



# Memo

**To:** Planning Board  
**From:** Michael Elabarger, Senior Planner  
**Date:** May 22, 2023 - Planning Board Meeting  
**Re:** REZ-23-04 – Rezoning Map Amendment  
4502 Vineyard Pine Lane (Lot 6, Barrington Ventures LLC)

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## Request

The Town of Rolesville Planning Department received a Map Amendment (Rezoning) application in March 2023 for Lot 6 of the Barrett Ventures, LLC subdivision (BM2008/Pg702), a 1.452 acre property addressed as 4502 Vineyard Pine Lane. The Applicant and property owner, MRR Development LLC, is requesting to rezone the property to the General Commercial (GC) Zoning District, as a Conditional Zoning (CZ) District, GC-CZ under the Land Development Ordinance (LDO), with several proposed Conditions (see Attachment 3) -- from the existing Office & Professional Conditional Zoning District (OP-CZ) which was translated by the adoption of the LDO from the former O&P-SUD (Office and Professional, Special Use District) under the now repealed Unified Development Ordinance (UDO). By the repeal and adoption of the UDO/LDO respectively, "O&P" became the "OP" [still 'Office & Professional'] and "SUD" became "CZ" for Conditional Zoning. The UDO zoning district classification did include associated Special Use Permit Conditions of Approval, which are memorialized on the 2008 Subdivision plat (see analysis further in this memo, and Attachment 5), and they run with the land and still apply equally with the LDO Zoning classification and development requirements. The Rezoning would remove the applicability of these Special Use Permit conditions.

## Background

The subject property (Lot 6) is the last remaining unbuilt lot of the original 6 lots created via BM2008/pg207; Lot 1 was developed into the ABC Store location circa 2009. Pursuant to Rezoning Map Amendment MA 07-06, three properties (at the time) were rezoned under a Special Use Permit process to O&P-SUD (Office and Professional, Special Use District) with six (6) Special Use Permit Provisions (aka Conditions); see the Analysis section of this memo) – original approval occurred on July 17, 2007, with an Amendment being approved on November 3, 2008 (amending Condition #3). Lot 1 was developed as an ABC Store circa 2009, pursuant to the 2008 Amendment to Condition #3. In 2019, Lots 2-5 were rezoned to the R&PUD District (under the UDO, cases MA 18-05 and SUP 18-08, approved April 16, 2019) and are currently in construction as a Townhome community (pursuant to Subdivision Plat BM2022/Pg1178-1179, which re-subdivided Lots 2-5 into 53 townhomes lots/2 common space lots). The Subject property (Lot 6) was determined to "front" or orient to Vineyard Pine Lane for determination/assignment of front/rear/side property lines and associated yards or setbacks, but as a corner lot has majority public street frontage adjacent Jonesville Road, classified as a Thoroughfare roadway.

## Neighborhood Meeting

The Applicant held an in-person neighborhood meeting on May 9, 2023 at 6PM at the Rolesville Community Center. Thirty-size (36) property owners within five-hundred (500) feet of the subject property were mailed invitations. No (0) members of the public attended the meeting; see Attachment 4 for materials for and from that meeting.

## Comprehensive Plan

The future land use designation of the subject property is 'Commercial'. The applicant's request for the General Commercial zoning district would be consistent with this land use category, which is described in the 2017 Comprehensive Plan as "*Suburban commercial centers serving the daily needs of surrounding residential neighborhoods. They typically are located near roads with a high volume of traffic and key intersections that are designed to be accessed primarily by automobile. These consider other modes of transportation in design choices as well, both internally and externally of the commercial neighborhood. Common types include single tenant buildings on individual lots, single and multi-tenant buildings normally found in shopping centers, or multi-tenant units with big box or anchor retail businesses in commercial shopping facilities.*"

## Main Street Vision Plan

The Town of Rolesville developed the Main Street Vision Plan to help the community grow, reestablish a true town center, and reclaim its Main Street. While this property is not directly fronting on nor accessing via Main Street, the Jonesville Road intersection and the extension of non-residential uses from Main Street (the Wallbrook projects Lot 4 abuts the existing ABC Store, which is across Vineyard Pine Lane from the subject property) will make this property an extension of the non-residential/commercial frontage of Main Street. Overall, non-residential uses and forms of development typically align better with the type of corridor that Main Street is, and will be, transforming into over the coming years.

## Transportation

As per LDO Section 8.C.4., the Land Development Administrator (LDA) may waive the requirement for a Traffic Impact Analysis (TIA) upon determining that a TIA is not necessary to determine needed road improvements, that adequate capacity exists to serve the proposed development, and that no unsafe or hazardous conditions will be created by the development as proposed. Due to the nature of this Rezoning Map Amendment request, there is no project or specific Zoning uses being declared or committed to, and no buildings (square footage) for which to base trip generations from. Therefore, based on the limited level of detail available, a TIA could not be scoped and prepared at this time, and therefore the determination of whether or not the project triggers/requires performing a TIA will be vetted at the time of Site Development Plan application submittal. Staff notes that transportation impacts and improvements were vetted at the time of the original development of the subject lot (2008), and the developer completed those responsibilities. Further, the Locally Administered Projects Program (LAPP) project is now underway to enhance and revitalize Main Street near this property and ends at the north property edge of the ABC Store lot; this project is recreating Highway 401 Business into Rolesville's Main Street and includes streetscape improvements, crosswalks, curb and gutter, new sidewalks, and bicycle transportation enhancements.

## Development Review

Town Planning Department staff reviewed the rezoning request, and there were no correction related comments provided to the applicant.

## Staff Analysis

The original zoning under the UDO, OP-SUD – Office & Professional, as a ‘Special Use District’ – including the six (6) Special Use Permit Provisions (aka Conditions) – see Attachment 5 (*and observed on BM2008/pg207, but prior to the 11/03/2008 Amendment to Provision #3 to allow an ABC Store*) was never fulfilled by the development or build-out of the property (outside of the ABC Store). As previously mentioned, Lots 2-5 were rezoned in 2019 to allow Townhome residential, completely contrary to the intentions of the original zoning, original subdivision, and Comprehensive Plan Future Land use designation at the time.

Staff investigated the six MA 07-06 / Special Use Permit (SUP) Provisions and find the following:

MA 07-06 / Special Use Permit (SUP) Provisions	Status
<p>1. Jonesville Road will be improved, widened, and constructed to one-half of a 90-foot right-of-way with 41 feet back of curb to back of curb. This road will include sidewalk, curbing, and guttering. All improvements must be completed before the first certificate of occupancy is issued on any of the six (6) proposed lots.</p>	<p>Jonesville Road improvements were constructed as required.</p>
<p>2. Vineyard Pine Lane will be improved to meet Town Standards and dedicated as a public street. The Town standard for a Local Residential Street is 50 feet Right-of-way with 27’ back of curb to back of curb. This road will include curbing, guttering, sidewalk on both sides of the road and around the radii. All improvements must be completed before the first certificate of occupancy is issued on any of the six (6) proposed lots.</p>	<p>Vineyard Pine Lane was constructed as required.</p>
<p>3. All Site Plans and uses of the six (6) lots as proposed will come before the Town Board of Commissioners for Review. The permitted uses on all six (6) lots as proposed are limited to Banks, Barber and Beauty Shops, Funeral homes, Medical clinics, Dentist offices, Professional and Administration Offices, and Libraries [and per an Amendment approved 11-03-2008, a Wake County ABC Store]. All other Proposed Uses must be Approved by the Town Board of Commissioners.</p>	<p>The 2008 Amendment explains how the ABC Store was permitted; the 2019 Rezoning of Lots 2-5 to R&amp;PUD explains how they deviate from the original Zoning/SUP provisions.</p>
<p>4. All three existing houses will be removed before any certificate of occupancy is released on any improved lot.</p>	<p>All houses long removed.</p>
<p>5. The existing vegetation of Pine Trees along the eastern and southern property lines will remain undisturbed to meet the 30’ landscaping buffer requirements except for the location of the sanitary sewer line and easement. Where there is no existing vegetation along the eastern and southern property lines, additional landscaping will be required so as to meet the requirements of the Ordinances.</p>	<p>The southern property line of Lot 6 would be subject to this Condition; the LDO has Perimeter Buffer requirements for such situations.</p>
<p>6. \$15,000 will be due at the issuance of the certificate of occupancy of the third improved lot, this fee, paid by the Developer, will be escrowed towards the funding of the traffic signal at the intersection of South Main Street (US 401) and Jonesville Road.</p>	<p>Town has record of a Check #3189 dated July 1, 2019 from Carlton Group of NC, LLC for “Rolesville Stoplight assessment” provided.</p>

Overall, Staff finds that only Conditions #3 and #6 still affects or pertains to Lot #6:

- [Condition #3](#) - these Use restrictions are the primary reason the Applicant has applied for the rezoning, as their ultimate development plan does not include any of those listed Zoning specific uses. The original intention of the subdivision and the Office & Professional Conditioned/Special Use Permit zoning never materialized (outside of the Amendment to facilitate an ABC Store). Further, the Town Board of Commissions in 2019 rezoned 4 of the 6 lots, against the guidance of the Comprehensive Plan Future Land Use Map (Commercial), to the residential district of R&PUD, thus going against the original intention of the subdivision as a non-residential Office and professional type of development. **Staff finds the rezoning request is consistent with the Commercial Future land use category and is consistent with properties having lot frontage along a Thoroughfare like Jonesville Road and within short proximity to the Main Street Corridor and future developments like the Wallbrook shopping center.**
- [Condition #6](#) – per LDO Section 6.2.2.1.E., Lot 6 zoned GC adjacent an R&PUD zoned property (interpreted as RM District) will require a Type 3 Perimeter Buffer which is 25' wide with 4 trees per 100 linear feet, 2 understory trees per 100 linear feet, 60 shrubs per 100 linear feet, and a 6' wall. **Staff finds that the LDO Perimeter buffer requirement is equal to or more stringent than the UDO standards referenced in this condition, and recommends this Condition not be carried forward but rather allow the LDO to govern the site development of the lot, which will produce the same purposes and intents of the Condition. It is also noteworthy that Lot 6 abuts a platted open space lot in the Carlton Pointe subdivision, whereas all the other areas subject to this Condition abut (Carlton Pointe) residential lots, and thus the impetus for ensuring a high level of buffering by (Lots 3-6 which have the eastern and southern subdivision outer boundaries) is not directly applicable to Lot 6 given the adjacent land use.**

Regarding the Proposed Conditions of Approval (Attachment 3), the condition removes or prohibits the development of 19 possible future Zoning uses, leaving 29 possible Permitted Uses by-right, and 1 possible Special Use Permit use; Staff has no concerns with that list. The Condition document includes a matrix table detailing the Permitted By-right, Permitted by Special Use Permit, and Prohibited uses.

Summary - Changing the zoning of the subject property from OP-CZ to a General Commercial Conditional Zoning District (GC-CZ) is overall consistent with the current and burgeoning patterns of development in this vicinity and will provide greater potential for Lot 6 to meet the principles and goals of the Main Street Vision Plan, especially if utilizing the Setback Reduction options which foster pedestrianism, urban site design, and higher value and impact economic development.

### **Staff Recommendation**

Based on alignment with the Comprehensive Plan, the Main Street Vision Plan principles and goals, the synergy with the future LAPP project improvements to the Main Street corridor as a whole, and the analysis of the existing Zoning and SUP Conditions, Staff recommends approval of Rezoning Map Amendment case REZ-23-04 – 4502 Vineyard Pine Lane.

## Proposed Motion

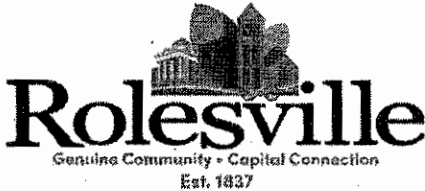
**Motion to Recommend (Approval or Denial) of Rezoning request REZ-23-04 – 4502 Vineyard Pine Lane, to the Town Board of Commissioners.**

## Attachments

	Description	Date
1.	Application	04/11/2023
2.	Rezoning Justification	04/11/2023
3.	Conditions of Approval	04/11/2023
4.	Neighborhood Meeting package	n/a
5.	MA 07-06 Rezoning/Special Use Permit	11/04/2008
6.	Vicinity Map	n/a
7.	Zoning Map (existing)	n/a
8.	Future Land Use Map	n/a

Case No. REZ-23-04

Date rcvd 4-11-23



# Map Amendment Application

## Contact Information

Property Owner MRR Development

Address 10121 Capital Blvd Ste# 105 City/State/Zip Wane Forest, NC 27587

Phone (330) 573-4030 Email Omar@MeinekeNC.com

Developer MRR Development

Contact Name Omar EL-Kaissi

Address 10121 Capital Blvd. Ste # 105 City/State/Zip Wake Forest, NC 27587

Phone (330) 573-4030 Email Omar@MeinekeNC.com

## Property Information

Address 4502 Vineyard Pine Lane

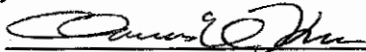
Wake County PIN(s) 1758-45-3022

Current Zoning District OP-CZ Requested Zoning District GC-CZ

Total Acreage 1.45

## Owner Signature

*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Signature  Omar EL-Kaissi Date 4/11/2023

STATE OF NORTH CAROLINA

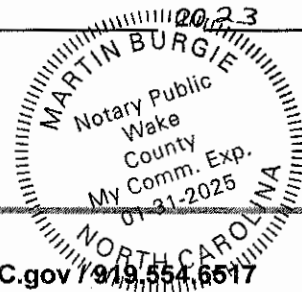
COUNTY OF WAKE

I, a Notary Public, do hereby certify that OMAR EL KAISSI

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 11<sup>th</sup> day of April

My commission expires 1-31-25

Signature  Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



# Map Amendment Application

## Metes and Bounds Description of Property

~~Deed Book 018576 Page 02705 and Book of Maps 2008 Page 0702~~ are attached with legal description and plat showing metes and bounds.

Lined area for providing a legal description of the property.

**Town of Rolesville Planning**

**PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517**







## ATTACHMENT 2 - REZONING JUSTIFICATION

### 4502 Vineyard Pine Map Amendment Justification Statement

The current zoning of OP-CZ contains restrictions of use on the site. The restrictions are too restrictive considering the redevelopment of the Main Street Corridor and the surrounding properties. Rezoning to a General Commercial Conditional Zoning will still limit uses incompatible with the surrounding areas. The rezoning allows more uses compatible with the area, and the proposed conditions limit uses that will not be suitable for the size of the parcel.

## ATTACHMENT 3 - PROPOSED CONDITIONS OF APPROVAL

### CONDITIONS OF APPROVAL

REZ-23-04

4502 Vineyard Pine Lane

Date: 04-11-2023

#### Proposed Rezoning Conditions:

1. Exhibit A shall govern the Permitted by-right, Permitted by Special Use Permit, and Prohibited principal zoning uses that may be established at the subject property.

Per Exhibit A attached, the following list of 19 otherwise Permitted Principal Zoning Uses in the General Commercial zoning district per LDO Table 5.1. shall be prohibited (not permitted).

- College/University
- Bank
- Carwash
- Funeral Home
- Gas Station
- Golf Course
- Lodging
- Recreation, Outdoor
- Tattoo Establishment
- Vape and Tobacco Store
- Vehicle, Rental and Sales
- Vehicle, Minor Service
- Vehicle, Major Service
- Hospital
- Fulfillment Center
- Major Utility
- Major Transportation Installation
- Telecommunication Tower
- Water Storage Tower

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

<b>PERMITTED - 29</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
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)			
<b>Permitted by Special Use Permit - 1</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
			Social Services				
<b>PROHIBITED - 18</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
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							

ATTACHMENT 4 - NEIGHBORHOOD MEETING PACKAGE

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.

<b>PERMITTED - 29</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
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)			
<b>Permitted by Special Use Permit - 1</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
			Social Services				
<b>PROHIBITED - 18</b>							
<b>COMMERCIAL</b>		<b>OFFICE/MEDICAL</b>	<b>CIVIC</b>		<b>INFRASTRUCTURE</b>	<b>INDUSTRIAL</b>	<b>RESIDENTIAL</b>
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.



# MA07-06 (BARRETT VENTURES) SPECIAL USE PERMIT CONDITIONS

DATE: Originally approved on: July 17, 2007  
Amendment approved on: November 3, 2008 (condition number 3 amended)

PROPERTY/DESCRIPTION: Barrett Ventures (Jonesville and Vineyard Pine Lane)

PIN NUMBER: 1758.01 45 3380, 1758.01 45 3466, 1758.01 45 5113

ZONING: O&P-SUD

### SPECIAL USE PERMIT PROVISIONS:

1. Jonesville Road will be improved, widened, and constructed to one-half of a 90 feet right-of-way with 41 feet back of curb to back of curb. This road will include sidewalk, curbing, and guttering. All improvements must be completed before the first certificate of occupancy is issued on any of the six (6) proposed lots.
2. Vineyard Pine Lane will be improved to meet town standards and dedicated as a public street. The town standard for a local residential street is 50 feet right-of-way with 27 feet back of curb to back of curb. This road will include curbing, guttering, and sidewalk on both sides of the road and around the radii. All improvements must be completed before the first certificate of occupancy is issued on any of the six (6) proposed lots.
3. All site plans and uses of the six (6) lots as proposed will come before the Town Board of Commissioners for review. The permitted uses on all six (6) lots as proposed are limited to banks, barber and beauty shops, funeral homes, medical clinics, dentist clinics, professional and administrative offices, libraries, and a Wake County ABC Store. All other proposed uses must be approved by the Town Board of Commissioners.
4. All three existing houses will be removed before any certificate of occupancy is released on any improved lot.
5. The existing vegetation of pine trees along the eastern and southern property lines will remain undisturbed to meet the thirty (30) feet landscaping buffer requirements except for the location of the sanitary sewer line and easement. Where there is no existing vegetation along the eastern and southern property lines, additional landscaping will be required so as to meet the requirements of the ordinances.
6. \$15,000 will be due at the issuance of the certificate of occupancy of the third improved lot. This fee, paid by the developer, will be escrowed towards the funding of the traffic signal at the intersection of South Main Street (US 401) and Jonesville Road.

  
 Frank Eagles  
 Town of Rolesville Mayor

  
 Lynn House  
 Town of Rolesville Clerk

Reviewed and Acknowledged by the Property Owner or Applicant:

  
 Printed Name

  
 Signature

  
 Date







Case: REZ-23-04  
Address: 4502 Vineyard Pine Lane  
PIN: 1758453022  
Date: 2023.04.11

# Vicinity Map

Date Saved: 4/19/2023 11:17 AM

Path: R:\Planning\Shelly Documents\GIS\2023 Project Maps\REZ-23-04 4502 Vineyard Place\REZ-23-04 4502 Vineyard Place.aprx



ABC Store

Townes @ Carlton

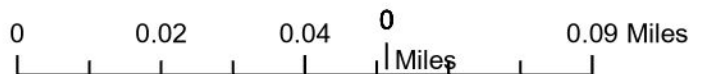
SITE

Carlton Pointe

Prides CRSG

Prides CRSG

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Case: REZ-23-04  
Address: 4502 Vineyard Pine  
PIN: 1758453022  
Date: 2023.04.11

Date Saved: 4/24/2023 2:38 PM

Path: R:\Planning\Shelly Documents\GIS\2023 Project Maps\REZ-23-04 4502 Vineyard Place\REZ-23-04 4502 Vineyard Place.aprx

# Zoning Map

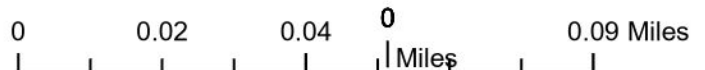
**Legend**

Rolesville\_Zoning\_2  
Zoning Classification

	RL
	RM
	RM-CZ
	RH
	RH-CZ
	R&PUD
	R&PUD-CZ
	MH
	OP
	OP-CZ
	GC
	GC-CZ
	TC
	GI
	GI-CZ



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# ATTACHMENT 8

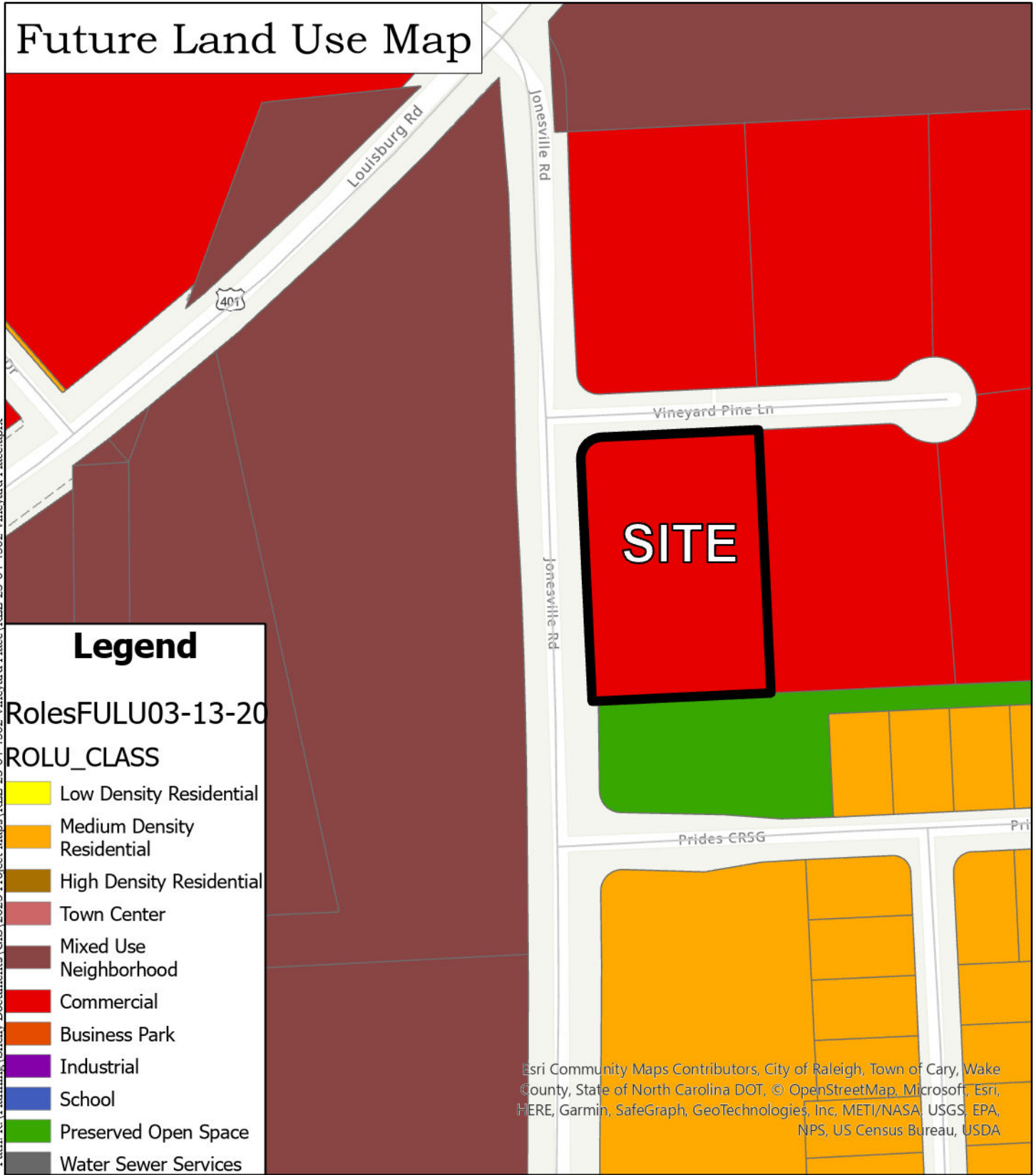


Case: REZ-23-04  
Address: 4502 Vineyard Pine  
PIN: 1758453022  
Date: 2023.04.11

Date Saved: 4/19/2023 11:38 AM

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## Future Land Use Map



### Legend

RolesFULU03-13-20

ROLU\_CLASS

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Town Center
- Mixed Use Neighborhood
- Commercial
- Business Park
- Industrial
- School
- Preserved Open Space
- Water Sewer Services

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