

From: [Gruber, Meredith](#)
To: [Marlane Klintworth](#)
Cc: [Bostic, Chris](#); [McFarland, Mical](#); [Elabarger, Michael S](#)
Subject: RE: [External] RE: Sketch Plan Mtg - 302 S. Main St.
Date: Wednesday, January 25, 2023 11:48:10 AM
Attachments: [image001.png](#)

You don't often get email from meredith.gruber@rolesville.nc.gov. [Learn why this is important](#)

Hi Marlane,

I was not able to open the file on my work computer (there's an error message), but I can see the image on my phone. I like it! The location of the building and playground makes sense to me. It will of course need to be reviewed by our full TRC. Please let us know how we can assist you with next steps.

Thanks,

Meredith

Meredith A. Gruber, PLA, AICP

Planning Director

Town of Rolesville

P.O. Box 250

502 Southtown Circle

Rolesville, NC 27571

www.rolesvillenc.gov

919.554.6517

RVL Final Logo



From: Marlane Klintworth <mvkcommercial@gmail.com>

Sent: Sunday, January 22, 2023 2:53 PM

To: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>

Cc: Bostic, Chris <Chris.Bostic@kimley-horn.com>; McFarland, Mical <mical.mcfarland@rolesville.nc.gov>; Elabarger, Michael S <michael.elabarger@rolesville.nc.gov>

Subject: Re: [External] RE: Sketch Plan Mtg - 302 S. Main St.

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Meredith,

Hope you are having a great weekend. Thanks for the potential sketch that you sent. Unfortunately The Learning Experience has specific playground requirements for their equipment.

We have looked at this every way possible, and attached is an option that we think we could make work. It still needs to be tweaked some, but thoughts on this idea?

Thanks

Marlane Klintworth

MVK Commercial Realty, Inc

919-868-4472

On Thu, Jan 12, 2023 at 3:59 PM Gruber, Meredith <meredith.gruber@rolesville.nc.gov> wrote:

Hi Chris,

Planning staff met today to review the layout for 302 S. Main St. We have some concern about the amount of asphalt that is close to Main Street with the parking area being up front. We do have a provision in the LDO to reduce setbacks (with the interpretation that the street buffer may be reduced also) in General Commercial along Main Street. See setback reductions in [section 3.2.1](#). See if this is anything that would work for your team. The attached sketch shows possible building placement with the setback reduction.

Thanks,

Meredith

Meredith A. Gruber, PLA, AICP
Planning Director

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502 Southtown Circle

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RVL Final Logo



From: Bostic, Chris <Chris.Bostic@kimley-horn.com>

Sent: Monday, January 9, 2023 8:25 AM

To: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>

Cc: McFarland, Mical <mical.mcfarland@rolesville.nc.gov>; Elabarger, Michael S <michael.elabarger@rolesville.nc.gov>; Marlane Klintworth <mvkcommercial@gmail.com>

Subject: [External] RE: Sketch Plan Mtg - 302 S. Main St.

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Good morning Meredith.

Hope you had a good weekend.

As discussed at our pre-application meeting, we further evaluated the street buffers along Main Street and Old Rogers Road.

The attached exhibit and calculations shows that we meet the total required streetscape by averaging the 30' requirement on Main Street and the 10' requirement on Old Rogers Road.

Can you confirm that this will be an acceptable avenue to meet the ordinance requirement?

Let us know if there are any questions.

Thank you.

Chris

Chris Bostic, P.E.

Kimley-Horn | 421 Fayetteville Street, Suite 600, Raleigh, NC 27601

Direct: 919 653 2927 | Mobile: 919 623 0414

From: Marlane Klintworth <mvkcommercial@gmail.com>

Sent: Wednesday, December 7, 2022 8:34 PM

To: Elabarger, Michael S <michael.elabarger@rolesville.nc.gov>; Bostic, Chris <Chris.Bostic@kimley-horn.com>

Cc: Gruber, Meredith <meredith.gruber@rolesville.nc.gov>; McFarland, Mical <mical.mcfarland@rolesville.nc.gov>

Subject: Re: Sketch Plan Mtg - 302 S. Main St.

Michael,

Attached is our application for the sketch plan meeting along with our sketch.

Project description - development and construction of a preschool/Daycare Center on 1.25 acres located at 302 S Main St, Rolesville.

Thank you.

Marlane Klintworth

MVK Commercial Realty, Inc

919-868-4472

On Wed, Dec 7, 2022 at 11:23 AM Elabarger, Michael S <michael.elabarger@rolesville.nc.gov> wrote:

Hello,

The Planning Director and I are available at this time, and hopefully the Economic Development Director as well.

Property - <https://maps.raleighnc.gov/imaps/?pin=1759808293> /

<http://rodcrpi.wakegov.com/booksweb/pdfview.aspx?docid=107568434&RecordDate=>

Attached is an email thread that captures most of the prior conversation and due diligence on this lot.

Please submit the Application for the Sketch Plan to me at your first opportunity, and reminder that some form of a project description and drawing ("sketch plan") is required.

Thank you!

Mike Elabarger

Senior Planner

Microsoft Teams meeting

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ncgov@m.webex.com

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[+1 984-204-1487,733768337#](tel:+1984-204-1487,733768337#) United States, Raleigh

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