

MEMORANDUM

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

CC: Kelly Arnold, Town of Rolesville, Manager

From: Christian Campbell
Karen Morgan Mallo, AICP

Date: July 28, 2022

Project: 503 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 Allen Massey of Toy Storage LLC, dated June 29, 2022. The application requests the subject property, 503 South Main Street (PIN1758-78-4708), be rezoned from RL, Residential Low District and R & PUD Residential and Planned Unit Development 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

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. Because there is not much project related information provided, it is unable to be determined if this project meets the threshold where a TIA is even required. The applicant should provide additional information or the Administrator shall waive the requirements as outlined in Subsection 4 of Section 8.C.

B. 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 consistent with the 2017 Comprehensive Plan and Future Land Use Map distinction which shows this parcel as *COMMERCIAL* on the FLUM.

Commercials defined 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