

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  
APRIL 15, 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, April 15, 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

### REZONING NEIGHBORHOOD MEETING NOTICE

### SCARBORO APARTMENTS

To: Neighboring Property Owner  
From: Worth Mills  
Date: **April 4, 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 rezoning is often referred to as “Scarboro Apartments”. The meeting will be held on **Monday, April 15, 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.

This purpose of this meeting is to update neighbors and attendees of the first neighborhood meeting on the changes made both to the zoning conditions and the concept plan. These changes include increased buffering along the future road to those homes along Glenn Circle and to those single-family homes along S. Main Street.

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@longleafpl.com](mailto:wmills@longleafpl.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

<p>WHITAKER, BARRY W WHITAKER, BETTY P 1769003587 PO BOX 1 ROLESVILLE NC 27571-0001</p>	<p>POWERS, MARK R POWERS, MARY K 1759918091 120 S MAIN ST ROLESVILLE NC 27571-9657</p>	<p>ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 1769003095 108 GLENN CIR ROLESVILLE NC 27571-9408</p>
<p>PULLEY, SPENCER HEIRS 1759909525 C/O CLAIRE P SCARBORO 9412 LOUISBURG RD WAKE FOREST NC 27587-6330</p>	<p>WILLOUGHBY, DAPHNE B 1759901581 PO BOX 763 ROLESVILLE NC 27571-0763</p>	<p>BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 1768090437 1632 OAK GROVE CHURCH RD WAKE FOREST NC 27587-7103</p>
<p>BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 1768090349 1632 OAK GROVE CHURCH RD WAKE FOREST NC 27587-7103</p>	<p>MOORE, MICHAEL EDWARD 1759913002 204 BROWN CIR ROLESVILLE NC 27571-9611</p>	<p>COOKE, WILLIS NANCY V 1769002815 115 S MAIN ST ROLESVILLE NC 27571-9658</p>
<p>ROLESVILLE TOWN OF 1759922076 PO BOX 250 ROLESVILLE NC 27571-0250</p>	<p>WIGGINS, BERTIE W 1759904541 PO BOX 70 ROLESVILLE NC 27571-0070</p>	<p>WELLS, ANGELA S 1769003849 113 S MAIN ST ROLESVILLE NC 27571-9658</p>
<p>WIGGINS, BERTIE W 1759904676 PO BOX 70 ROLESVILLE NC 27571-0070</p>	<p>BREWER REAL ESTATE HOLDINGS LLC 1759904168 1100 SILVER OAKS CT RALEIGH NC 27614-9359</p>	<p>WOODBY, THERESA M 1769004281 100 COLEY ST ROLESVILLE NC 27571-9410</p>
<p>HURLBUT, JEANNE B 1769002216 102 GLENN CIR ROLESVILLE NC 27571-9408</p>	<p>PEARCE, LYNDA S 1769003716 207 PERRY ST ROLESVILLE NC 27571-9403</p>	<p>DUPLEX 209 LLC 1759905245 PO BOX 1811 WAKE FOREST NC 27588-1811</p>
<p>GALLAGHER, MICHAEL 1769005049 109 GLENN CIR ROLESVILLE NC 27571-9409</p>	<p>ROLESVILLE, TOWN OF THE 1758980948 PO BOX 250 ROLESVILLE NC 27571-0250</p>	<p>EAGLES, COLUMBUS F III EAGLES, PAMELA S 1759907307 205 S MAIN ST ROLESVILLE NC 27571-9660</p>
<p>AUTERI, DONALD W 1759908823 122 S MAIN ST ROLESVILLE NC 27571-9657</p>	<p>COOKE, MAYLON P COOKE, DOROTHY F 1769003150 PO BOX 12 ROLESVILLE NC 27571-0012</p>	<p>WHITAKER, BARRY WAYNE WHITAKER, BETTY P 1769002594 PO BOX 1 ROLESVILLE NC 27571-0001</p>
<p>DUNN, RICHARD E WOODS, MARDENIA 1758999444 204 SCHOOL ST ROLESVILLE NC 27571-9418</p>	<p>WAKE COUNTY BOARD OF EDUCATION 1758990785 RE SERVICES DIRECTOR 1551 ROCK QUARRY RD RALEIGH NC 27610-4145</p>	<p>PARKER, W H PARKER, DORIS FAYE 1768091558 HAROLD PARKER 149 STONEBRIDGE DR NEW LONDON NC 28127-9115</p>
<p>WIGGINS, BERTIE WALL 1759905567 PO BOX 70 ROLESVILLE NC 27571-0070</p>	<p>EDDINS FAMILY LLC 1769001347 6105 HOPE FARM LN WAKE FOREST NC 27587-8426</p>	<p>HENDERSON, EDDIE C HENDERSON, PATRICIA A 1768094992 112 GLENN CIR ROLESVILLE NC 27571-9408</p>

BRAGDON, JESSE DAVID BRAGDON, JENNIFER KAY 1768096906 111 GLENN CIR ROLESVILLE NC 27571-9409	SUGGS, STEPHANIE SUGGS, ROBERT 1769000796 1906 BENHURST PL MAITLAND FL 32751-4214	SUGGS, STEPHANIE SUGGS, ROBERT 1769001695 1906 BENHURST PL MAITLAND FL 32751-4214
EL-KAISSI, OMAR N EL-KAISSI, SUSIE E 1759906321 207 S MAIN ST ROLESVILLE NC 27571-9660	DURAN-LEMUS, HUGO ALBERTO 1759902826 202 BROWN CIR ROLESVILLE NC 27571-9611	EDDINS FAMILY, LLC 1769002540 6105 HOPE FARM LN WAKE FOREST NC 27587-8426
EDDINS FAMILY, LLC 1769003415 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	EDDINS FAMILY, LLC 1769003452 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	PENDER, DOROTHY JONES 1758997386 2108 US 1 HWY FRANKLINTON NC 27525-8710
NC FOR THE FUTURE LLC 1769000577 248 CHARACTER DR ROLESVILLE NC 27571-9384	PARKER, W H PARKER, DORIS FAYE 1758988411 HAROLD PARKER 149 STONEBRIDGE DR NEW LONDON NC 28127-9115	ROLESVILLE, LLC 1759808293 11016 RUSHMORE DR STE 160 CHARLOTTE NC 28277-4450
COOKE, DOROTHY F 1769002188 104 GLENN CIR ROLESVILLE NC 27571-9408	EDDINS FAMILY LLC 1759904024 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	IBRAHIM & ASSOCIATES LLC 1769004465 6616 PRESCOTT SHORE DR WAKE FOREST NC 27587-8564
DEBNAM, MICHAEL T 1758998460 240 WOODROW AVE BRIDGEPORT CT 06606-3938	YOUNG, PATSY V YOUNG, BOBBY W 1768192148 504 E YOUNG ST ROLESVILLE NC 27571-9433	YOUNG, PATSY V YOUNG, HARRIET D 1768194694 506 E YOUNG ST ROLESVILLE NC 27571-9433
BELL, MORGAN V 1769005278 102 COLEY ST ROLESVILLE NC 27571-9410	MCLEMORE, VIRGINIA S 1769004695 PO BOX 111 ROLESVILLE NC 27571-0111	KEITH, BETTY C KEITH, RALPH BRIAN 1769006376 PO BOX 62 ROLESVILLE NC 27571-0062
COMM DEV LLC 1758998909 1340 CLIFTON POND RD LOUISBURG NC 27549-9080	COMM DEV LLC 1758998560 1340 CLIFTON POND RD LOUISBURG NC 27549-9080	TOWN OF ROLESVILLE 1768094465 PO BOX 250 ROLESVILLE NC 27571-0250
TOWN OF ROLESVILLE 1768098727 PO BOX 250 ROLESVILLE NC 27571-0250	COBBLESTONE CROSSING SPE LLC 1769011435 8480 HONEYCUTT RD STE 200 RALEIGH NC 27615-2261	BARNES, GARY THOMAS BARNES, LINDA Y 1769005582 PO BOX 241 ROLESVILLE NC 27571-0241
LAMM, JAMES R LAMM, LOUISE S 1769004306 101 COLEY ST ROLESVILLE NC 27571-9411	EDDINS FAMILY LLC 1769006794 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	BROYLES, GARY EUGENE 1769100556 406 PERRY ST ROLESVILLE NC 27571-9406

<p>WIGGINS, BERTIE W  1769014083  PO BOX 70  ROLESVILLE NC 27571-0070</p>	<p>DIXON, BESSIE W  1769004915  4908 WALLS COVE LN  ROLESVILLE NC 27571-9481</p>	<p>ZEBLO, JEAN S  1769009459  404 PERRY ST  ROLESVILLE NC 27571-9406</p>
<p>KET REAL ESTATE LLC  1769015048  321 SPRINGMOOR DR  RALEIGH NC 27615-7740</p>	<p>NIMS, MONA  1769008683  405 PERRY ST  ROLESVILLE NC 27571-9407</p>	<p>TOWNSEND, THOMAS NEAL  1769009678  306 E YOUNG ST  ROLESVILLE NC 27571-9554</p>
<p>SYKES, PENNY P  1769006840  707 W NORTH ST  RALEIGH NC 27603-1418</p>	<p>EDDINS FAMILY LLC  1769007628  6105 HOPE FARM LN  WAKE FOREST NC 27587-8426</p>	<p>EDDINS FAMILY LLC  1769007589  6105 HOPE FARM LN  WAKE FOREST NC 27587-8426</p>
<p>HUGHES, BRANDY NICHOLE SOREY,  MICHAEL RYAN  1769008785  300 E YOUNG ST  ROLESVILLE NC 27571-9554</p>	<p>MITCHELL, BOBBIE J  1769006806  PO BOX 86  ROLESVILLE NC 27571-0086</p>	<p>BLACKMER, MARK E BLACKMER, ANNA  S  1769008413  402 PERRY ST  ROLESVILLE NC 27571-9406</p>
<p>EDDINS FAMILY LLC  1769007654  6105 HOPE FARM LN  WAKE FOREST NC 27587-8426</p>		

## EXHIBIT C – ITEMS DISCUSSED

### Applicant Presentation Topics

1. A recap of the rezoning application and proposed TC-CZ zoning district
2. The current RL zoning
3. The rezoning concept plan from the February 19 meeting
4. Neighbor comments and concerns at the February 19 meeting
5. The Applicant's responses to those comments since February 19
  - a. Increased buffering for adjacent neighbors and those who live on Glenn Circle
  - b. Prohibiting balconies facing the Glenn Circle homes
  - c. Confirmed that Parker Ridge is required to construct a new street to connect to E. Young Street
6. An update on the traffic impact analysis (TIA) process
7. An updated concept plan that incorporates the increased buffering
8. A street-level view of the new proposed street and greenway, plus the increased buffering to Glenn Circle homes
9. Updated zoning conditions
10. An exhibit that shows the Scarboro Apartments, Parker Ridge, and Town Campus developments and how each fit into the overall redevelopment of this area

### Neighbor Comments and Questions

1. To prevent cut-through traffic using Perry Street to access E. Young Street, could we install a median to prevent apartment tenants and guests from turning into Perry Street
  - a. Response: We can ask our traffic engineer and NCDOT if there are options to limit movements onto Perry Street
2. Can we increase the fence height along both the shared boundary of the S. Main Street homes and east side of the new street to 8'
  - a. Response: Yes, we will increase the fence heights to 8'.
3. Could we commit to extending the proposed street to intersect with the street Parker Ridge is building on the Town of Rolesville's property?
  - a. Response: We will explore that option as well. This would likely discourage vehicles from using Perry Street as a cut-through to E. Young Street.
4. There is a ditch on 106 Glenn Circle that erodes during heavy rainfall. Can this development address this issue?
  - a. Response: Because our development is downstream of the ditch, our stormwater control measures will not correct that issue. But we can make a site visit and explore ways to better the situation.
5. What is the planned appearance of these apartments?
  - a. Response: The apartments being built in the rear of Cobblestone are a good example for what is planned here.
6. Neighbors want high-quality construction and property management.
7. Neighbors would like to see walkable retail in those areas planned for non-residential or mixed uses
8. What is the development timeline?
  - a. Response: If/when the rezoning is approved, it would likely take 18-24 to construct the buildings.

9. What are the plans for the existing stone house along S. Main Street?
  - a. Response: In our application, we have included a condition that requires the Developer to advertise the home as available to be relocated. If no one wants to voluntarily relocate the home, we plan to demolish it while retaining any useful or historical building materials to use in other projects. The current owners have the priority of selecting which building materials they would like to keep.



## **EXHIBIT D – MEETING ATTENDEES**

1. Worth Mills (Longleaf Law Partners)
2. Peter Crossett (KDM Development Corp)
3. Kenyon Burnham (KDM Development Corp)
4. Courtney McQueen (Qunity)
5. Matthew Shuey (Property Owner)
6. Barbara Shuey (Property Owner)
7. Linda Barnes
8. Betty Abernethy
9. Bobbi Mitchell
10. Mona Nims
11. Anna Blackmer
12. Penny Sykes