

PATRICK, JARED PATRICK, ALICIA
111 PRIDES CRSG
ROLESVILLE NC 27571-9740

KIRSCH, LOUIS J KIRSCH, FAYE A
115 PRIDES CRSG
ROLESVILLE NC 27571-9740

GOODFELLOW, WILLIAM F
GOODFELLOW, BARBARA A
118 PRIDES CRSG
ROLESVILLE NC 27571-9739

RUSHING, TANYA S
119 PRIDES CRSG
ROLESVILLE NC 27571-9740

WALLBROOK LANDCO LLC
121 W TRADE ST STE 2550
CHARLOTTE NC 28202-2898

WAKE COUNTY BOARD OF ALCOHOLIC
CONTROL
1212 WICKER DR
RALEIGH NC 27604-1428

CAMOSCI, MARC WILLIAM
122 PRIDES CRSG
ROLESVILLE NC 27571-9739

GIBSON, RICHARD J GIBSON, MELISSA
123 PRIDES CRSG
ROLESVILLE NC 27571-9740

CUMBERLAND, SHIRLEY JEAN PRICE,
RICHARD T JR
126 PRIDES CRSG
ROLESVILLE NC 27571-9739

SULINSKI, JENNIFER FICKEN, KEITH J
127 PRIDES CRSG
ROLESVILLE NC 27571-9740

GORDON, SCOTT GORDON, HEATHER
206 KEW GARDENS WAY
ROLESVILLE NC 27571-9738

WILLIAMS, LUTHER R SR WILLIAMS,
CYNTHIA F
209 KEW GARDENS WAY
ROLESVILLE NC 27571-8741

ROBINSON, BRANDON ROBINSON,
TERRI
210 KEW GARDENS WAY
ROLESVILLE NC 27571-9738

GRANADOS, EDGARD MAURICIO
MUNEVAR, DAYRA CATALINA
213 KEW GARDENS WAY
ROLESVILLE NC 27571-8741

PSC HOMES LLC
2133 ROLLING ROCK RD
WAKE FOREST NC 27587-6266

BUFFALOE, THOMAS M BUFFALOE,
CASSANDRA
214 KEW GARDENS WAY
ROLESVILLE NC 27571-9738

CHAPMAN, ELIZABETH A CHAPMAN,
CARL R
218 KEW GARDENS WAY
ROLESVILLE NC 27571-9738

WALLBROOK LANDCO LLC
3 KEEL ST STE 2
WRIGHTSVILLE BEACH NC 28480-1709

BRYANT, DEREK BRYANT, BRIANNE
MICHELE
302 BENDEMEER LN
ROLESVILLE NC 27571-9731

GRZYB, LARRY A GRZYB, RHONDA E
306 BENDEMEER LN
ROLESVILLE NC 27571-9731

GREGORY, GEORGE E GREGORY,
CHARLENE
310 BENDEMEER LN
ROLESVILLE NC 27571-9731

MRR DEVELOPMENT LLC
312 LYNWOOD LN
RALEIGH NC 27609-5828

ROMANO, JASON V ROMANO, DANIELLE
R
316 BENDEMEER LN
ROLESVILLE NC 27571-9731

HARRELL, JEFFREY B HARRELL,
MELISSA R
320 BENDEMEER LN
ROLESVILLE NC 27571-9731

ARMWOOD, BRANDON T ARMWOOD,
ABIGAIL R
324 BENDEMEER LN
ROLESVILLE NC 27571-9731

ICG HOMES LLC
4020 WAKE FOREST RD
RALEIGH NC 27609-0009

PATRICK, JONATHAN C FIESER, NICOLE
M
403 SHORT HILLS LN
ROLESVILLE NC 27571-9528

HOFFMANN, KAMDEN DEE GEAIR,
JONATHAN ANDREW
406 BENDEMEER LN
ROLESVILLE NC 27571-9748

SCARBORO, EDWARD W JR SCARBORO,
KIMBERLY M
4325 JONESVILLE RD
WAKE FOREST NC 27587-8190

SCARBORO, EDWARD W JR SCARBORO,
SPENCER P
4325 JONESVILLE RD
WAKE FOREST NC 27587-8190

SCARBORO, EDWARD W JR SCARBORO,
SPENCER P
4325 JONESVILLE RD
WAKE FOREST NC 27587-8190

CARLTON GROUP OF NC LLC
5856 FARINGDON PL STE 200
RALEIGH NC 27609-4585

TRENTON HOLDINGS LLC
4801 GLENWOOD AVE STE 200
RALEIGH NC 27612-3857

SPEARS, NICOLE SPEARS, DREW
6013 FOUR TOWNES LN
RALEIGH NC 27616-5483

HAMPTON POINTE ASSOCIATES LLC
4905 DICKENS RD STE 201
RICHMOND VA 23230-1953

BRANDYWINE HOMES INC
PO BOX 910
WAKE FOREST NC 27588-0910



April 26, 2023

Dear Area Property Owner:

The purpose of this letter is to notify you of a proposed conditional rezoning of the vacant property located at 4502 Vineyard Pine Lane in Rolesville, North Carolina. A neighborhood meeting will be held to provide information to the area residents about the proposed conditions and scheduling of the project. A representative of the applicant will be present to explain the project, answer your questions, and solicit your comments.

A search of Wake County property records indicates that you are a nearby resident or property owner. We would like to invite you to join us to discuss the project in advance of the meetings to be held by the Rolesville Planning Board and Board of Commissioners.

Meeting Date: May 9, 2023
Location: Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571
Time: 7:00 PM

Sincerely,

caaENGINEERS, Inc.
Julie Spriggs

4502 Vineyard Pine Ln --- List of Permitted, Special Use Permit, and Prohibited Zoning Uses.

PERMITTED - 29							
COMMERCIAL		OFFICE/MEDICAL	CIVIC		INFRASTRUCTURE	INDUSTRIAL	RESIDENTIAL
Bars and Nightclubs	Recreation, Indoor	Animal Care	Assembly/Church	Parks / Public Recreation Facilities	Minor Utility	Artisanal Manufacturing	Dwelling, Upper-Story Unit
Brewery/ Distillery	Retail Sales & Service, Neighborhood	Dental Facility	Cultural Facility	Preserved Open Space	Minor Transportation Installation	Flex	
Commercial Parking	Retail Sales & Service, Community	Medical Facility	Day Care	Public Facility			
Eating Establish.	Retail Sales & Service, Shopping Center	Professional Office	Govt. Office	Public Safety Facility			
Event Center		Urgent Care	Lodge or Private clubs	School (K-12)			
Permitted by Special Use Permit - 1							
COMMERCIAL		OFFICE/MEDICAL	CIVIC		INFRASTRUCTURE	INDUSTRIAL	RESIDENTIAL
			Social Services				
PROHIBITED - 18							
COMMERCIAL		OFFICE/MEDICAL	CIVIC		INFRASTRUCTURE	INDUSTRIAL	RESIDENTIAL
Bank	Recreation, Outdoor	Hospital	Colleges / University		Major Utility	Fulfillment Center	
Car wash	Tattoo Establishment				Major Transportation Installation		
Funeral Home	Vape & Tobacco Store				Telecom Tower		
Gas Station	Vehicle, Rental & Sales				Water Storage Tower		
Golf Course	Vehicle, Minor Service						
Lodging							

SIGN-IN	OWNER	ADDR1	ADDR2	PROPDESC	SITE_ADDRESS	PIN_NUM
	ARMWOOD, BRANDON T	324 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO281 CARLTON POINTE BM2008 -00006	324 BENDEMEER LN	1758449913
	ARMWOOD, ABIGAIL R	324 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO281 CARLTON POINTE BM2008 -00006	324 BENDEMEER LN	1758449913
	BRANDYWINE HOMES INC	PO BOX 910	WAKE FOREST NC 27588-0910	LO31 TOWNES AT CARLTON POINTE BM2022 -01178	722 JAMESCROFT WAY	1758457377
	BRYANT, DEREK	302 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO286 CARLTON POINTE BM2008 -00006	302 BENDEMEER LN	1758459209
	BRYANT, BRIANNE MICHELE	302 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO286 CARLTON POINTE BM2008 -00006	302 BENDEMEER LN	1758459209
	BUFFALOE, THOMAS M	214 KEW GARDENS WAY	ROLESVILLE NC 27571-9738	LO243 CARLTON POINTE BM2008 -00006	214 KEW GARDENS WAY	1758445464
	BUFFALOE, CASSANDRA	214 KEW GARDENS WAY	ROLESVILLE NC 27571-9738	LO243 CARLTON POINTE BM2008 -00006	214 KEW GARDENS WAY	1758445464
	CAMOSCI, MARC WILLIAM	122 PRIDES CRSG	ROLESVILLE NC 27571-9739	LO219 CARLTON POINTE BM2008 -00006	122 PRIDES CRSG	1758447673
	CARLTON GROUP OF NC LLC	5856 FARINGDON PL STE 200	RALEIGH NC 27609-4585	OPEN SPACE CARLTON POINTE BM2008 -00006	105 PRIDES CRSG	1758445944
	CHAPMAN, ELIZABETH A	218 KEW GARDENS WAY	ROLESVILLE NC 27571-9738	LO242 CARLTON POINTE BM2008 -00006	218 KEW GARDENS WAY	1758445357
	CHAPMAN, CARL R	218 KEW GARDENS WAY	ROLESVILLE NC 27571-9738	LO242 CARLTON POINTE BM2008 -00006	218 KEW GARDENS WAY	1758445357
	CUMBERLAND, SHIRLEY JEAN	126 PRIDES CRSG	ROLESVILLE NC 27571-9739	LO218 CARLTON POINTE BM2008 -00006	126 PRIDES CRSG	1758448643
	PRICE, RICHARD T JR	126 PRIDES CRSG	ROLESVILLE NC 27571-9739	LO218 CARLTON POINTE BM2008 -00006	126 PRIDES CRSG	1758448643
	GIBSON, RICHARD J	123 PRIDES CRSG	ROLESVILLE NC 27571-9740	LO250 CARLTON POINTE BM2008 -00006	123 PRIDES CRSG	1758447851
	GIBSON, MELISSA	123 PRIDES CRSG	ROLESVILLE NC 27571-9740	LO250 CARLTON POINTE BM2008 -00006	123 PRIDES CRSG	1758447851
	GOODFELLOW, WILLIAM F	118 PRIDES CRSG	ROLESVILLE NC 27571-9739	LO220 CARLTON POINTE BM2008 -00006	118 PRIDES CRSG	1758447603
	GOODFELLOW, BARBARA A	118 PRIDES CRSG	ROLESVILLE NC 27571-9739	LO220 CARLTON POINTE BM2008 -00006	118 PRIDES CRSG	1758447603
	GORDON, SCOTT	206 KEW GARDENS WAY	ROLESVILLE NC 27571-9738	LO245 CARLTON POINTE BM2008 -00006	206 KEW GARDENS WAY	1758445558
	GORDON, HEATHER	206 KEW GARDENS WAY	ROLESVILLE NC 27571-9738	LO245 CARLTON POINTE BM2008 -00006	206 KEW GARDENS WAY	1758445558
	GRANADOS, EDGARD MAURICIO	213 KEW GARDENS WAY	ROLESVILLE NC 27571-8741	LO222 CARLTON POINTE BM2008 -00006	213 KEW GARDENS WAY	1758447466
	MUNEVAR, DAYRA CATALINA	213 KEW GARDENS WAY	ROLESVILLE NC 27571-8741	LO222 CARLTON POINTE BM2008 -00006	213 KEW GARDENS WAY	1758447466
	GREGORY, GEORGE E	310 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO284 CARLTON POINTE BM2008 -00006	310 BENDEMEER LN	1758459114
	GREGORY, CHARLENE	310 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO284 CARLTON POINTE BM2008 -00006	310 BENDEMEER LN	1758459114
	GRZYB, LARRY A	306 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO285 CARLTON POINTE BM2008 -00006	306 BENDEMEER LN	1758459201
	GRZYB, RHONDA E	306 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO285 CARLTON POINTE BM2008 -00006	306 BENDEMEER LN	1758459201
	HAMPTON POINTE ASSOCIATES LLC	4905 DICKENS RD STE 201	RICHMOND VA 23230-1953	PRPS ZN O-P TRCT HAMPTON PNT P1 BM2004 -00343	0 HAMPTON LAKE DR	1758356566
	HARRELL, JEFFREY B	320 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO282 CARLTON POINTE BM2008 -00006	320 BENDEMEER LN	1758459010
	HARRELL, MELISSA R	320 BENDEMEER LN	ROLESVILLE NC 27571-9731	LO282 CARLTON POINTE BM2008 -00006	320 BENDEMEER LN	1758459010
	HOFFMANN, KAMDEN DEE	406 BENDEMEER LN	ROLESVILLE NC 27571-9748	LO216 CARLTON POINTE PH2A BM2014 -00080	406 BENDEMEER LN	1758449529
	GEAIR, JONATHAN ANDREW	406 BENDEMEER LN	ROLESVILLE NC 27571-9748	LO216 CARLTON POINTE PH2A BM2014 -00080	406 BENDEMEER LN	1758449529
	ICG HOMES LLC	4020 WAKE FOREST RD	RALEIGH NC 27609-0009	LO32 TOWNES AT CARLTON POINTE BM2022 -01178	528 EXCELSIOR CT	1758457107
	KIRSCH, LOUIS J	115 PRIDES CRSG	ROLESVILLE NC 27571-9740	LO248 CARLTON POINTE BM2008 -00006	115 PRIDES CRSG	1758446810
	KIRSCH, FAYE A	115 PRIDES CRSG	ROLESVILLE NC 27571-9740	LO248 CARLTON POINTE BM2008 -00006	115 PRIDES CRSG	1758446810
	MRR DEVELOPMENT LLC	312 LYNWOOD LN	RALEIGH NC 27609-5828	LO6 BARRETT VENTURES LLC BM2008 -00702	4502 VINEYARD PINE LN	1758453022
	PATRICK, JARED	111 PRIDES CRSG	ROLESVILLE NC 27571-9740	LO247 CARLTON POINTE BM2008 -00006	111 PRIDES CRSG	1758445840
	PATRICK, ALICIA	111 PRIDES CRSG	ROLESVILLE NC 27571-9740	LO247 CARLTON POINTE BM2008 -00006	111 PRIDES CRSG	1758445840
	PATRICK, JONATHAN C	403 SHORT HILLS LN	ROLESVILLE NC 27571-9528	LO287 CARLTON POINTE BM2008 -00006	403 SHORT HILLS LN	1758459317
	FIESER, NICOLE M	403 SHORT HILLS LN	ROLESVILLE NC 27571-9528	LO287 CARLTON POINTE BM2008 -00006	403 SHORT HILLS LN	1758459317
	PSC HOMES LLC	2133 ROLLING ROCK RD	WAKE FOREST NC 27587-6266	LO280 CARLTON POINTE BM2008 -00006	330 BENDEMEER LN	1758449816
	ROBINSON, BRANDON	210 KEW GARDENS WAY	ROLESVILLE NC 27571-9738	LO244 CARLTON POINTE BM2008 -00006	210 KEW GARDENS WAY	1758445551
	ROBINSON, TERRI	210 KEW GARDENS WAY	ROLESVILLE NC 27571-9738	LO244 CARLTON POINTE BM2008 -00006	210 KEW GARDENS WAY	1758445551



REZ-23-04 4502 Vineyard Pine Ln Neighborhood Meeting Summary

ATTENDANCE:

Julie Spriggs, caaENGINEERS, INC
Mac McIntyre, caaENGINEERS, INC
Omar El-Kaissi, MRR DEVELOPMENT, LLC

MEETING SUMMARY:

Ms. Spriggs, Mr. McIntyre, and Mr. El-Kaissi arrived around 6 PM to the meeting room at the community center to set up chairs and tables, and prepare for the meeting.

The meeting notice stated the starting time of the meeting would be 7:00 PM. It was expected people would start arriving about 15 minutes before the meeting to sign-in and take their seats. At 7:15 PM, no one had shown up for the meeting. We replaced the chairs, let staff know we were leaving as no one had arrived for the meeting, and left the building. I, Ms. Spriggs, waited a few more minutes in the parking lot in case someone arrived last minute. No one arrived, and I left Town Hall.

Neighborhood meeting notices went out to 36 unique addresses, all within 500 feet of the rezoning site. 10 of those notifications were to business addresses. We expected about 30 people to attend. Staff received a copy of the letter and the mailing addresses prior to sending the notices. The notices were sent first class mail postmarked on April 28, 2023, more than ten days prior to the meeting.