



Planning Board Meeting
January 23, 2023
7:00 p.m.

AGENDA

A. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Swearing-in of Planning Board Member Tisha Lowe
4. Election of Chair and Vice-Chair
5. Approval of December 19, 2022 Planning Board Meeting Minutes

B. Regular Agenda

1. MA 22-07 – 503 S. Main Street Map Amendment (Rezoning)
2. TA 23-01 – LDO Round 4, Notification Letter Requirements

C. Communications

1. Planning Director's Report
 - a. Update on Previous Planning Board Recommendations
 - b. December Development Report
 - c. Other
2. Town Attorney's Report
3. Other Business
4. Adjournment



Planning Board Meeting
December 20, 2022 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman Donnie Lawrence, Board Member
Mike Moss, Vice-Chairman Steve Hill, Board Member
Jim Schwartz, Board Member Davion Cross, Board Member
Derek Versteegen, Board Member Erin Catlett, Deputy Town Attorney
Meredith Gruber, Planning Director Mike Elabarger, Senior Planner
Shelly Raby, Planning Board Clerk/Planner Jordan Prince, Development Specialist

ABSENT: Michelle Medley, Commissioner/Planning Board Liaison

A. CALL TO ORDER

Chairman Powers called the meeting to order at 7:00 p.m.

A.1. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

A.2. INVOCATION

Vice-Chairperson Moss delivered the invocation.

A.3. APPROVAL of October 24, 2022, Planning Board meeting minutes

Moved by Board Vice-Chairman Mike Moss and Seconded by Board Member Steve Hill. The motion to approve the minutes of October 24, 2022, carried by unanimous vote.

B. REGULAR AGENDA

B.1. MA 22-11 - 207 N. Main Street Map Amendment (Rezoning)

Mr. Elabarger described the proposed Map Amendment application, and the possible uses in a Conditional Zoning District (CZ).

There were no public speakers.

Moved by Vice-Chairperson Mike Moss and Seconded by Board Member Davion Cross. The motion to recommend approval of MA 22-11, was carried by a unanimous vote.

B.2. MA 21-10 - Tom's Creek Map Amendment (Rezoning)

Ms. Gruber described the proposed Map Amendment and Annexation Petition. Mr. Westmoreland of Toll Brothers, Ms. Holloman of McAdams, Ms. Chase of Exult Engineering, Mr. Sanchez of McAdams, and

Mr. Peach of Stantec answered questions regarding a cluster subdivision definition, density, lot size, the current wetland pond and dam, the proposed amenity center, amenity center parking, retaining wall locations, impervious surface coverage amounts, soft versus hard greenway surfaces and open space, as well as traffic concerns on Forestville and Burlington Mills Road.

There were six (6) public speakers in opposition

1. **Catherine Ann Keith, 4244 Burlington Mills Rd. Wake Forest, RO ETJ-** Ms. Keith cited concerns regarding Wall Creek cemetery requesting fencing be installed along her property, adding a right-turn-only out of the subdivision, and asking what to do if her well runs dry from blasting?

2. **Kelly Jennings, 3901 Burlington Mills Rd. Wake Forest, RO ETJ-** Ms. Jennings cited traffic and road widening concerns in fear of her business, Harvest Moon located on the corner of Burlington Mills Road and Forestville Road.

3. **Amy Bonis, 11316 Centaur Rd. Wake Forest, RO ETJ-** Ms. Bonis cited density concerns.

4. **Dan Jennings, 3901 Burlington Mills Rd. Wake Forest, RO ETJ-** Mr. Jennings cited traffic and road widening concerns in fear of his wife's business, Harvest Moon located on the corner of Burlington Mills Road and Forestville Road as well as the Heritage Market which he is a co-owner of, on the adjacent corner of Burlington Mills Road and Forestville Road.

5. **Najla Carlton, 4909 Tuckahoe Trace Wake Forest, RL-** Ms. Carlton cited concerns about the community well and asked if the developer would be willing to complete a before and after flow and sedimentation report. Mr. Westmoreland of Toll Brothers was in agreement with this request.

6. **Rhonda Renee Eddins, 3913 Burlington Mills Rd. Wake Forest, RL –** Ms. Eddins requested notification of the road improvements to Burlington Mills.

There was no public speaking in favor of the rezoning request.

At the request of the Planning Board, Mr. Jeff Westmoreland of Toll Brothers agreed to table the discussion until the January 23, 2023, meeting, allowing his team to investigate the following:

- a. The impact on Forestville and Burlington Mills Road
- b. The net gross number of the park and open space
- c. Pond /dam impacts and replacement concerns
- d. If a stop light may be installed sooner after another evaluation of the traffic
- e. The Greenway trail connectivity and hard versus soft surface
- f. The possibility of conducting a flow and sedimentation before and after report
- g. The notification of proposed site work affecting Burlington Mills Road residents

Moved by Board Member Derek Versteegen and Seconded by Board Member Jim Schwartz. The motion to continue the discussion of MA 21-10 – Tom's Creek Rezoning until the January 23, 2023, Planning Board Meeting, was carried by a 5 to 1 vote with Board Members Versteegen, Schwartz, Cross, Hill, and Lawrence, voting aye and Vice-Chairperson Moss voting nay. The Planning Board's request to continue the discussion to the next meeting was based on further investigation of items (a-g) listed above.

B.3. TA 22-02 Applicant Initiated Text Amendment/ MA 22-09 Map Amendment (Rezoning) – Jones Dairy Storage

Mr. Elabarger reviewed the text amendment and map amendment request. Ashley Honeycutt Terrazas of Parker Poe, Sean McKinley of Rivercrest Realty Investors, and Garrett Frank of Timmons Group answered questions regarding Jones Dairy School (parking/drop off site), RV storage (no on-site RV

storage), building height (1-story), pond fencing, road width widening of Jones Dairy Rd., tree preservation, lighting, and safety concerns, limiting access to 11 pm – 5 am and materials that will be used for the exterior.

There were no public speakers.

Moved by Board Member Donnie Lawrence and Seconded by Board Member Steve Hill. The motions to approve TA 22-02 Applicant Initiated Text Amendment and MA 22-09 Map Amendment (Rezoning) carried by unanimous vote.

C. COMMUNICATIONS

C.1. Planning Director's Report

Ms. Gruber gave an update on previous Planning Board recommendations, noting the Development Reports are on the website. Ms. Gruber also took a moment to present Mr. Mark Powers with a plaque to thank him for his 16 years of service.

C.2. Town Attorney's Report

None currently.

C.3. Other Business

Mr. Derek Versteegen was sworn in as a Planning Board member to fill the vacant position left by Ms. Reynorda Pryor in August.

C.4. Adjournment

Board member Donnie Lawrence made a motion to Adjourn, seconded by Member Derek Versteegen, and the motion was carried by unanimous vote. The meeting adjourned at 10:32 p.m.

Mike Moss, Planning Board Vice-Chairman

Shelly Raby, Planning Board Clerk



Memo

To: Planning Board
From: Michael Elabarger, Senior Planner
Date: January 17, 2023
Re: MA 22-07 – 503 South Main Street Rezoning

UPDATE: The Planning Board previously reviewed and recommended Approval of MA 22-07 at their September 26, 2022 meeting. The application was presented to the Town Board of Commissioners on November 1, 2022, and the Applicant chose to withdraw the application from consideration and action that evening. The Applicant has since revised the application, requesting a General Commercial - Conditional Zoning (GC-CZ) District pursuant to a set of proposed Conditions of Approval. The Planning Board shall now review and provide a recommendation to the Town Board on the proposed GC-CZ District for the subject property.

Background

The Town of Rolesville Planning Department received a Map Amendment (Rezoning) application in July 2022 for a 1.80-acre property located at 503 South Main Street with Wake County PIN 1758784708. The Applicant, Toy Storage LLC, is requesting to rezone the property to the General Commercial Conditional Zoning (GC-CZ) District of the Land Development Ordinance (LDO) from the existing Residential Low (RL per the LDO) and Residential Planned Unit Development (R&PUD per the retired Unified Development Ordinance, UDO) Districts. The request a set of proposed Conditions of Approval, with a condition that exclude or prohibits established of a list of Zoning Specific Uses that are permitted uses per Section 5 of the LDO.

Neighborhood Meetings

The Applicant held an initial neighborhood meeting at the Rolesville Community Center on September 7, 2022. Nineteen (19) property owners within two hundred fifty (250) feet of the subject property were mailed invitations by the Applicant. Six (6) members of the public attended the meeting; see Attachment 2 for materials for and from that meeting. Due to revising the Application to a Conditional Zoning district request, the Applicant held another Neighborhood meeting (again at the Community Center) on January 18, 2023. 16 members of the public attended this meeting; see Attachment 2 for notes from that meeting provided by the Applicant.

Applicant Justification

The applicant provided the narrative below.

THE SUBJECT PARCEL IS WITHIN THE TOWN'S JURISDICTION AND IS ZONED RL AND R & PUD. THE MAIN STREET VISION PLAN DEPICTS THE AREA IN WHICH THIS PROPERTY IS LOCATED AS THE "VILLAGE CORE". THE ROLESVILLE COMPREHENSIVE PLAN 2017 INDICATES THE FUTURE LAND USE ZONING IS COMMERCIAL.

THE MAP AMENDMENT APPLICATION FOR GENERAL COMMERCIAL CONDITIONAL ZONING REQUESTED TO ALLOW FOR A WIDE RANGE OF USES CONSISTENT WITH ADJACENT PROPERTIES AND THE TOWN'S FUTURE ZONING PLANS.

ADEQUATE PUBLIC INFRASTRUCTURE EXISTS, AND SITE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE'S LAND DEVELOPMENT ORDINANCE.

SEE EXHIBIT FOR EXCLUDED USES.

Comprehensive Plan

Land Use

The future land use designation of the subject property is 'Commercial'. The applicant's request for the General Commercial Conditional 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. The plan includes five principles and five goals, the following of which are applicable to this rezoning request:

- Principle 5: Quality development/redevelopment must be supported
- Goal 4: Reestablish a town center
- Goal 5: Retain & respect the small-town feel

Changing the zoning of the subject property from two Residential districts to the General Commercial Conditional Zoning District (GC-CZ) will provide greater potential to meet the principles and goals of the Main Street Vision Plan. Non-residential uses and forms of development typically align better with the type of corridor that South Main Street is, and will be, transforming into over the coming years.

Transportation and Traffic

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. The decision shall be documented with specific reasoning provided by the LDA.

- Based on the level of detail available for this Map Amendment (Rezoning), a TIA would be more beneficial at the Site Development Plan stage when additional information and confirmation of development plans are available.
- The Town has been awarded funding from the Locally Administered Projects Program (LAPP) to enhance and revitalize Main Street. The grant project will re-create Highway 401 Business into Rolesville's Main Street and includes streetscape improvements, crosswalks, curb and gutter, new sidewalks, and bicycle transportation enhancements from Burlington Mills Road to Young Street. The Main Street construction plan design already shows all or some of the pending roadway improvements.

The LDA recommends the TIA be initiated during the Site Development Plan review process as/if it is warranted.

Development Review

The Technical Review Committee (TRC) reviewed the rezoning request, and there are no further correction related comments provided to the Applicant.

Staff Recommendation

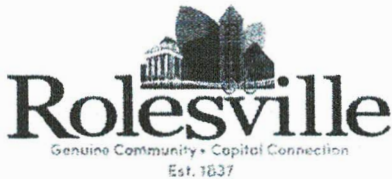
Based on alignment with the Main Street Vision Plan principles and goals, Staff recommends approval of Map Amendment (rezoning) case MA 22-07 - 503 South Main Street.

Proposed Motion

Motion to recommend (approval or denial) of rezoning request MA 22-07 - 503 South Main Street.

Attachments

	Description	Date
1.	Application	Revised 11-23-2022
2.	Neighborhood Meeting information	September 2022 & January 2023
3.	Vicinity Map	n/a
4.	Zoning Map (existing)	n/a
5.	Future Land Use Map	n/a
6.	Proposed Conditions of Approval	Submitted 11-23-22



V2 Submittal

Case No. MA 22-07Date rcvd 11-23-22

Map Amendment Application

Contact Information

Property Owner TOY STORAGE LLC
Address 2700 GRESHAM LAKE City/State/Zip RALEIGH NC 27615
Phone 919-604-0505 Email STORIT@AOL.COM

Developer TOY STORAGE LLC
Contact Name ALLEN MASSEY
Address 2700 GRESHAM LAKE City/State/Zip RALEIGH NC 27615
Phone 919-604-0505 Email STORIT@AOL.COM

Property Information

Address 503 S. MAIN STREET, ROLESVILLE NC
Wake County PIN(s) 1758784708
Current Zoning District RC AGRICULTURE Requested Zoning District GC-C2
Total Acreage 1.80

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 E. Allen Massey Date Nov 22-2022

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, a Notary Public, do hereby certify that E. ALLEN MASSEY
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 22 day of NOVEMBER 2022

My commission expires 04.29.27

Signature Janet Mills Seal



Town of Rolesville Planning

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

Map Amendment Application

Rezoning Justification

THE SUBJECT PARCEL IS WITHIN THE TOWN'S JURISDICTION AND IS ZONED RL AND R & PUD. THE MAIN STREET VISION PLAN DEPICTS THE AREA IN WHICH THIS PROPERTY IS LOCATED AS THE "VILLAGE CORE". THE ROLESVILLE COMPREHENSIVE PLAN 2017 INDICATES THE FUTURE LAND USE ZONING IS COMMERCIAL.

THE MAP AMENDMENT APPLICATION FOR GENERAL COMMERCIAL CONDITIONAL ZONING REQUESTED TO ALLOW FOR A WIDE RANGE OF USES CONSISTENT WITH ADJACENT PROPERTIES AND THE TOWN'S FUTURE ZONING PLANS.

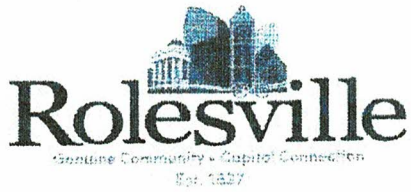
ADEQUATE PUBLIC INFRASTRUCTURE EXISTS, AND SITE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE'S LAND DEVELOPMENT ORDINANCE.

SEE EXHIBIT FOR EXCLUDED USES.

Exhibit to Rezoning Application for 503 S. Main Street Road Rezoning Conditions

1. Proposed to exclude the following uses listed as permitted or special uses as listed in General Commercial as per Table 5.1. Permitted Principal Use Table in the Land Development Ordinance:

- Day Care
- Urgent Care (Free Standing Structure)
- Brewery / Distillery
- Vehicle Rental / Sales & Minor Serv.
- Carwash
- Minor Utility
- Funeral Home
- Major Utility
- Recreation (In/Outdoor)
- Minor Transp. Installation
- Retail Sales – Comm. and Shopping Center
- Water Storage Tank.
- School (K-12)



Map Amendment Application

Metes and Bounds Description of Property

SEE ATTACHED METES AND
BOUNDS DESCRIPTION

Town of Rolesville Planning

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

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835, CFSNC-140

L. Jordan Parker Jr., PLS L-4685

333 South White Street, Post Office Box 1253

Wake Forest, NC 27588-1253

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET (HWY 401), SAID POINT BEING LOCATED S 82°46'12" E A DISTANCE OF 69.41' FROM THE INTERSECTION OF S. MAIN STREET AND WALL CREEK DRIVE; THENCE ALONG S. MAIN STREET RIGHT-OF-WAY N 55°19'04" E A DISTANCE OF 68.15' TO A POINT; THENCE N 55°19'04" E A DISTANCE OF 258.41' TO A NEW IRON PIPE; THENCE LEAVING RIGHT-OF-WAY S 34°39'23" E A DISTANCE OF 187.76' TO AN EXISTING IRON PIPE; THENCE S 34°39'23" E A DISTANCE OF 45.00' TO A NEW IRON PIPE; THENCE S 61°36'48" W A DISTANCE OF 402.57' TO AN EXISTING IRON PIPE, SAID EXISTING IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATES N(y): 788,591.40' E(x): 2,157,267.49' THENCE N 14°42'54" W A DISTANCE OF 86.66' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.82', WITH A RADIUS OF 340.00', WITH A CHORD BEARING OF N 21°57'55" W, WITH A CHORD LENGTH OF 86.58', TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 37.12', WITH A RADIUS OF 25.00', WITH A CHORD BEARING OF N 13°06'36" E, WITH A CHORD LENGTH OF 33.80'; TO A POINT; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 78,412 SQUARE FEET, 1.800 ACRES

ATTACHMENT 2 - NEIGHBORHOOD MEETING DOCUMENTS
Meetings held September 7, 2022 and January 18, 2023

August 22, 2022

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

By way of this letter, the Applicant, Toy Storage, LLC, wants to officially notify you of a pending Zoning Map Amendment (Case# MA-22-07) for a development adjacent to your property.

The applicant will hold a neighborhood meeting on Wednesday, September 7, 2022 from 4:00 - 6:00 PM to explain their proposal. **The meeting will be held at the Rolesville Community Center, located at 514 Southtown Circle, Rolesville, NC 27571.** Any questions or comments on the proposed project prior to the meeting are welcome.

If you are receiving this letter, it is our understanding that you own property or belong to a neighborhood association within 200 feet of the subject property.

This case involves a request to rezone one parcel of land located at 503 Main Street (PIN 0753971388), The Site is currently zoned Residential Low Density (RL) and Residential and Planned Unit Development (R&PUD). This proposal would rezone the Site to General Commercial (GC). Enclosed for your reference is a vicinity map outlining the location of the subject parcel.

If you have questions, or cannot attend the meeting, but would like further information, please feel free to contact Keith Gettle, PE, by phone: 919.201.3934 or email: Kpgettle@gmail.com

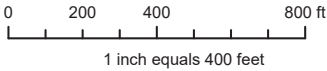
Sincerely,

Keith P. Gettle P.E.

Site Address	REID	OWNER Name	Mailing Address 1		
411 S Main	0198390	Redford Plaza LLC	2306 S Fairview Street	Santa Ana	CA 92704
415 S Main	224459	McDonalds Real Estate CO	PO BOX 182571	Columbus	OH 43218
501 S Main	0224460	2 Smiths LLC	703 S Bickett BLVD	Louisburg	NC 27549
418 S Main	0107605	Getty Leasing Inc	292 Madison Avenue, FL 9	New York	NY 10017
414 S Main	0006012	RP Diehl Properties LLC	1424 Hunting Ridge Road	Raleigh	NC 27615
500 S Main	0182704	Richard C Bartholomew, Shirley B Bartholomew	PO BOX 6	Rolesville	NC 27571
504 S Main	0018947	R Howard Fleming, Dolly H Fleming	7517 Wingfoot Drive	Raleigh	NC 27615
112 S Main		10580 Ligon Mill Office Plaza Condo, Lloyds of			
	0427730	Rolesville LLC	PO Box 638	Wake Forest	NC 27588
250 S Town Cir	0214172	Lloyds of Rolesville LLC	PO Box 638	Wake Forest	NC 27588
511 S Main	0186807	Joyce C Bartholomew	920 N Main Street	Rolesville	NC 27571
513 S Main	0186814	Mildred Joyce Bartholomew	920 N Main Street	Rolesville	NC 27571
515 S Main	0047785	Rolesville One LLP	515 S Main Street	Rolesville	NC 27571
100 Wall Creek Dr	0202169	AMH 2014-3 Borrower LP	30601 Agoura Rd, Ste 300	Agoura Hills	CA 91301
102 Wall Creek Dr	0202168	Joshua R Debnam Jr, Edith Debnam	102 Wall Creek Dr	Rolesville	NC 27571
104 Wall Creek Dr	0202167	Jacqueline Lee-Smith	104 Wall Creek Dr.	Rolesville	NC 27571
101 Wall Creek Dr	0202151	Robert and Babette Tenbuuren	101 Wall Creek Drive	Rolesville	NC 27571
103 Wall Creek Dr	0202152	Lee D McPherson & Samantha K Ward	115 Wellspring Farm Lane	Rolesville	NC 27571
105 Wall Creek Dr	0202153	Linda J Hood, Leroy A Hood	105 Wall Creek Drive	Rolesville	NC 27571
107 Wall Creek Dr	202154	James L Edwards, Joyce P Edwards	107 Wall Creek Drive	Rolesville	NC 27571



Site Map



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Neighborhood Meeting

Toy Storage, LLC - Rezoning of 503 S. Main Street

September 7, 2022

4:00 PM – 6:00 PM

Rolesville Community Center

Attendees - Richard Bartholomew, Joe Armistead, Babette Tenbuura, Jackie Wilson, Allen Massey, Cody Buzzell

Jackie met with Richard Bartholomew, local carwash owner, outside of the Town Hall due to mobility issues. Richard stated he had no problems with the proposed zoning change request.

Jackie Wilson is the President of the EMO (Entrance Maintenance) and resident of Wall Creek for 20 years. Prior to the meeting Jackie spoke with Lee and Linda Hood on the phone, they were out of town, but they stated they were okay with general commercial use in the area of discussion. Though Lee & Linda did have questions about the buffering.

Babette Tenbuura – concerns: traffic flow, dumpster location, trash disposal, fencing.

Joe Armistead - voiced full support of the project.

Toy Storage – 503 S. Main St. Rolesville
Neighborhood Meeting

7-Sep-22

4:00 PM – 6:00 PM

Rolesville Community Center

Name: Lee & Linda Hood

Address: WALL CREEK

Comments:

CALLED (BECAUSE THEY WERE OUT OF TOWN
AND SAID THEY HAD QUESTIONS ABOUT
BUFFERING.

Toy Storage – 503 S. Main St. Rolesville

Neighborhood Meeting

7-Sep-22

4:00 PM – 6:00 PM

Rolesville Community Center

Name: Richard Bartholomew

Address:

Comments:

↓
met JACKY WILSON IN THE
TOWN PARKING LOT AND SAID HE
HAD NO ISSUES WITH THE PROPOSED
ZONING CHANGE REQUEST.

Neighborhood Meeting

7-Sep-22

4:00 PM – 6:00 PM

Rolesville Community Center

Name: Joe Armistead

Address: 507 Fish Pond Ct., Rolesville, NC 27571

Comments:

Fully Support this project.

Toy Storage – 503 S. Main St. Rolesville
Neighborhood Meeting

7-Sep-22

4:00 PM – 6:00 PM

Rolesville Community Center

Name:

Zahette & Robert Tenburen

Address:

101 Wall Creek Dr Rolesville

Comments:

- Traffic into and out of property

- Fencing

- If food facilities - will the trash be away from residential properties. Don't want the smell + pests that come with food.

January 9, 2023

NEIGHBORHOOD MEETING NOTICE

Dear Property Owner:

By way of this letter, the Applicant, Toy Storage, LLC, wants to officially notify you of a pending Zoning Map Amendment (Case# MA-22-07) for a development adjacent to your property.

The applicant will hold a neighborhood meeting on **January 18, 2023** at 8:00 pm to 10:00 pm to explain their proposal. **The meeting will be held at the Rolesville Community Center, located at 514 Southtown Circle, Rolesville, NC 27571.** Any questions or comments on the proposed project prior to the meeting are welcome.

If you are receiving this letter, it is our understanding that you own property or belong to a neighborhood association within 200 feet of the subject property.

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If you have questions, or cannot attend the meeting, but would like further information, please feel free to contact Keith Gettle, PE, by phone: 919.201.3934 or email: Kpgettle@gmail.com

Sincerely,
Keith P. Gettle P.E.

Vicinity Map



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107 Wall Creek Dr	202154	James L Edwards, Joyce P Edwards	107 Wall Creek Drive	Rolesville	NC

MA 22-07
Mailing List for
Neighborhood Meeting
held 1/18/2023

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MA 22-07 / Neighborhood Meeting Held 01-18-2023 Attendance list

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
M. BEAUDREAU	122 WALL CREEK	mbeaudreau@gmail.com
PETE NEUMANN	417 GREEN TURRET DR	JPN129@AOL.COM
CHARLES BUCHANAN	607 CRESSTAR DR	CWBUCK1@GMAIL.COM
Charles Johnson	120 Wall Creek Dr.	cclintonpherson@gmail.com
Rich Coombs	622 Cresstar Dr.	the2coombs@gmail.com
Joanne Coombs	622 Cresstar Dr.	jodycoombs@gmail.com
Linda + Leroy Hood	105 Wall Creek Dr.	ljhood1711@gmail.com
Andrew Williams	611 Cresstar Dr.	acwill25@gmail.com
Billy + Sharon Evans	331 Staples Dr	evansfamily2911@gmail.com
Peggy Morphew Melo	313 Staples Dr	pmorphewmelo@gmail.com
Babette + Robert Tenhuuren	101 Wall Creek Dr	robbab10@gmail.com
Valerie + Kelly Pasiechi Kern	412 Green Turret Dr	maomjo@hotmail.com

MA 22-07 / 503 S. Main Street Rezoning

Neighborhood Meeting held 1/18/2023 at 8PM, Rolesville Community Center

Notes/Minutes

- Wall Creek residents have concerns about traffic flow along the rear of the property and how it will impact their ability to access the neighborhood.
- Residents have concerns over upkeep of Wall Creek wall, sign and landscaping. We assured them we would take care of grass and trimming and that they will be able to keep the wall. Also, some residents would like to see the Bradford Pears go.
- Residents have concerns over storm water flow. We explained there will be a bio retention pond and they should see less runoff in their neighborhood as a result.
- Residents have concerns over not having a tattoo parlor and having a bar (night club) because of loud music, etc. Residents are fine with restaurants that serve alcohol.
- Residents have concerns about patrons parking on their road. We assured them that the entrance road would not be used. Contacting Law Enforcement could be used if that was to be a problem.
- Residents have concerns about bright lights. We assure them that the site lighting would not be harsh.

ATTACHMENT 3



Case: MA 22-07 503 S. Main Street
Address: 503 S. Main Street
PIN 1758784708
Date: 07.05.2022

Vicinity Map

Date Saved: 7/5/2022 3:11 PM

Path: C:\Users\SRaby\NDesk\top\GIS\2022 Projects\MA 22-07 503 S Main Street\MA 22-07 503 S. Main Street.aprx



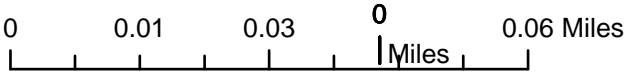
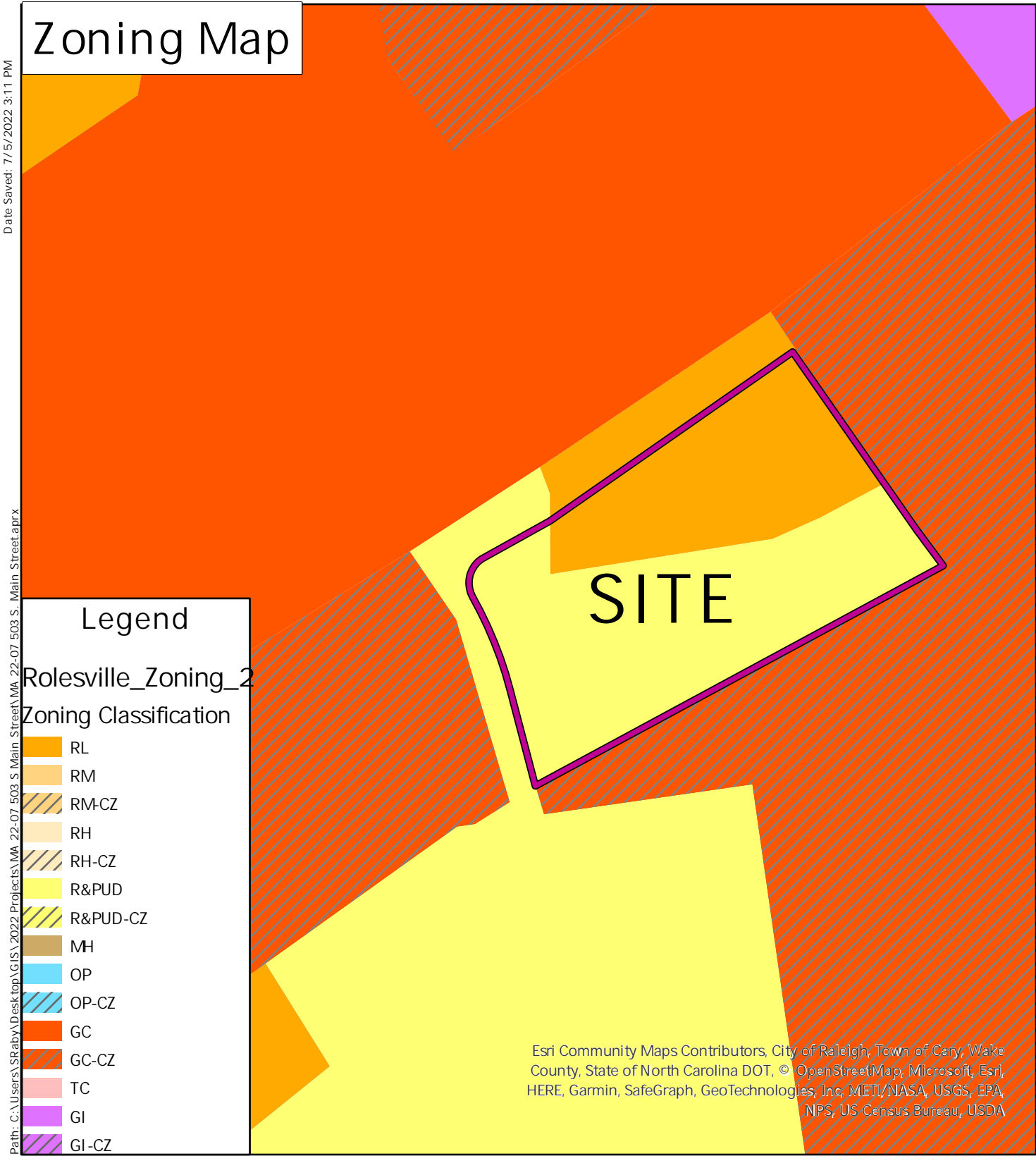
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0 0.01 0.03 0 0.06 Miles
| Miles |

ATTACHMENT 4



Case: MA 22-07 503 S. Main Street
Address: 503 S. Main Street
PIN 1758784708
Date: 07.05.2022



ATTACHMENT 5



Case: MA 22-07 503 S. Main Street
Address: 503 S. Main Street
PIN 1758784708
Date: 07.05.2022

Future Land Use Map

Date Saved: 7/5/2022 3:11 PM

Path: C:\Users\Sraby\OneDrive\GIS\2022 Projects\MA 22-07 503 S Main Street\MA 22-07 503 S Main Street.aprx

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

SITE

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ATTACHMENT 6 -
Proposed CONDITIONS of APPROVAL

MA 22-07
11/23/2022

V2 SUBMITTAL

Exhibit to Rezoning Application for 503 S. Main Street Road Rezoning Conditions

1. Proposed to exclude the following uses listed as permitted or special uses as listed in General Commercial as per Table 5.1. Permitted Principal Use Table in the Land Development Ordinance:

- Day Care
- Urgent Care (Free Standing Structure)
- Brewery / Distillery
- Vehicle Rental / Sales & Minor Serv.
- Carwash
- Minor Utility
- Funeral Home
- Major Utility
- Recreation (In/Outdoor)
- Minor Transp. Installation
- Retail Sales – Comm. and Shopping Center
- Water Storage Tank.
- School (K-12)



Memo

To: Town of Rolesville Planning Board
From: Meredith Gruber, Planning Director
Date: January 23, 2023
Re: TA 23-01 Land Development Ordinance (LDO) Amendments Round 4

Schedule

Following is the schedule of meetings for the LDO Technical Amendments Round 4:

- *Town Board Meeting – Feedback and Discussion, January 3, 2023*
- **Planning Board Meeting** – Presentation and Recommendation, January 23, 2023
- Town Board Meeting – Presentation, Legislative Hearing, and Decision, March 7, 2023

Background

Development regulations are designed to foster the creation of vibrant neighborhoods and a strong business community, while preserving the community's character. Amendments are necessary to continue the effective administration of the LDO. Such amendments are brought forward for a legislative hearing and Town Board consideration for a variety of reasons; some amendments will result in updates to development regulations while others address technical details or procedures. The Planning Board and Town Board of Commissioners can expect to consider technical amendments to the LDO approximately twice a year.

In December 2022, the Town Board of Commissioners directed staff to provide a summary of their last two discussions (February 2019 and December 2021) about notification distance. The topic of notification distance has resurfaced due to Rolesville residents and other nearby residents questioning why they were not notified about a rezoning case near property they own. The item was discussed at the January 3, 2023 Town Board meeting, and the result was to proceed with an LDO text amendment to increase notification distance from 200' to 300'. In addition, the notification boundary should include any proposed road improvements. The memo to the Town Board, *Mailed Notification Distance for Neighborhood Meetings and Public Hearings*, is included as an attachment.

Proposed Land Development Ordinance Amendments Text

Following are the proposed LDO text amendments.

The owners of all property within ~~200~~ 300 feet on all sides of the subject property (not to include street right-of-way) shall be notified of ~~the~~ Neighborhood Meetings, Legislative Hearings, and/or Evidentiary Hearings by first class mail. In addition, the owners of property adjacent to any roadway improvements associated with an application shall be notified of Neighborhood Meetings, Legislative Hearings, and/or Evidentiary Hearings. Such notification shall be postmarked no more than 25 days and not fewer than ten (10) days prior to the date of the meeting.

Staff Recommendation

Staff recommends approval of TA 23-01 Land Development Ordinance Technical Amendments Round 4.

Proposed Motion

Motion to recommend (approval or denial) of TA 23-01 Land Development Ordinance Technical Amendments Round 4.

Attachment

- Memo to the Town Board of Commissioners, *Mailed Notification Distance for Neighborhood Meetings and Public Hearings*, January 3, 2023



Memo

To: Mayor Currin and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: January 3, 2023
Re: Mailed Notification Distance for Neighborhood Meetings and Public Hearings

Background

The Town Board of Commissioners has directed staff to provide a summary of their last two discussions about notification distance. The topic of notification distance has resurfaced due to Rolesville residents and other nearby residents questioning why they were not notified about a rezoning case near property they own.

Previous Notification Distance Discussions

February 28, 2019

The Town Board acted to increase the notification distance requirements from notifying properties within one hundred (100) feet to notifying properties within two hundred (200) feet of a subject property.

December 7, 2021

Staff shared the notification distance for other nearby municipalities during discussion of Neighborhood Meeting requirements with the first round of LDO amendments:

- | | |
|---------------------|------------------------|
| • Raleigh – 100' | • Apex – 300' |
| • Wendell – 150' | • Holly Springs – 300' |
| • Zebulon – 150' | • Wake Forest – 500' |
| • Knightdale – 200' | • Cary – 800' |

The Town Board decided to continue with the two hundred (200) foot notification distance.

Staff Recommendation

Staff recommends the Town Board of Commissioners direct staff to either:

- Continue with current notification distance requirements,
- Or prepare an LDO text amendment to revise the notification distance requirements.