



Memo

To: Town of Rolesville Planning Board
From: Michael Elabarger, Senior Planner and Meredith Gruber, Planning Director
Date: March 25, 2024
Re: 111-113-115 W. Young Street
Rezoning REZ-23-07

Background

The Town of Rolesville Planning Department received an initial Rezoning application (attached) in November 2023 for 1.57 acres consisting of three (3) lots on the southern side of W. Young Street just west of Main Street. The properties are within the Town's corporate limits. The request is to change the zoning from the existing Residential Low (RL) zoning district to a General Commercial Conditional Zoning District (GC-CZ). The submittal includes a set of proposed Conditions of Approval (attached) which specify the intent for a project to include a maximum of seven (7) upper-story residential units and between 5,000 and 30,000 square feet of nonresidential floorspace.

Applicant Justification

The Applicant included a justification statement (attached) with the initial application for the rezoning request. It notes the proposed conditions of approval will limit the types of commercial uses allowed as well as the number of upper-story dwelling units.

Neighborhood Meetings

The Applicant conducted a neighborhood meeting on February 27, 2023, and the neighborhood meeting package is attached.

Comprehensive Plan

Land Use

The 2017 Comprehensive Plan's Future Land Use Map designates the subject property as appropriate for **Medium Density Residential** development. Per the Plan, this is defined as:

Predominantly single-family residential uses with portion of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five (3-5) dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.

Community Transportation Plan

The Town of Rolesville’s Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections.

Thoroughfare Recommendations

- W. Young Street is proposed to be a two (2) lane with Two Way Left Turn Lane, Curb & Gutter, Bike Lanes, and Sidewalk.

Intersection Recommendations

- The Young and Main Streets intersection was recommended for improvements and access management, which is being completed per the LAPP Main Street project currently under construction.

Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian and bicycle routes are shown in the following locations:

- A Sidepath is proposed along Young Street.
- Bike lanes are proposed along Young Street.

Consistency

The Applicant’s rezoning request is consistent with the Town of Rolesville’s Comprehensive Plan for the following reasons:

- The proposed nonresidential floorspace and upper-story residential units, while not the predominant use in Medium Density Residential, are still appropriate in the Medium Density Residential Future Land Use designation area.
- The Main Street Vision Plan and the proposed development’s downtown location, adjacent to the Cobblestone mixed use development, must also be considered. The proposed uses for 111, 113, and 115 W. Young Street will create a transition between downtown mixed use at Cobblestone to residential and lower intensity commercial uses nearby.

Traffic / Traffic Impact Analysis

The Applicant provided a Trip Generation letter performed by Kimley-Horn (attached). This analysis utilized the proposed scope of development contained within the proposed Conditions of Approval. See clip below detailing trip generation.

Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Multifamily Housing, Low-Rise (LUC 220)	7 d.u.	60	60	6	19	15	9
General Office (LUC 710)	30,000 SF	204	204	52	7	10	51
Total Net New External Trips		264	264	57	27	25	60

- The analysis is based on the maximum non-residential square footage (i.e. worst case), rather than the minimum or some amount in between.
- The analysis took into account NO internal capture of trips – example, trips for the non-residential made by the 7 residential units (i.e. internal and thus no actual new trips generated), or visitors to the property visiting more than 1 use on the property (there are no controls on how the non-residential square footage is developed, it could be one tenant/end-user or it could be a multi-tenant development with complimentary uses.
- Even with the above very liberal measures, the thresholds for Daily and Peak Hour trips were just over the minimums.

Due to the above points, the Land Development Administrator (LDA) waived the requirement for a TIA at this point of rezoning entitlement, and proposed Condition #4 commits to the project/development performing a TIA if 20,000 SF or more are proposed via a Site Development Plan application at a later date.

Development Review

The Technical Review Committee (TRC) reviewed two (2) versions of the Rezoning application, with all comments pertinent to the consideration of the proposed District and Conditions of Approval being addressed.

Staff Recommendation

Staff recommends approval of rezoning request REZ-23-07 due to the consistency with the Comprehensive Plan and the synergy with new development (Cobblestone) as well as the community as a whole.

Proposed Motion

Motion to recommend (approval or denial, along with mention of consistency or inconsistency with the Comprehensive Plan) to the Town Board of Commissioners of REZ-23-07, 111-113-115 W. Young Street.

Attachments

1	Vicinity Map
2	Existing Zoning Map
3	Future Land Use Map
4	Map Amendment Application and
5	Applicant Statement of Justification
6	Proposed Conditions of Approval
7	Neighborhood Meeting Package – November 01, 2023
8	Trip Generation Letter dated March 12, 2024

ATTACHMENT 1



Case: REZ-23-07
Address: 111,113,115 W. YOUNG
PIN: 1769014751, 1769014840, 1769014849
Date: 2024.03.18

Vicinity Map



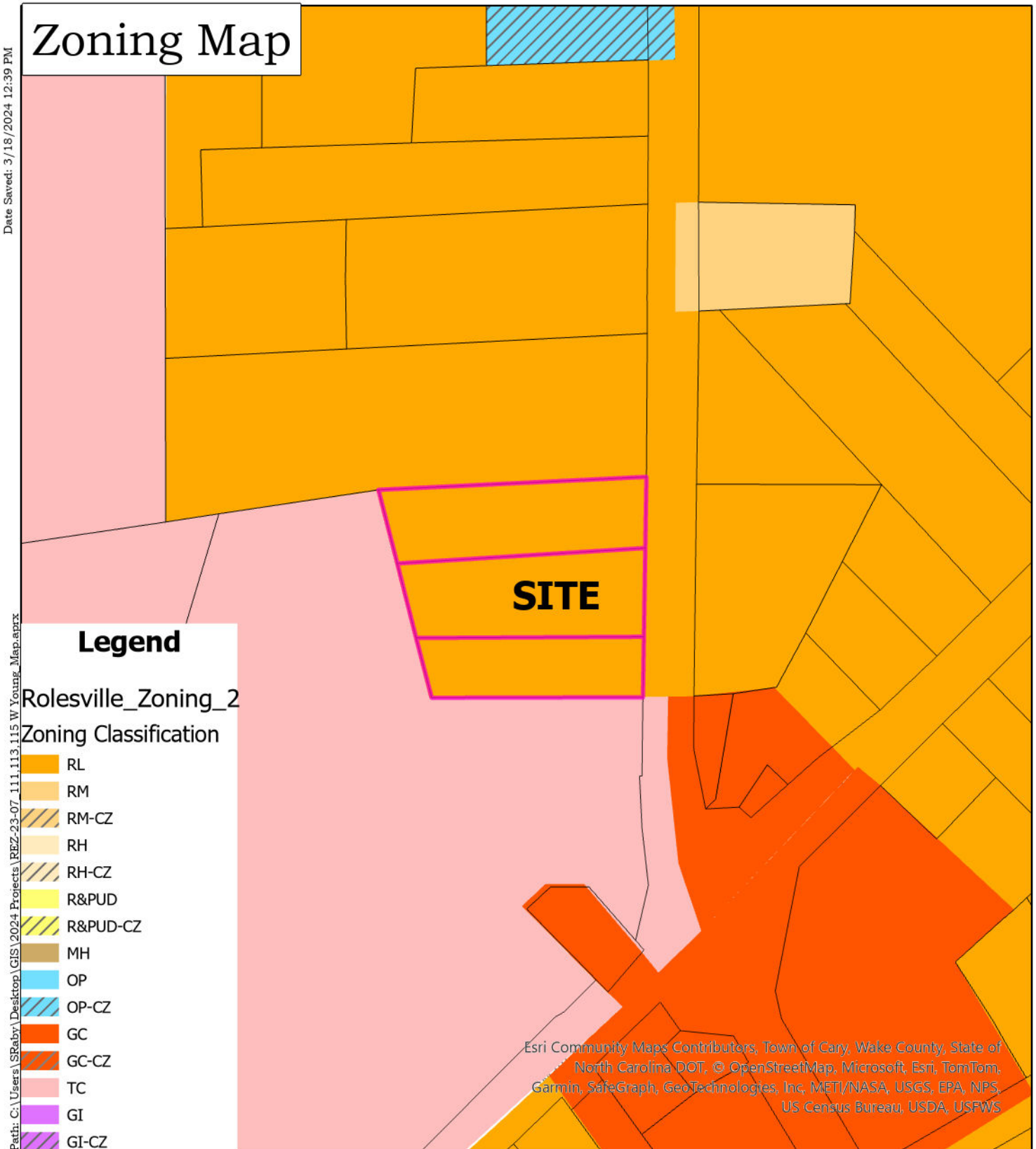
Esri Community Maps Co... State of North Carolina DC... TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, NC CGIA, Maxar, Microsoft



ATTACHMENT 2



Case: REZ-23-07
Address: 111,113,115 W YOUNG
PIN: 1769014751, 1769014840, 1769014849
Date: 2024.03.18



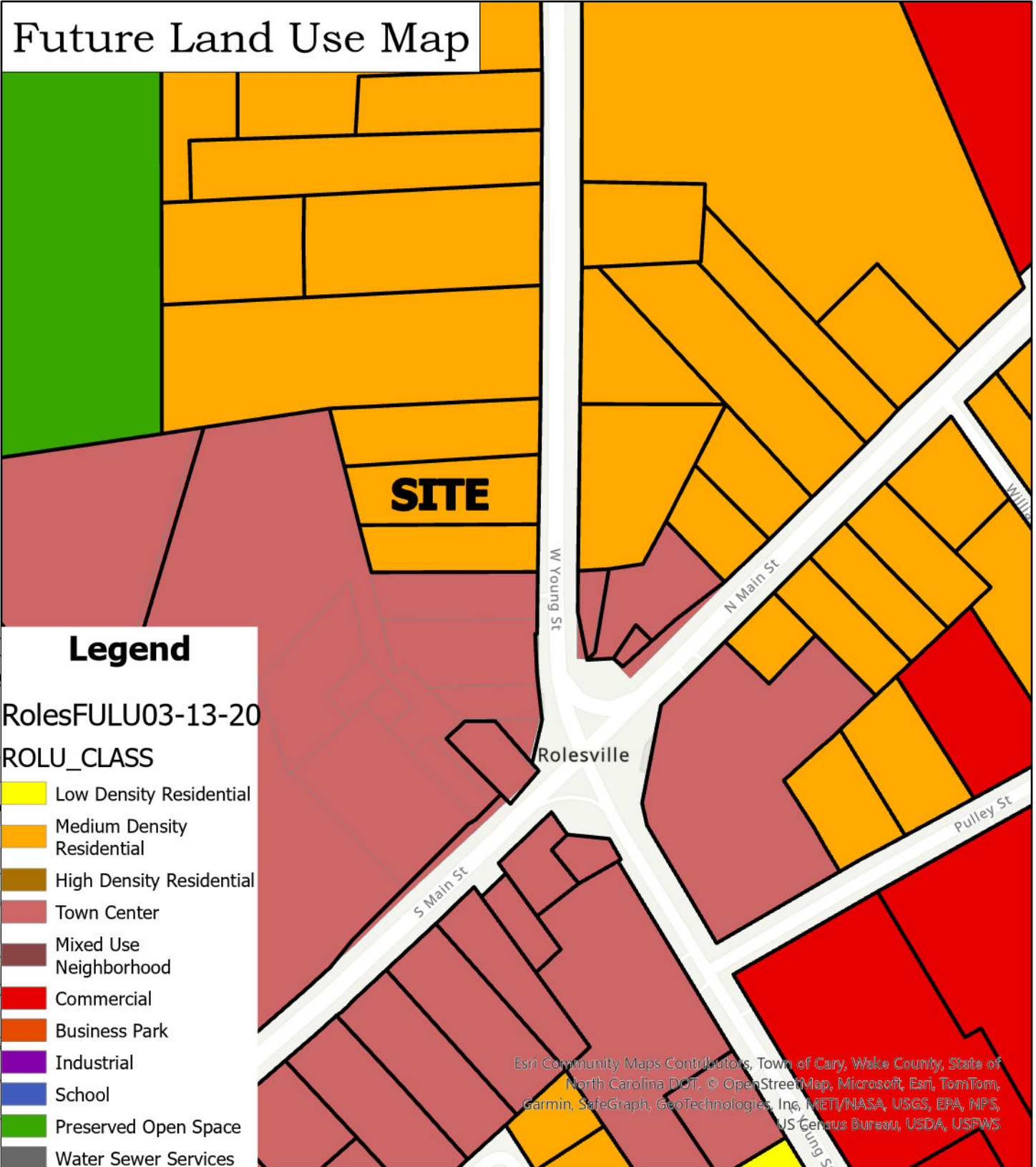
ATTACHMENT 3



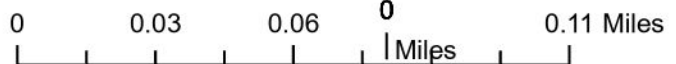
Case: REZ-23-07
Address: 111,113,115 W YOUNG
PIN: 1769014751, 1769014840, 1769014849
Date: 2024.03.18

Date Saved: 3/18/2024 1:17 PM

Future Land Use Map



Path: C:\Users\SRaby\Desktop\GIS\2024 Projects\REZ-23-07_111.113.115 W Young_Map.aprx





ATTACHMENT 4 - APPLICATION

Case No. REZ-23-07
Date rcvd 11-28-2023

Map Amendment Application

Contact Information

Property Owner Wesley and Roxey Wilkins

Address 115 W. Young St City/State/Zip Rolesville, NC 27571

Phone _____ Email _____

Developer The Joel Fund

Contact Name Brooke Dickart

Address 822 S. White Street City/State/Zip Wake Forest, NC 27587

Phone (919) 247-9333 Email brooke@thejoelfund.org

Property Information

Address 111, 113, and 115 W. Young Street

Wake County PIN(s) 1769-01-4751, 1769-01-4840, and 1769-01-4849

Current Zoning District RL Requested Zoning District GC-CZ

Total Acreage 1.57

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 *Roxey Wilkins Wesley Wilkins* Date 11-27-23

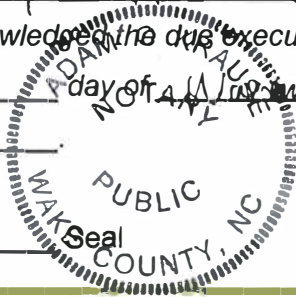
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Wesley Wilkins Roxey Wilkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27 day of November 2023.

My commission expires 06/08/2024

Signature *Adam C. Kraus*



Town of Rolesville Planning

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

ATTACHMENT 5 - JUSTIFICATION STATEMENT

V1 - REZ-23-07

111, 113, and 115 W. Young Street **Justification Statement**

1. Is the application consistent with the Comprehensive Plan / other applicable adopted town plans?

Response. The Town's Future Land Use Map designates these three properties as Medium Density Residential. Medium Density Residential recommends residential density between three and five units per acre. The proposed conditional use rezoning request proposes a maximum of seven units total, which equates to approximately 4.5 units per acre across the assemblage. Additionally, this land use designation calls for limited non-residential uses. The proposed rezoning permits a limited range of non-residential, and at a scale that respects adjacent residential uses. Thus, the proposed conditional use rezoning application is consistent with the Rolesville Future Land Use Plan.

2. Is it in conflict with any provision of the LDO or the Town Code of Ordinances?

Response. The Project intends to comply with all parts of the LDO and Town Code of Ordinances.

3. Does the application correct any errors in the existing zoning present at the time it was adopted?

Response. The application does not correct any errors in the existing zoning.

4. Does it allow uses that are compatible with existing and allowed uses on surrounding land?

Response. The proposed conditional use rezoning would allow for seven total dwelling units and limited non-residential uses. The assemblage of property is located near the Young Street and Main Street intersection, which is the heart of the Rolesville town center and where one would expect to see a variety of nonresidential uses and dense residential development. Additionally, the properties immediately west of the assemblage are zoned Town Center (TC), which is appropriate for the core of Rolesville and permit both residential and nonresidential uses. Thus, the proposed rezoning to GC-CZ is compatible with existing and allowed land uses in the nearby area.

5. Would it ensure efficient development within the town, including the capacity and safety of the street network, public facilities, and other similar considerations?

Response. The proposed rezoning and development would require street improvements and streetscape along W. Young Street, which is classified as a "2 Lane with Two Way Left Turn Lane". Enhanced vehicular and pedestrian infrastructure along this development is important for the build out of the Rolesville town center.

6. Would it result in a logical and orderly development pattern?

Response. Yes, the rezoning and redevelopment of these three properties for a mix of uses is consistent with nearby development near the Rolesville town center.

7. Would it result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

Response. No, there are no environmentally sensitive areas on the assemblage. The properties were previously developed and cleared for residential uses, and there are few existing trees. The proposed uses would not have adverse noise impacts to adjacent properties.

8. Does the conditional rezoning addresses the impacts reasonably expected to be generated by the development or use of the site, can reasonably be implemented and enforced for the subject property, and if it will mitigate specific issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district.

Response. The zoning conditions limit the types of commercial uses permitted and the number of dwelling units, which will help mitigate impacts from a GC base zoning district.

REZ-23-07, W. Young Street
Conditions of Approval
March 19, 2024

1. The proposed General Commercial Conditional Zoning (GC-CZ) District shall allow Principal Uses per Exhibit A (Uses Permitted, Uses by Special Use Permit, Uses Prohibited).
2. No more than seven (7) upper-story dwelling units shall be permitted on the Property.
3. Nonresidential uses shall not be less than 5,000 square feet of gross floor area, and shall not exceed 30,000 square feet of gross floor area.
4. A traffic impact analysis shall be required for a Site Development Plan that includes at least 20,000 square feet of gross floor area of Office and Medical Uses as defined in LDO Section 5.1.1.

REZONING OF PROPERTY CONSISTING OF +/- 1.57 ACRES,
LOCATED NORTHWEST OF THE S. MAIN STREET AND W. YOUNG STREET
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
FEBRUARY 27, 2024

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, February 27, 2024 at 6:00 p.m. The property considered for this potential rezoning totals approximately 1.57 acres, and is located northwest of the S. Main Street and W. Young Street intersection, in the Town of Rolesville, having Wake County Parcel Identification Numbers 1769-01-4751, 1769-01-4840, and 1769-01-4849. 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



To: Neighboring Property Owner
From: Worth Mills
Date: February 16, 2024
Re: Neighborhood Meeting for Rezoning of 111, 113, and 115 W. Young Street (REZ-23-07 / W. Young Street)

You are invited to attend an informational meeting to discuss the proposed rezoning of 111, 113 and 115 W. Young Street (with Property Identification Numbers (PINs) 1769-01-4751, 1769-01-4840, and 1769-01-4849). The meeting will be held on **Tuesday, February 27, 2024, from 6:00 PM until 7:00 PM**, at the following location:

**Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571**

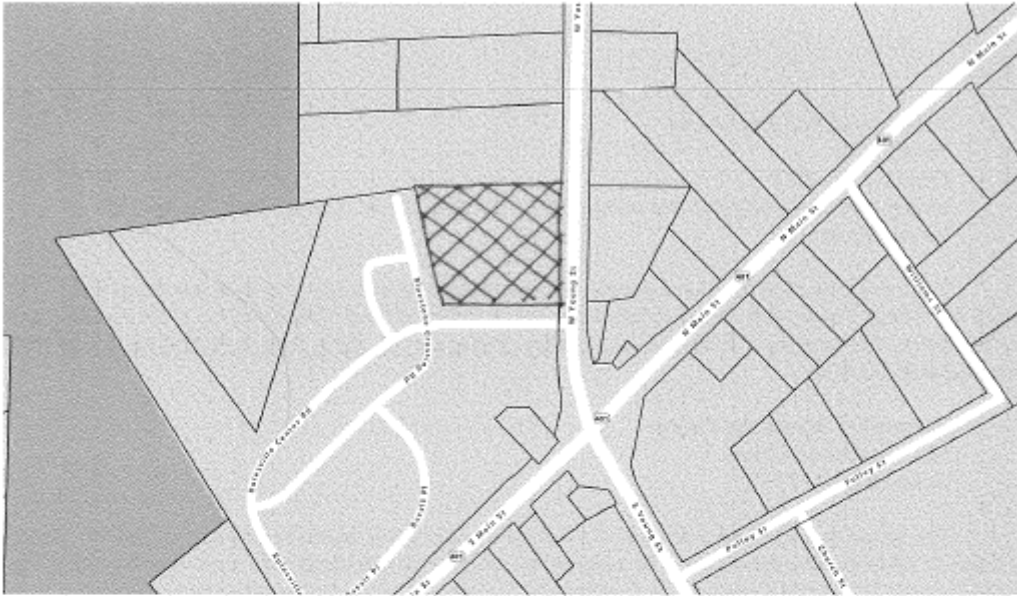
The property totals approximately 1.57 acres in size and is located northwest of the W. Young Street and S. Main Street intersection. The property is currently zoned Residential Low Density (RL). The proposed zoning is General Commercial, Conditional Zoning (TC-CZ). The purpose of the rezoning is to facilitate a veteran housing project with ground-floor meeting space.

The Town of Rolesville requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to the rezoning being heard by the Planning Board. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

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@longleaflp.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

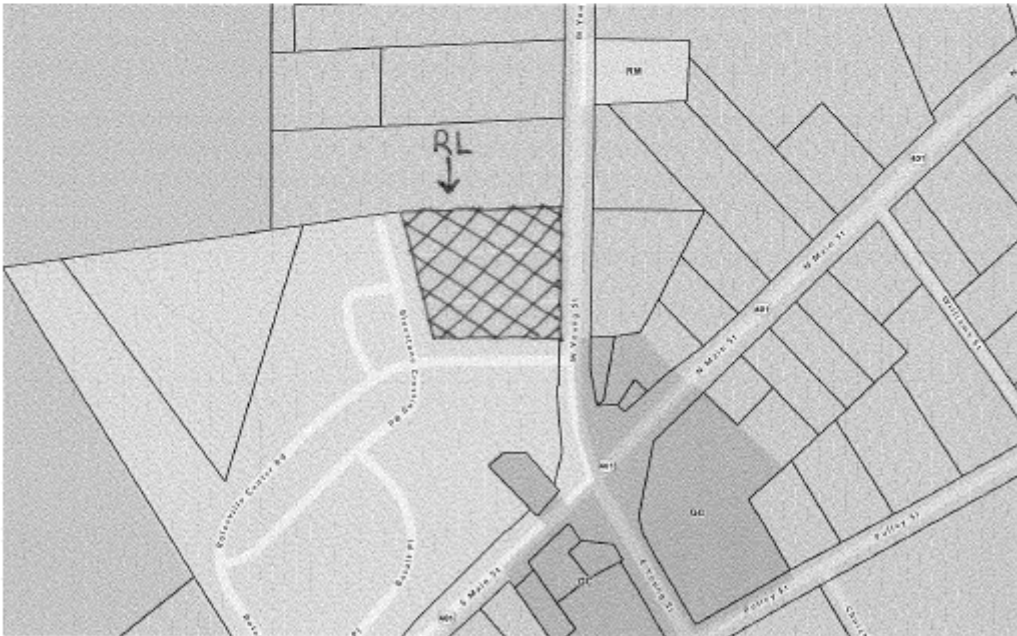


EXHIBIT B – NOTICE LIST

WOODLIEF, DONNIE LEE WOODLIEF,
PATSY EDDINS
1769021117
6609 FOWLER RD
ZEBULON NC 27597-8303

EDDINS FAMILY LLC
1769015274
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

WOODLIEF, DONNIE LEE WOODLIEF,
PATSY EDDINS
1769024116
6609 FOWLER RD
ZEBULON NC 27597-8303

LITTLE HOUSE LLC
1769120094
PO BOX 239
ROLESVILLE NC 27571-0239

WILKINS, WESLEY C WILKINS, ROXEY M
1769014849
115 W YOUNG ST
ROLESVILLE NC 27571-9516

BANNER, WENDY LEIGH
1769018744
2601 TRICKLE CT
RALEIGH NC 27615-3874

SELF, LINDA ESTELLE MERRITT WILKINS,
ROXEY M
1769014751
115 W YOUNG ST
ROLESVILLE NC 27571-9516

EDDINS FAMILY LLC
1769019527
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

EDDINS FAMILY LLC
1769110620
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769022455
PO BOX 263
ROLESVILLE NC 27571-0263

WOOD, MATTHEW DAVID WOOD,
MISTY LEE
1769111881
112 N MAIN ST
ROLESVILLE NC 27571-9643

ROLESVILLE TOWN OF
1769017516
PO BOX 250
ROLESVILLE NC 27571-0250

KET REAL ESTATE LLC
1769015048
321 SPRINGMOOR DR
RALEIGH NC 27615-7740

WILLIAMS, SUSIE H
1769016663
7904 AUBUBON DR
RALEIGH NC 27615

JONES, CHARLES S JONES, SHARON K
1769027000
3905 MANLY FARM RD
WAKE FOREST NC 27587-8494

PRIVETTE PROPERTIES LLC
1769015401
PO BOX 116
ROLESVILLE NC 27571-0116

WILKINS, ROXEY MANGUM WILKINS,
WESLEY C SR
1769014840
115 W YOUNG ST
ROLESVILLE NC 27571-9516

WARD, ROBERT F JR
1769110685
108 N MAIN ST
ROLESVILLE NC 27571-9643

WOODLIFE INVESTMENTS II LLC
1769018978
PO BOX 1085
WAKE FOREST NC 27588-1085

BERNARD, BLANCA C
1769111730
110 N MAIN ST
ROLESVILLE NC 27571-9643

ROLESVILLE TOWN OF
1769017654
PO BOX 250
ROLESVILLE NC 27571-0250

ROLESVILLE TOWN OF
1759922076
PO BOX 250
ROLESVILLE NC 27571-0250

MITCHELL, ROBERT L JR LILES,
MARGARET SUE
1769111411
4313 BIRMINGHAM WAY
RALEIGH NC 27604-4858

TELECOM TOWERS LLC
1759918780
PO BOX 723597
ATLANTA GA 31139-0597

EDDINS FAMILY LLC
1769016246
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

DRCW INVESTMENTS LLC
1769018892
PO BOX 1736
WAKE FOREST NC 27588-1736

EDDINS FAMILY LLC
1769018387
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

HAMILTON, ELIZABETH WILLIAMS
WILLIAMS, FRED J III
1769017801
7904 AUDUBON DR
RALEIGH NC 27615-3407

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769024499
PO BOX 263
ROLESVILLE NC 27571-0263

DRAGONFLY INVESTMENTS NC LLC
1769015157
15405 NEW LIGHT RD
WAKE FOREST NC 27587-8633

COLUMBIA PARK EAST MHP-KB LLC
1769029362
8480 HONEYCUTT RD STE 200
RALEIGH NC 27615-2261

PEARCE, LINDA WILLIAMS PRYOR,
CHRISTY LYNN
1769023248
1100 SILENT BROOK RD
WAKE FOREST NC 27587-7138

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769020472
PO BOX 263
ROLESVILLE NC 27571-0263

MAY, WILLIAM A
1769023002
PO BOX 248
ROLESVILLE NC 27571-0248

HESS PROPERTY GROUP LLC
1769024347
6624 RIDGE SPRING RD
ZEBULON NC 27597-7525

PEOPLES, DAVID S III MACKO, STEVEN J
1769027139
10534 ARNOLD PALMER DR
RALEIGH NC 27617-7775

ROLESVILLE RURAL FIRE DEPT INC
1769017022
PO BOX 249
ROLESVILLE NC 27571-0249

HENDERSON, LIONEL R HENDERSON,
CYNTHIA A
1769029063
7909 RIVER RIDGE RD
WAKE FOREST NC 27587-9355

MITCHELL, ROBERT LEE
1769110317
PO BOX 81
ROLESVILLE NC 27571-0081

COBBLESTONE CROSSING SPE LLC
1769011435
8480 HONEYCUTT RD STE 200
RALEIGH NC 27615-2261

EXHIBIT C – ITEMS DISCUSSED

No topics were discussed because no neighbors attended the meeting.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Brooke Dickhart (Applicant)
3. Rick Bowers (Applicant)



KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

February 12, 2024

Meredith Gruber, PLA, AICP
Planning Director
Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571



RE: *W. Young Street Rezoning, Rolesville, NC – Trip Generation Analysis*

Kimley-Horn has prepared an analysis of the trip generation potential of the proposed rezoning of the properties located at 111-115 W. Young Street in Rolesville, NC. It is our understanding that the proposed rezoning would allow up to 30,000 square feet (SF) of non-residential space and up to 7 upper-floor dwelling units.

The trip generation potential of the proposed rezoning was determined using data from the 11th Edition of the ITE *Trip Generation Manual*. Trips for the non-residential space were generated as general office space (LUC 710), while the top-floor dwellings were generated as low-rise multifamily (LUC 220) as that category was identified as the closest land use provided in ITE. The trip generation potential of the land uses allowed under the proposed rezoning is summarized in Table 1 below, and trip generation calculations are attached. To be conservative, no internal capture was applied between uses even though interaction between the uses is expected.

Table 1 ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Multifamily Housing, Low-Rise (LUC 220)	7 d.u.	60	60	6	19	15	9
General Office (LUC 710)	30,000 SF	204	204	52	7	10	51
Total Net New External Trips		264	264	57	27	25	60

Table 1 shows that the proposed zoning maximums would generate approximately 528 new trips on a typical weekday, with 84 new trips in the AM peak hour and 85 new trips in the PM peak hour. While these calculated trips are above the Town’s thresholds of 500 daily or 50 peak hour trips, the conservative nature of the calculations (no internal capture, potential for double-counted trips between the uses, etc.) is expected to provide conservative results.

If you have any questions, please feel free to contact me at kevin.dean@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.


Kevin Dean, P.E.
Project Manager

W. Young Street Rezoning

Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
220 Multifamily Housing (Low-Rise)	7 d.u.	120	60	60	25	6	19	24	15	9
710 General Office Building	30,000 s.f.	408	204	204	59	52	7	61	10	51
Total Net New External Trips		528	264	264	84	57	27	85	25	60