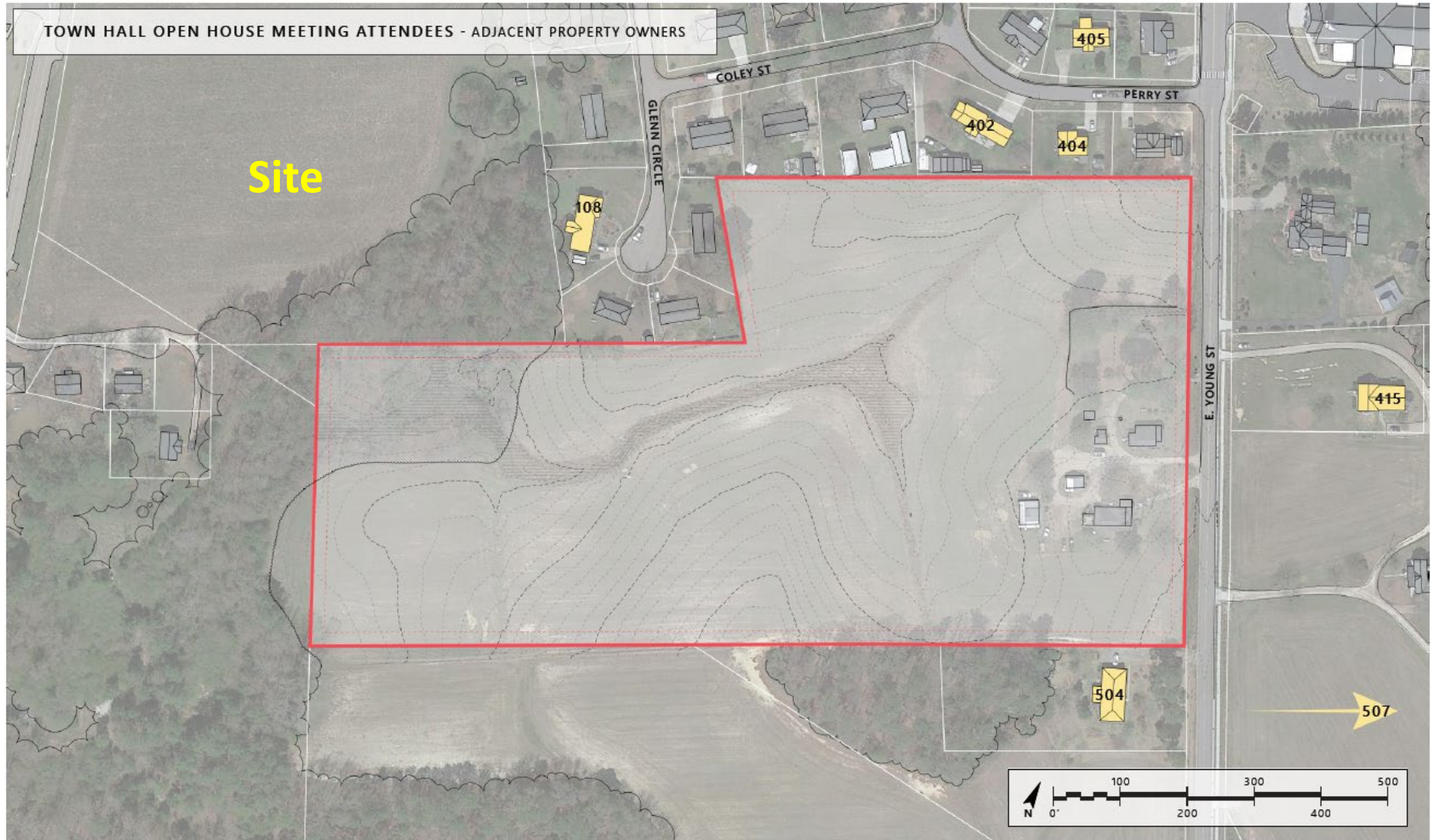
School Street View



Current Zoning



Nearby Development Plans – Rolesville Town Center



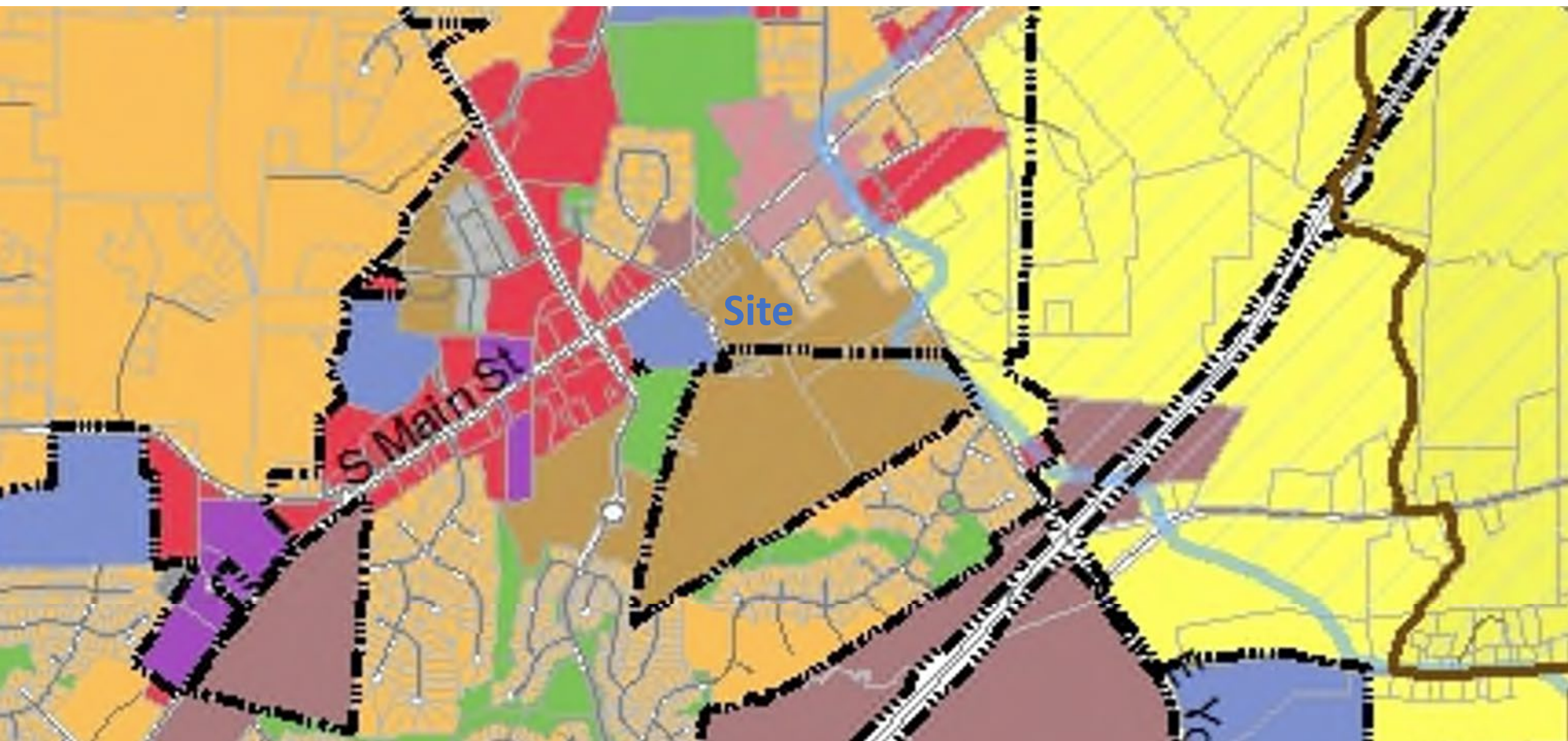
Rolesville Town Center Concept Plan



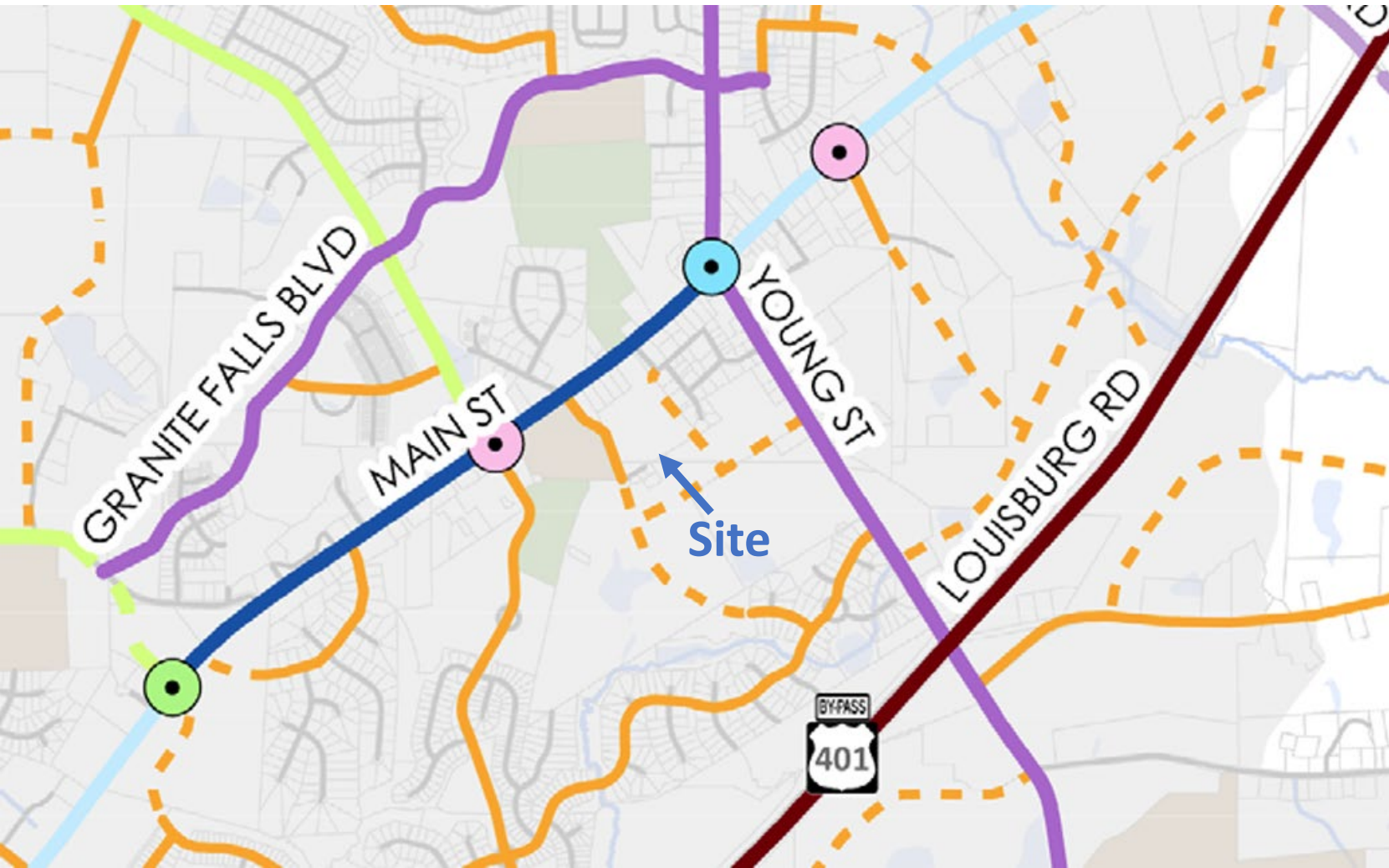
Site



Future Land Use Map



Rolesville Transportation Plan

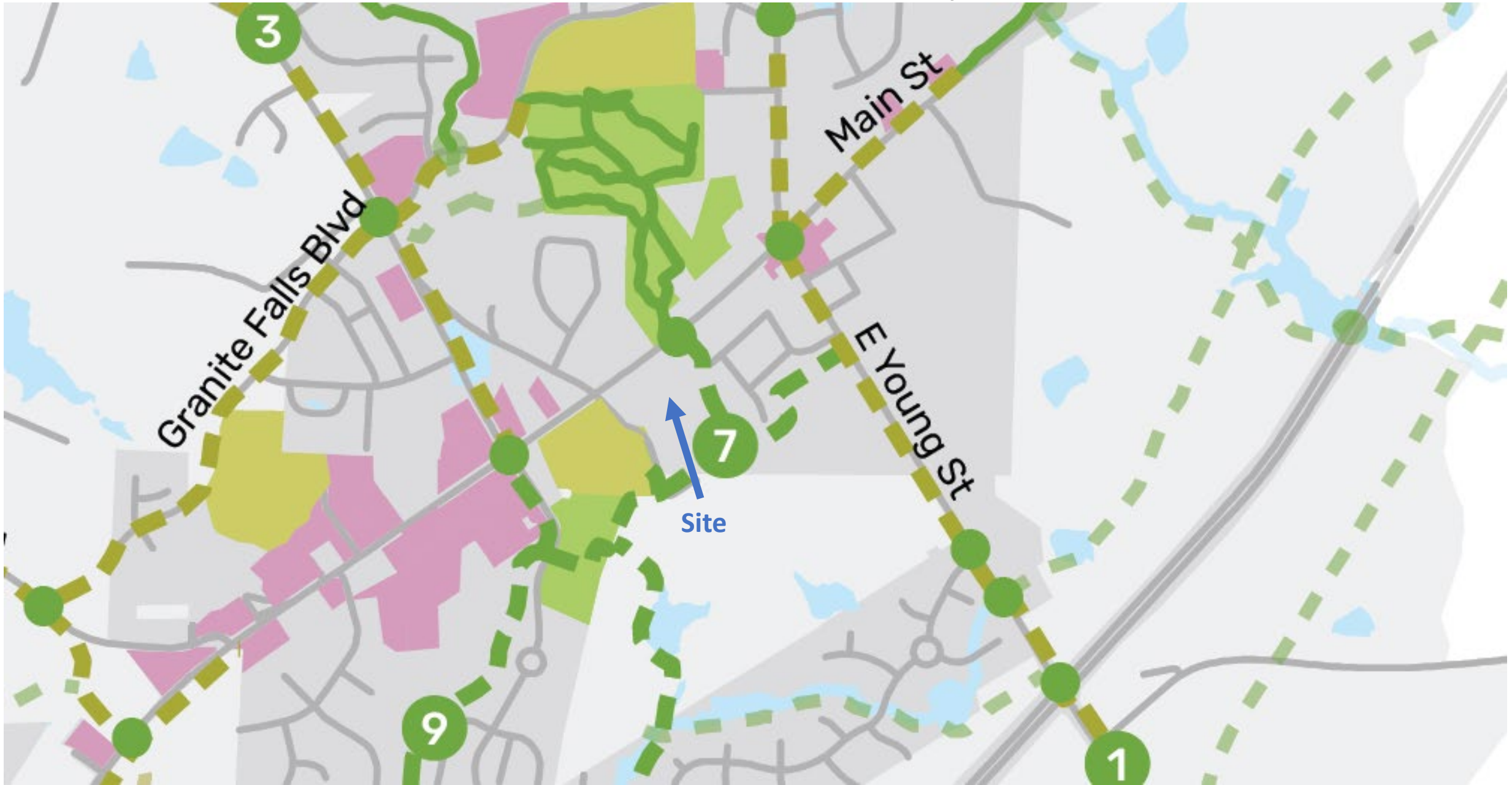


Collector Recommendations

— Existing Connection

- - - Proposed Connection

Rolesville Greenway Plan



Main Street Vision Plan



Figure 1-3: Main Street Context Zones Map

VILLAGE CORE:

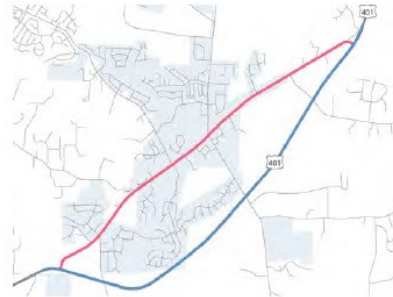
BURLINGTON MILLS ROAD TO YOUNG STREET

1.0 MILE

At the Burlington Mills Intersection, Main Street widens to a 3-lane roadway, with the center lane acting as a “suicide” lane. Various left and right turn lanes are in use to allow access to shopping centers and stores, making the cross section consist of a 4-lane road. Sidewalk continues along the north side from through the entire stretch. Sidewalk on the south side begins at Wall Creek Drive and runs north. The surrounding land uses include commercial, retail and office buildings, an elementary school, and strip malls. There is more curb, gutter, and driveway curb cuts throughout this zone than present in any other zone.

Main Street Vision Plan

PRINCIPLES



FIVE GOALS

- Create an Equitable Main Street for Everyone and Every Mode
- Promote Diverse Housing Stock for Multiple Age Groups and Income Levels
- Celebrate the Town with Clear Gateways
- Reestablish a Town Center
- Retain & Respect the Small-Town Feel

The recommendations and the action items to implement these endeavors will be detailed in the final chapters of this plan, and further support the principles and goals that have guided the Main Street Vision Plan.



240 apartment units

20,000 square feet of nonresidential uses

- Commercial uses permitted along S. Main Street and on ground floors of buildings along new street

420 parking spaces

Construction of new street connecting S. Main Street to Rolesville Town Center

Installation of new greenway path to Main Street Park

Zoning Conditions

1. The Development shall be in general compliance with the Concept Plan dated January 2, 2024. Approval of this rezoning and Concept Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Plan as prescribed in LDO Section 3.4.
2. The following Principal Uses shall be Permitted, Special or Prohibited uses as further described in Exhibit A to these Conditions.
3. No more than 240 dwelling units shall be permitted on the property.
4. The hours of operation for nonresidential uses shall be between 7:00 AM and 9:00 PM.
5. Nonresidential Uses shall be located within 175' of the proposed north-south right-of-way and north of the Neuse River stream buffer, as shown on the Concept Plan.
6. Nonresidential Uses shall not be less than 5,000 square feet of gross floor area, and shall not exceed 20,000 square feet of gross floor area.
7. Prior to the submittal of a demolition permit for the removal of the single-family home at 201 S. Main Street (PIN 1758-99-8909), the property owner and its successor and assigns (the "Development") shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development will allow any non-profit entity, individual or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development so long as the party relocating the single-family home is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. The Development will provide general public notice in the News & Observer of the offer for relocation or salvage. Public notice shall occur at least one hundred eighty (180) days prior to the scheduled demolition of the home. Prior to demolition of the single-family home that has not been relocated within thirty (30) days prior to demolition, the Development will allow the Town of Rolesville or any local organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition shall not require the Development to demolish or remove the single-family home.
8. Permitted building siding materials shall include any combination of brick, stone, concrete, masonry, cementitious siding, wood, hard coat stucco, metal, terracotta and/or glass. This Condition shall apply to residential, nonresidential and mixed-use buildings.
9. Vehicular ingress and egress via School Street are prohibited. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
10. The Development shall dedicate and construct the proposed north-south right-of-way, as shown on the Town of Rolesville Community Transportation Plan, subject to approval from any and all governmental entities with jurisdictional authority.
11. The Development shall construct a 10' wide sidepath (the "Path") from the S. Main Street right-of-way to the boundary line with adjacent property with PIN 1768-09-8727, subject to all governmental reviews and approvals, in accordance with the Town of Rolesville Greenway Plan. The Path shall be paved with either asphalt or concrete. A planting strip at least five feet (5') wide shall separate the Path from the back of curb. The Path shall be located within the to-be-dedicated and -constructed public right-of-way, as shown on the Concept Plan. Along the side of the proposed right-of-way on which the Path travels, the Path shall take the place of and serve as the sidewalk.
12. At least twenty-five percent (25%) of the linear street frontage for both S. Main Street and the proposed north-south right-of-way shall incorporate the required Streetscape Buffers as set forth in LDO Section 6.2.2.2. (i.e., 30' wide Street Buffer along S. Main Street and 15' wide Street Buffer along proposed north-south right-of-way). The balance of the linear street frontage for S. Main Street and the proposed north-south right-of-way – those areas not encumbered by Streetscape Buffers - shall incorporate buildings and active use areas to meet the frontage percentage requirement in LDO Table 3.4.1. Where buildings and active use areas prevent the incorporation of Streetscape Buffers, the Development shall plant one (1) street tree for every forty (40) linear feet of street frontage.

EXHIBIT A**REZ-23-05 / Scarboro Apartments** --- List of Permitted, Special Use Permit, and Prohibited Zoning Uses in the **TC** District.

PERMITTED – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
Dwelling, Single Family, Attached	Assembly / Church	Public Safety Facility	Bank		Retail Sales & Service, Neighborhood	Urgent Care		Minor Utility
Dwelling, Multiple Family	Cultural Facility	Parks / Public Recreation Facilities	Bars and Nightclubs			Dental Facility		
Dwelling, Upper-Story Unit	Day Care	Preserved Open Space	Breweries & Distilleries			Medical Facility		Minor Transportation Installation
Family Care Facility	Govt. Office					Professional Office		
	Lodge or Private clubs			Recreation, Indoor				
			Eating Establish.					
Permitted by Special Use Permit – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
								Major Transportation Installation
								Telecom. Tower
PROHIBITED – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
	College/University		Lodging	Commercial Parking	Retail Sales and Services, Community		Artisanal Manufacturing	
			Retail Sales and Services, Shopping Center					

Traffic Impact Analysis



Questions and Comments