

## MEMORANDUM

**To:** Meredith Gruber, Town of Rolesville, Planning Director  
Michael Elabarger, Town of Rolesville, Senior Planner

**CC:** Kelly Arnold, Town of Rolesville, Manager

**From:** Liza Monroe  
Karen Morgan Mallo, AICP

**Date:** March 16, 2022

**Project:** 414 South Main Street Rezoning  
MA 22-04

**Subject:** Rezoning Application Review Comments

---

We have completed a review of the zoning map amendment (rezoning) application completed by Robert Sharr of Optimal Development, dated February 16, 2022. The application requests the subject property, 414 South Main Street (PIN1758-79-7437), be rezoned from GI, General Industrial to GC, General Commercial. Only the deed of record and a metes and bounds description has been included with the application; there is no proposed use listed nor is a concept plan or survey submitted.

We offer the following:

### **A. Application Documents Provided**

1. To ensure that new development and redevelopment does not adversely affect the capacity of streets and intersections to accommodate vehicular traffic safely and efficiently, a Traffic Impact Analysis (TIA) is required to be submitted with the rezoning application per LDO Section 8.C. This has not been provided.
2. The application is limited. We would request that the applicant provide at a minimum, the current use of the site, the proposed use, and zoning of adjacent properties.

### **B. Concept Plan Sheet**

While a site plan is not required as a portion of the zoning application it is extremely helpful, not only the staff and reviewers but to the Planning Board and Board of Commissioners in the review of the proposed rezoning. We suggest that the applicant amend the application to include, at a minimum, a sketch plan for the staff and Board to determine the impact of the proposed rezoning and compliance and/or exceedance of ordinance requirements, on this site.

### **C. Comprehensive Plan Consistency/FLUM**

Appendix A, Section 2.3 of the LDO discuss the process for rezoning and specifically requires statements of consistency with the adopted Town Plans by both the Planning Board and the Governing Body, in accordance with the standards of NCGS 160D-604 and 605. It should be noted that if the map amendment is adopted and the action is deemed inconsistent with the adopted plan, the zoning amendment shall have the effect of also amending any future land-use map in the approved plan.

The proposed rezoning is inconsistent with the 2017 Comprehensive Plan and Future Land Use Map distinction which shows this parcel as *INDUSTRIAL* on the FLUM.

*Industrial* is defined as area that support small, medium and large scale, manufacturing and production uses, including warehousing, light manufacturing, distribution, medical or scientific research/laboratory and assembly operations. These areas are almost exclusively found near major transportation corridors (i.e., highway, airport, or rail) to support distribution. Noise attenuation is seldom required, and vegetated landscaping is typically used to shield loading and temporary outdoor storage areas from nearby properties.