



Pre-Infrastructure/Vertical Building Permit meeting

Project: **HOF-WB-LOT 8**

Case#: **SDP-25-01 / CID-24-03**

Meeting Date: **JULY 14, 2025**

Organizer: **LEE CHRISTMAN**

☒ Commercial- SDP

☐ Non-Residential- SDP (Amenity Center)

1. Pre-Construction Meeting Request			
<input type="checkbox"/>	a. Confirm that the City of Raleigh, the Town of Rolesville, and Wake County have all signed the SDP. Please do not attempt to hold a meeting or submit building permits until all signatures are obtained and this meeting occurs.		
<input type="checkbox"/>	b. Locate an indoor facility within the Town of Rolesville to host an in-person (not virtual) meeting that accommodates at least 10-15 people. Please plan to meet for 2 hours at a facility with tables and chairs, such as a Community Center, Church, or Co-Working Facility.		
<input type="checkbox"/>	c. Upon receiving location confirmation, email a survey or Doodle poll with at least three different dates and times, 7-10 business days after the date the survey is sent. For example, if you email the survey on Monday, May 1, please offer dates such as Monday, May 12, 9:00-11:00 a.m.; Tuesday, May 13, 11:00 -1:00 p.m.; or Wednesday, May 14, 2:00-4:00 p.m.		
<input type="checkbox"/>	d. One person from each “required” agency must attend. If all required parties cannot participate, please send another poll with additional dates for the following week. Once confirmed, please send a calendar invitation and a link to an approved (signed) plan set.		
2. Contacts * Required parties listed in red.			
Town of Rolesville			
<input type="checkbox"/>	Mike Elabarger- Asst. Pln. Dir.	melabarger@rolesvillenc.gov	984-251-2364
<input type="checkbox"/>	Michele Raby- Planner II-CZO	mraby@rolesvillenc.gov	984-251-2365
<input type="checkbox"/>	Rose Bower- Permit Tech.	rbower@rolesvillenc.gov	984-251-2366
<input type="checkbox"/>	Billy Clevenger- Eng. Insp.	tor.infrastructure.inspection@gmail.com	919-522-9244

City of Raleigh Public Utilities			
<input type="checkbox"/>	Chris Hurt- Sr. Eng. Insp.	chris.hurt@raleighnc.gov	984-272-9417
<input type="checkbox"/>	Michael Derby- Eng. Insp. Mgr.	michael.derby@raleighnc.gov	919-524-7701
<input type="checkbox"/>	Decarus Vinson- Eng. Sup. Mgr.	decarus.vinson@raleighnc.gov	919-996-2345
Division of Transportation (NC DOT)			
<input type="checkbox"/>	Jacob Nicholson- Sr. Asst. Dist. Eng.	jpnicholson@ncdot.gov	919-814-6115
<input type="checkbox"/>	Johsua Zhang- Asst. Dist. Eng.	jpzhang@ncdot.gov	919-814-6115
<input type="checkbox"/>	Jeff Womble – Trans. Tech. III *Commercial Projects & Main Street	Ext-jlwomble@ncdot.gov	336-504-0474
Rolesville Rural Fire Department			
<input type="checkbox"/>	Donnie Lawrence- Fire Chief	chief@rolesvillefire.com	919-556-2064
<input type="checkbox"/>	Jacob Butler- Division Chief	jbutler@rolesvillefire.com	919-556-2064
Wake County Fire Services			
<input type="checkbox"/>	Stephen Wolf- NC-FIT Deputy Fire Marshal	stephen.wolf@wake.gov	919-410-4682
<input type="checkbox"/>	Brittany Lingle- Deputy Fire Marshal	brittany.lingle@wake.gov	919-675-6995
Wake County Building Permits and Inspections			
<input type="checkbox"/>	Randy Bennett- Permits Administrator	randy.bennett@wake.gov	919-856-2894
<input type="checkbox"/>	Keith Leonard- Lead Spcl. Proj. Insp.	keith.leonard@wake.gov	919-856-6068
<input type="checkbox"/>	Don Harris- Bldg. Code Official III	don.harris@wake.gov	919-524-2017

3. Topics for discussion- *The shared contact information will be on the website.		
<p>a. Noise Ordinance - TA-19-05, Ordinance 2024-O-36 *</p> <p>Enforced by Rolesville Police non-emergency 919-556-7226.</p> <p><u>Daytime Hours:</u></p> <p>7 a.m. – 11 p.m. Monday through Friday</p> <p>8 a.m. – 11 p.m. Saturday and Sunday</p> <ul style="list-style-type: none"> ○ Blasting activity is allowed between 10:00 a.m. and 6:00 p.m. ○ Construction activity is allowed between 8:00 a.m. and 6:00 p.m. ○ Please notify the town 48 hours before blasting. 		<p>Reviewed</p> <p>X</p>
<p>b. Burning- Town Code Section § 93.10 –No Open Burning and § 93.11. A Fire Service Burn Permit from the North Carolina Forest Service does not grant permission to burn in town limits. Please contact the RRFD Fire Chief with any questions.</p>		<p>Reviewed</p> <p>X</p>
<p>* Complaints Contact:</p> <p>JOHN HEAPE</p> <p>MIKE SCOTT</p>	<p>Company Name:</p> <p>JD GOODRUM</p> <p>JD GOODRUM</p>	<p>Email/Phone #</p> <p>843-697-0239</p> <p>980-254-0580</p>
<p>c. City of Raleigh Public Utilities Approval—An acceptance Email, Letter, or Stub Permit must be received before a building permit is issued.</p>		<p>Reviewed</p> <p>X</p>
<p>d. If a structure exists on site, please apply for a Wake County Demolition permit and confirm if Asbestos Mitigation is needed. *RRFD may be interested in using the structure for training exercises.</p>		<p>Reviewed</p> <p>N/A</p>
<p>e. Dust Control – The Developer or Contractor shall mitigate dust transfer off the property and should determine which practices accommodate their needs according to specific sites and weather conditions.</p>		<p>Reviewed</p> <p>X</p>
<p>f. What Road or Street will the construction entrance be on?</p> <p>1. WALL CREEK DRIVE</p> <p>2. _____</p>		<p>Reviewed</p> <p>X</p>
<p>g. On-site staging: Where will your on-site staging area be prepped so that all worker parking and deliveries/suppliers can access the site during the extent of construction? *Parking on public streets is prohibited.</p>		<p>Reviewed</p> <p>X</p>
<p>h. Sidewalk disruption: If a public sidewalk will be disrupted, please contact Billy Clevenger to discuss where to locate a walking path for residents.</p>		<p>Reviewed</p> <p>X</p>
<p>i. Road Lane closure: Please notify the Town 48 hours before road closures, water shutoffs, etc. The town will broadcast the dates and times to residents and Emergency Services.</p>		<p>Reviewed</p> <p>X</p>

SEE CONSTRUCTION ACTIVITY NOTICE FORM

<p>j. NC DOT may require</p> <ol style="list-style-type: none"> 1. Approved Driveway and Encroachment Permit 2. Bond 	<p>Reviewed</p> <div style="border: 1px solid blue; padding: 2px; text-align: center; color: red; font-weight: bold;">X</div>
<p>4. Permits</p>	
<p>*Permits submitted with a “0”, i.e., 0 South Main Street, will be withdrawn.</p>	
<p>Multi-Tenant Buildings must include the building number and the suite number.</p>	
<p>a. Create an account on the Wake County Permit Portal. This is where an applicant applies for all building permits, reviews inspection comments, pays the combined Town of Rolesville/ Wake County fees with a credit card, schedules inspections, downloads building permits and TCOs or COCs, and more. Each subcontractor is required to have an individual online portal account. Please contact WC at 919-856-6222 with questions.</p>	<p>Reviewed</p> <div style="border: 1px solid blue; padding: 2px; text-align: center; color: red; font-weight: bold;">X</div>
<p>b. Create an account on the City of Raleigh Public Utilities Permit Portal. This portal will be where an applicant pays with a credit card for each lot's Water Meter/ Stub and Irrigation (if applicable) permit. Please contact COR at 919-996-3245 with questions.</p> <p>Irrigation permits require separate permits. One Wake County Plumbing trade permit (CTP) and one City of Raleigh Stub & Meter permit (PU).</p>	<p>Reviewed</p> <div style="border: 1px solid blue; padding: 2px; text-align: center; color: red; font-weight: bold;">X</div>
<p>c. Common Non-Residential (Commercial permit types)-</p> <ul style="list-style-type: none"> - <u>ABC Permits</u> are requested from the NC ABCC and processed through the Wake County Permit Portal. <ol style="list-style-type: none"> 1) Inspection Zoning Compliance Form 2) Local Government Opinion From Please email Samantha Charney with questions at: samantha.charney@abc.nc.gov - <u>BDA Permits</u>- See Wake County Checklist - <u>Construction Trailer</u>- LDO Section 5.2 Accessory Uses Include a Pump and Hall contract and a Temporary electric pole, if applicable - <u>Commercial Stocking Permits/TCOs</u> are issued upon request at the discretion of the Wake County Fire Marshal's Office and Wake County Inspections Office. - <u>Commercial Up-Fit Permits</u> will be reviewed, but a Pre-Issuance Hold will be incurred until the building receives a TCO or COC. - <u>Commercial Knox Box</u> (https://www.knoxbox.com/products) may be required. For multi-suite buildings, please purchase the larger box. For additional information, please contact the Rolesville Rural Fire Department at 919-556-2064. - <u>Demolition</u> (DPR Permits) Wake County 	<p>Reviewed</p> <div style="border: 1px solid blue; padding: 2px; text-align: center; color: red; font-weight: bold;">X</div>

- Signs may not be erected until the SDP is approved. Please do not place a “Coming Soon” sign until the SDP is signed. **For information on sign permits, please contact Tanner Hayslette at thayslette@rolesvillenc.gov and review LDO Section 6.1.**
- Dumpster Enclosure- Wake County
- The City of Raleigh Public Utilities Division requires **food service establishments or vehicle maintenance facilities** to request pretreatment approval before submitting commercial building plans to the Wake County Plan Review Office for a building permit.

Please contact:

C. DeCarlo Sanders, Utilities Analyst
 City of Raleigh Public Utilities/
 Raleigh Water Sewer Maintenance Division Raleigh, NC 27604
 919-996-2334 / Courtney.Sanders@Raleighnc.gov

- Irrigation (see item b. above)
- Fire Alarm/ Fire Sprinkler permits- please reference the commercial building permit number on the application.
- Mail Kiosk- Each kiosk requires a separate permit.
- Retaining Walls- each retaining wall requires a separate permit if the retaining wall is on a different PIN.
- Wake County performs inspections for the Town of Rolesville. Please request inspections on the portal or call: 919-856-6222.

- c.1 - **Common Amenity Center Permits** * The permits below may also be requested in addition to those listed above.
 - Cabanas, Gazebos, Hot Tubs/Spas, Playgrounds (including Tot Lots), and Pools require separate permits
- d. - Please email Amendment forms to change a contractor or request a new plan review **after** a permit has been issued to Rose Bower or Tanner Hayslette. An amendment fee will be imposed for each form submitted.

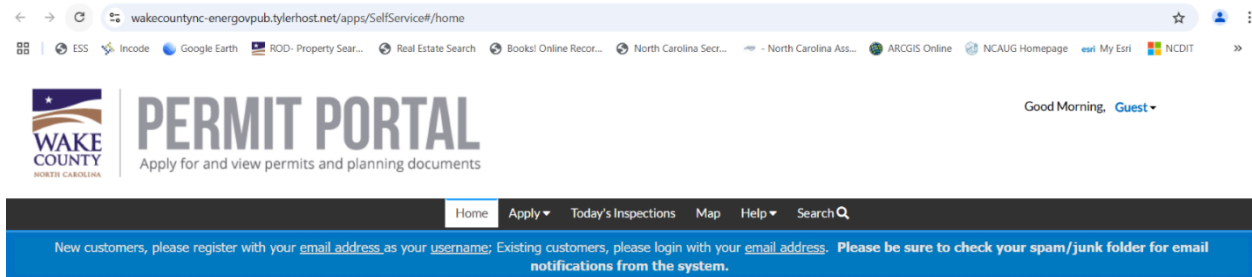
Important note: Permits will be withdrawn if submitted with a “0”, such as 0 South Main. Please confirm the address with Wake County E911/ GIS Addressing **before** submitting for a permit.

For additional information, please contact:


Dianne Saunders
 GIS Analyst- E911/Addressing Team
 Wake County Government- IT/GIS
dianne.saunders@wake.gov

Non-Residential Permit Type examples

Here is a list of proposed permit types your project ***may or may not*** need to obtain.



- **Club/ Pool House**— Mail kiosk (CBU) can be included if connected to the building (CBPR)




Commercial New Building or Addition

Category Name: Building & Construction

Description: This permit type is to construct a new commercial building or additions to an existing commercial building to include an increase in square footage, number of stories or height.

Apply

- Commercial Upfit- To be used ***after*** the building shell is completed.




Commercial Alteration

Category Name: Building & Construction

Description: This permit type is for alterations, renovations or repairs to existing commercial buildings. This permit type should not be used for additions or to increase the square footage of existing commercial buildings.

Apply

- **Demolition of an existing structure-** WC may request an Asbestos report- (DPR)




Commercial Demolition

Category Name: Building & Construction

Description: This permit type is for the complete demolition of a commercial building or the partial demolition of a commercial building to include interior or exterior.

Apply

- **Fire Alarm** – (FSTR) (ERCES)




Fire Services Trade - Fire Alarm

Category Name: Fire Services

Description: This permit is for the installation of or modification of fire alarm systems (new, existing and replacements.)

Apply

- **Fire Services Trade- Alternate Extinguishing System**




Fire Services Trade - Alternate Extinguishing System

Category Name:
Fire Services

Description:
This permit is for the installation of or modification to an Alternate fire suppression systems. Examples include; Argonite, Carbon Dioxide, Dry Chemical, Clean Agent, Foam, Liquid Agents, Water Mist, etc.

Apply

- **Fire Sprinkler (FSTR)**




Fire Services - Fire Sprinkler

Category Name:
Fire Services

Description:
This permit is for the installation of or modification to an Automatic fire-sprinkler systems. Examples include; NFPA 13 and 13R systems, Fire Pumps and related equipment.

Apply

- **Flammable/ Combustible Storage Tank Removal**




Storage Tank Removal Permit

Category Name:
Fire Services

Description:
Apply for this permit as required per NC Fire Code section 105.7.8. This permit is issued to allow the removal of flammable and/or combustible liquid tanks. Wake County only issues this permit in the unincorporated Wake County AND the Towns of Rolesville and Wendell.

Apply

- **Mail Kiosk (CBUs)**




Commercial Structures other than Buildings

Category Name:
Building & Construction

Description:
This permit type is to construct or install fences, signs, walls, awnings or monuments. This permit type is for non-buildings.

Apply

- **Pool and or Hot Tub (Pool and Hot Tub may be put on one permit application)**




Commercial Pool, Spa or Hot Tub

Category Name:
Building & Construction

Description:
This permit type is for constructing a pool, spa or hot tub on a commercial property including community pools or at apartment complexes.

Apply




Public Pool Permit

Category Name:
Food, Facilities, & Pools

Description:
All swimming pools, hot tubs (spas), spraygrounds, etc. This does not include residential pools for a single family home.

Apply

- **Retaining Walls over 4 feet in height-** Each wall requires a separate permit (*except on a single lot with no encroachment onto another lot)




Commercial Structures other than Buildings

Category Name: Building & Construction

Description: This permit type is to construct or install fences, signs, walls, awnings or monuments. This permit type is for non-buildings.

Apply

- **Septic Tank Removal**




Wastewater Abandonment

Category Name: Wastewater

Description: Application to permanently discontinue use of an existing septic system. Example: Connecting existing system to municipal sewer service or permanent disuse of septic system

Apply

- **Signs LDO Section 6.1**




Commercial Structures other than Buildings

Category Name: Building & Construction

Description: This permit type is to construct or install fences, signs, walls, awnings or monuments. This permit type is for non-buildings.

Apply

- **Well Abandonment**



Permit for Abandonment of a Well

Category Name: Wells

Description: Permit for Abandonment of a Well

Apply

- **Commercial Knox Box- Suggested- No permit needed. Contact RRFD with questions.** Single-Building = smaller box/ multi-Tenant buildings = larger box



You're shopping
Rolesville Fire Dept - ROLESVILLE, NC

[Change](#)

Contact

Cart

Login



KNOX
When seconds matter™

INDUSTRIES

PRODUCTS

SUPPORT

BUY LOCALLY

Search Product

THE #1 KEY LOCK BOX NATIONWIDE

Non-Residential Building Permit Fee Worksheet- Fee schedule is subject to change and can be found at: <https://www.rolesvillenc.gov/finance/financial-documents>

Description Fee Projected Cost

Commercial new structure Zoning permit	\$250	\$250
Building permit processing	\$100	\$100
Transportation Development Fee		
Industrial		
Manufacturing or Agricultural processing	\$181 /1,000 square feet or \$1,835 /acre (whichever is greater)	\$_____ x
Warehouse, Wholesale, or Distribution	\$302 /1,000 square feet	_____ =
Mini-warehousing (aka self-storage units)	\$80 /1,000 square feet	
Institutional		
Churches	\$135 /1,000 square feet	\$_____ x
Day care facility	\$42 /licensed enrollee	
Cemetery	\$127 /acre	
Group quarters	\$80 /bed	
Elementary & Middle Schools	\$32 /student	_____ =
High Schools	\$43 /student	

Office, hospital, and medical care facility		\$_____ x
	\$543 /1,000 square feet	
	\$438 /1,000 square feet	
	\$334 /1,000 square feet	_____ =
Recreational amenity centers	\$185 /1,000 square feet	\$_____ x _____ =
Retail		\$_____ x _____ =
	\$1,092 /1,000 square feet	\$_____
	\$982 /1,000 square feet	
	\$1,247 /1,000 square feet	
	\$1,148 /1,000 square feet	
	\$950 /1,000 square feet	(+) gas if applicable
	\$190 /pump	
		\$_____ x
		_____ =
		\$_____

Miscellaneous Fees

Town of Rolesville- Wake County Fire Services Inspection

Commercial structures	Actual cost-net 30 billing
-----------------------	----------------------------

Town of Rolesville- Infrastructure Fees

Inspection of other field improvements	Actual cost-net 30 billing
--	----------------------------

Town of Rolesville- Sign Fees + Additional Building Permit Fees

Permanently mounted	\$75 per sign
---------------------	---------------

Town of Rolesville- Street or right-of-way closure

Permanent closure	\$1,000.00
Temporary closure	\$100.00

*Please use this worksheet as a cost estimator. This fee sheet is intended to provide an estimate and not encompass all applicable fees. Fees may change.

*Important note: City of Raleigh Public Utilities and Wake County Permit and Inspections assess permit fees to be paid upon approval of the permit application and before the Town of Rolesville issues a building permit.

City of Raleigh Public Utilities- [Fee Schedule](#)

Town of Rolesville- [Schedule of Fees](#)

Wake County Inspections & Permits- [Fee Schedule](#)



(919) 554-6517

Physical: 211 S Main Street
Mailing: 502 Southtown Circle
Meetings by appointment only
www.rolesvillenc.gov

Planning Department Staff

Meredith Gruber- Planning Director
Long Range Planning/ Text Amendment

x 200

Michael Elabarger- Asst. Planning Director
Current Planning/ Dev. Review
TRC Coordinator/ Invoicing

x 215

Michele Raby- Planner II, CZO
Current Planning/ Dev. Review/ Map

Tanner Hayslette- Planner I
Long Range/ Mobility Planner/ Greenway

Sign-in Sheet

Project Name: HOF CAR WASH Meeting Date: July 14, 2025

[illegible]