

Azure Development

September 16th, 2025

RE: 625 Averette Rd
REZ-25-03

Dear Property Owner:

By way of this letter, the Town of Rolesville wants to officially notify you of a proposed rezoning adjacent to your property known as 625 Averette Rd. Azure Development will hold a neighborhood meeting on 15th of October 2025 from 5:30 PM to 7:30 PM at The Rolesville Community Center at 514 Southtown Circle Rolesville, NC to explain our proposal.

Azure Development will receive your comments at this meeting and then present the proposed rezoning to the Town Board of Commissioners for consideration. The Planning Board will most likely review and consider this case on a date determined by Rolesville at Rolesville Town Hall (502 Southtown Circle).

This case involves a rezoning request for:

625 Averette Rd. REZ-25-03

The Town of Rolesville encourages you to attend these meetings and submit your input. The more involved citizens are in our government, the more trusted, transparent, and efficient the municipality will be.

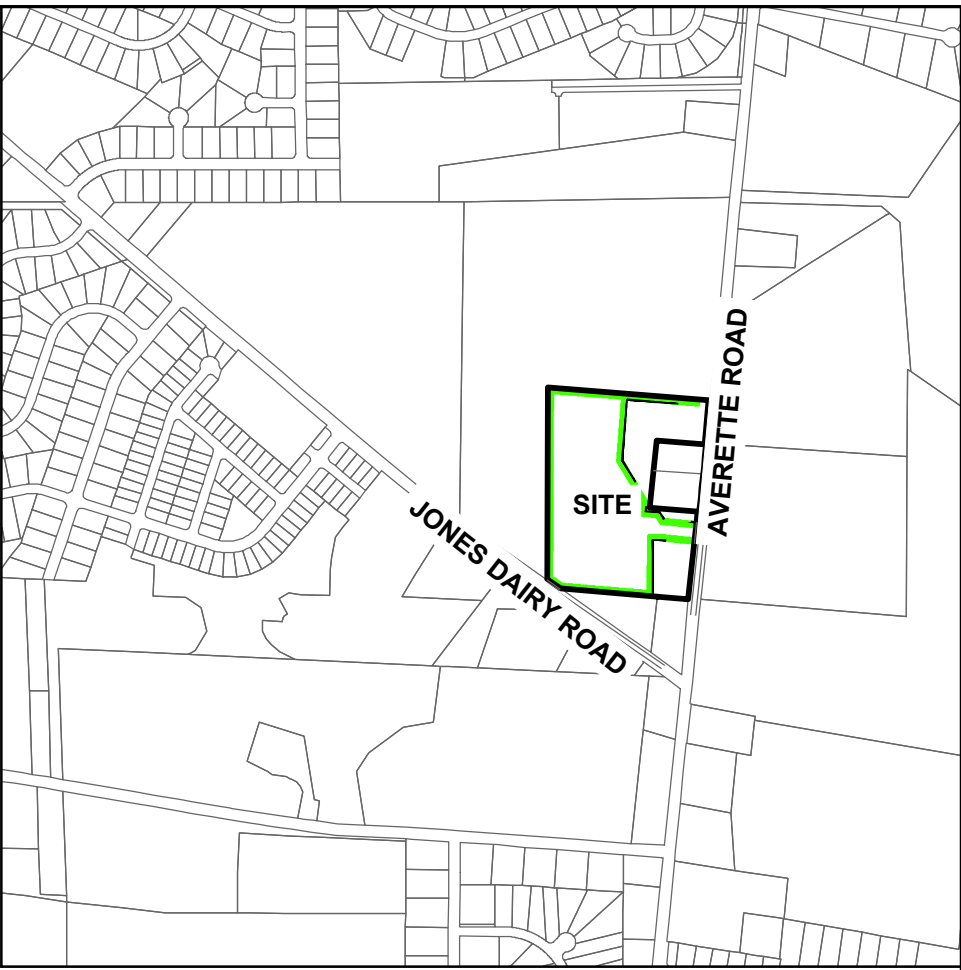
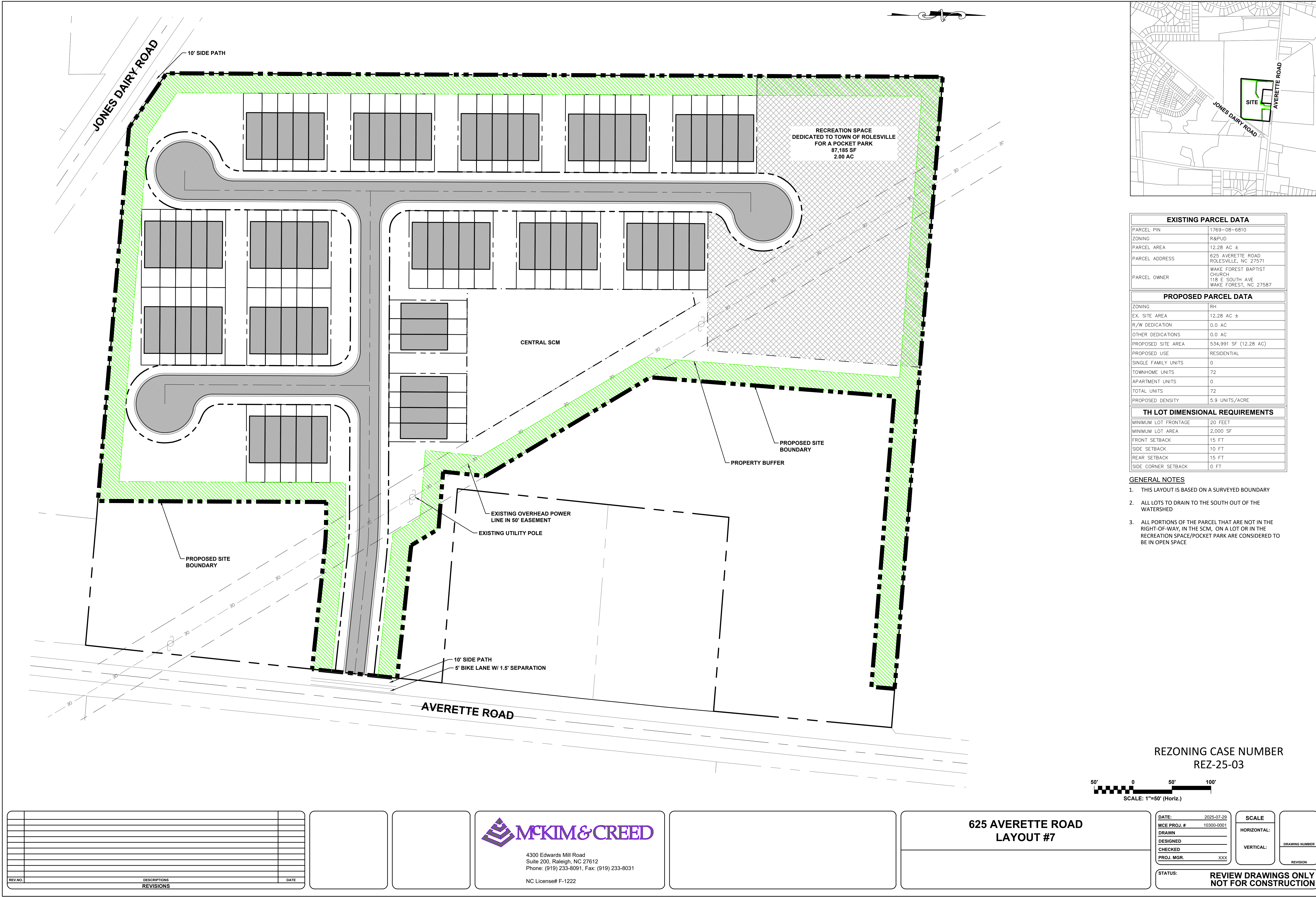
Town Board of Commissioners are the elected body that will make the final determination and decision on this proposal.

After consideration by the neighborhood meeting by the applicant, a public hearing will be held by the Town Board of Commissioners on a future date. You will receive another similar notification about the date, time, and location of this public hearing. These hearings may be administrative, legislative, or quasi-judicial (depending upon the North Carolina State Statute requirements), but you will still have the opportunity to be heard once again.

Sincerely,

Azure Development

David Peoples



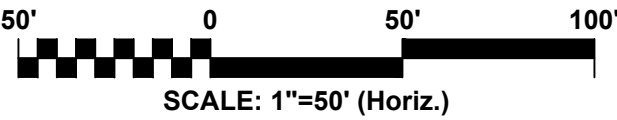
EXISTING PARCEL DATA	
PARCEL PIN	1769-08-6810
ZONING	R&PUD
PARCEL AREA	12.28 AC ±
PARCEL ADDRESS	625 AVERETTE ROAD ROLESVILLE, NC 27571
PARCEL OWNER	WAKE FOREST BAPTIST CHURCH 118 E SOUTH AVE WAKE FOREST, NC 27587

PROPOSED PARCEL DATA	
ZONING	RH
EX. SITE AREA	12.28 AC ±
R/W DEDICATION	0.0 AC
OTHER DEDICATIONS	0.0 AC
PROPOSED SITE AREA	534,991 SF (12.28 AC)
PROPOSED USE	RESIDENTIAL
SINGLE FAMILY UNITS	0
TOWNHOME UNITS	72
APARTMENT UNITS	0
TOTAL UNITS	72
PROPOSED DENSITY	5.9 UNITS/ACRE

TH LOT DIMENSIONAL REQUIREMENTS	
MINIMUM LOT FRONTAGE	20 FEET
MINIMUM LOT AREA	2,000 SF
FRONT SETBACK	15 FT
SIDE SETBACK	10 FT
REAR SETBACK	15 FT
SIDE CORNER SETBACK	0 FT

- GENERAL NOTES**
- THIS LAYOUT IS BASED ON A SURVEYED BOUNDARY
 - ALL LOTS TO DRAIN TO THE SOUTH OUT OF THE WATERSHED
 - ALL PORTIONS OF THE PARCEL THAT ARE NOT IN THE RIGHT-OF-WAY, IN THE SCM, ON A LOT OR IN THE RECREATION SPACE/POCKET PARK ARE CONSIDERED TO BE IN OPEN SPACE

REZONING CASE NUMBER
REZ-25-03



REV. NO.	DESCRIPTIONS REVISIONS	DATE



McKIM & CREED
4300 Edwards Mill Road
Suite 200, Raleigh, NC 27612
Phone: (919) 233-8091, Fax: (919) 233-8031
NC License# F-1222

625 AVERETTE ROAD
LAYOUT #7

DATE:	2025-07-29
MCE PROJ. #	10300-0001
DRAWN	
DESIGNED	
CHECKED	
PROJ. MGR.	XXX

SCALE
HORIZONTAL:
VERTICAL:

DRAWING NUMBER
REVISION

STATUS: **REVIEW DRAWINGS ONLY
NOT FOR CONSTRUCTION**

625 Averette Rd. Neighborhood Meeting Sign-In Sheet

10/15/2025

[illegible]

Address	Owner
529 SHORTHORN DR	PRESERVE AT JONES DAIRY LLC
701 HOLSTEIN DAIRY WAY	DR HORTON INC
1612 JONES DAIRY RD	DAVIS, STEPHENIE MULLEN DAVIS, JOHN HUGH
369 SPELT CT	CAMPBELL, JOSLN
372 SPELT CT	DIETRICH, MICHAEL D DIETRICH, HALEY
525 AVERETTE RD	WFINV, LLC
609 AVERETTE RD	BLEDSE, SONDRADAMS
612 RAMO GRANDE DR	MOERLEN, FRANCOIS MOERLEN, ERICA RAKOTONINDRAINY
1512 JONES DAIRY RD	TAYLOR, JOSHUA R TAYLOR, DANIELLE D
701 AVERETTE RD	MOORE, VANCE M MOORE, BARBIE J
709 AVERETTE RD	MOORE'S RENTALS LLC
712 HOLSTEIN DAIRY WAY	COACHMAN, DEBORAH A.
810 AVERETTE RD	PEARCE, KIRBY VAUGHN PEARCE, TERRY JONES
732 AVERETTE RD	PEARCE, KIRBY VAUGHN PEARCE, TERRY JONES
1624 JONES DAIRY RD	CITY OF RALEIGH

PIN	Mailing Address 1	Mailing Address 2
1769092846	10534 ARNOLD PALMER DR	RALEIGH NC 27617-7775
1759997531	1341 HORTON CIR	ARLINGTON TX 76011-4310
1769085035	1608 JONES DAIRY RD	ROLESVILLE NC 27571-8295
1759987279	369 SPELT CT	ROLESVILLE NC 27571-7708
1759987271	372 SPELT CT	ROLESVILLE NC 27571-7708
1769078778	4641 PARAGON PARK RD STE	RALEIGH NC 27616-3407
1769089117	609 AVERETTE RD	WAKE FOREST NC 27587-8203
1759998600	612 RAMO GRANDE DR	WAKE FOREST NC 27587-3051
1759987489	6501 RIDGEMOUNT ST	WAKE FOREST NC 27587-3622
1769089931	701 AVERETTE RD	WAKE FOREST NC 27587-8205
1769099058	701 AVERETTE RD	WAKE FOREST NC 27587-8205
1759997248	712 HOLSTEIN DAIRY WAY	WAKE FOREST NC 27587-3048
1860106234	808 AVERETTE RD	WAKE FOREST NC 27587-8206
1769197611	PO BOX 160	ROLESVILLE NC 27571-0160
1769077986	RALEIGH CITY ATTORNEY	219 FAYETTEVILLE ST

CONDITIONS TO ZONING
625 AVERETTE ROAD
REZ-25-03

09/11/2025

1. THE SUBJECT PROPERTY SHALL BE DEVELOPED GENERALLY IN ACCORDANCE WITH THE CONCEPT PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS IF FULLY SET OUT. 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. TOTAL RESIDENTIAL DENSITY SHALL NOT EXCEED 5.9 UNITS PER ACRE.
3. DEDICATED ACREAGE FOR POCKET PARK IS A MINIMUM OF TWO ACRES.

Property Owner Authorization

 Michael K. Perry, Trustee Chair, 10.6.25
Wake Forest Baptist Church Date

Neighborhood Meeting Minutes
625 Averette Rd.
REZ-25-03

10/15/2025

Start Time: 5:30PM

Attendees: See Sign-in Sheet for details

The applicant held a neighborhood meeting during a 2-hour time slot window in which three neighbors attended. Due to the small number of attendees the meeting began with handing out copies of the latest concept site plan to aid in the discussion. The applicant explained the proposed rezoning and the historical limitations of the existing zoning on the site. The neighbors were concerned about SCM design and maintenance, and most of the discussion centered around this. The pocket park was discussed as well as the community being set substantially off Averette Rd. which seemed to be well received. The applicant agreed to stay in touch with one of the neighbors regarding the progression of both the rezoning and the construction drawings.