



Town Board of Commissioners' Meeting
January 6, 2026
Planning Department Presentations



**10.a. REZ-25-05 - Scarborough Village
& 10.b. ANX-25-03 - 200 School Street
Planning Department**

Both **REZ-25-05** and **ANX-25-03** were continued to tonight's meeting to allow time to address concerns discussed at the November 6, 2025 meeting:

- Commercial use restrictions;
- Right-of-Way dedication;
- Public comments.

The following items have been updated:

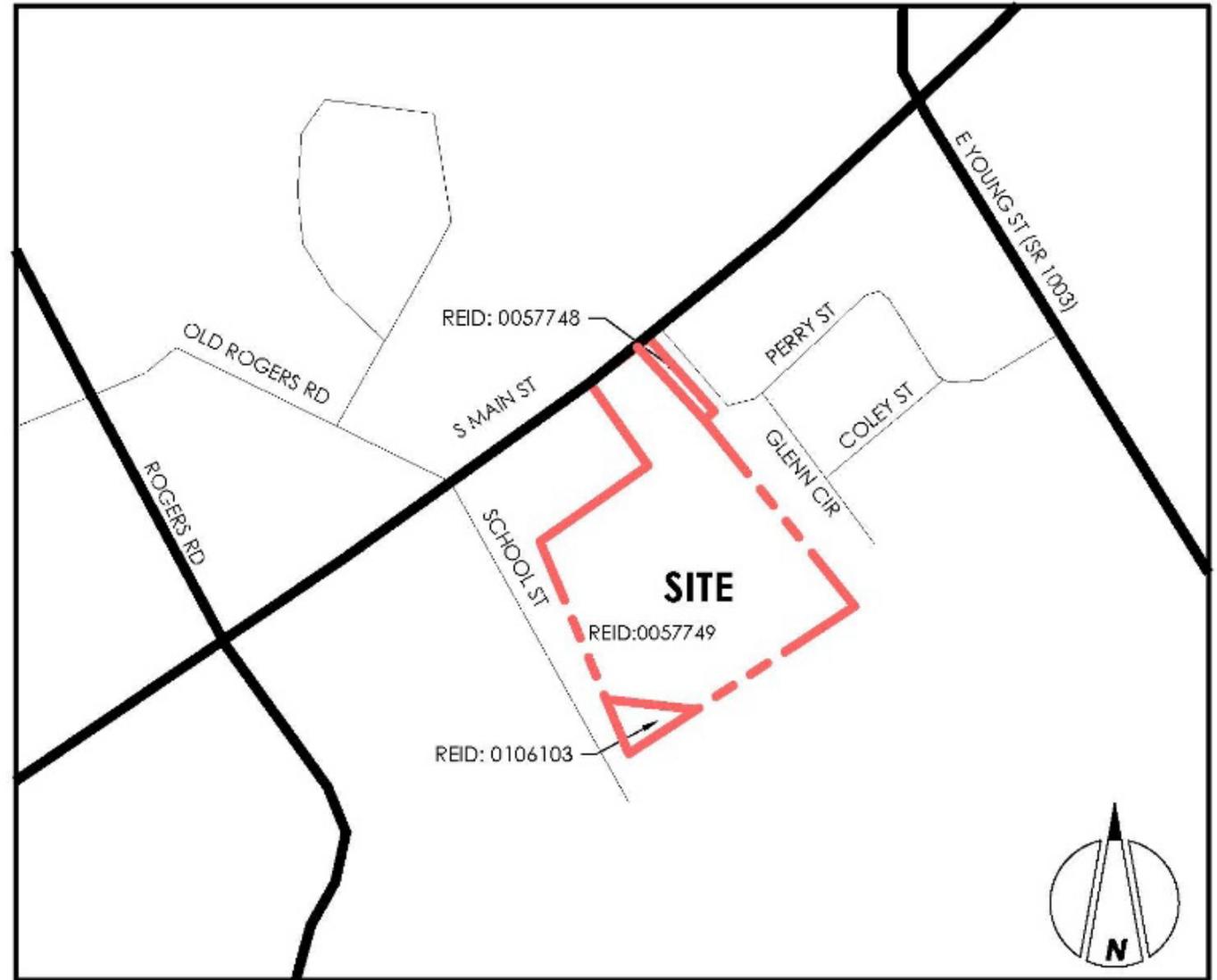
- **Concept Site Plan** dated December 17, 2025;
- **Proposed Conditions V4** dated December 17, 2025.

**11.a. REZ-25-05 - Scarborough Village
& 11.b. ANX-25-03 - 200 School Street
Planning Department**

REZ-25-05

Scarboro Village

- Addresses: 201 S. Main St., one unaddressed property on S. Main St., & 200 School St.
- Acreage: 13.15
- Current Zoning: RL
- Proposed Zoning: GC-CZ & RH-CZ
- Proposed Uses: Single Family Attached Housing; Commercial Development
- Previous Case: REZ-23-05 Scarboro Apartments



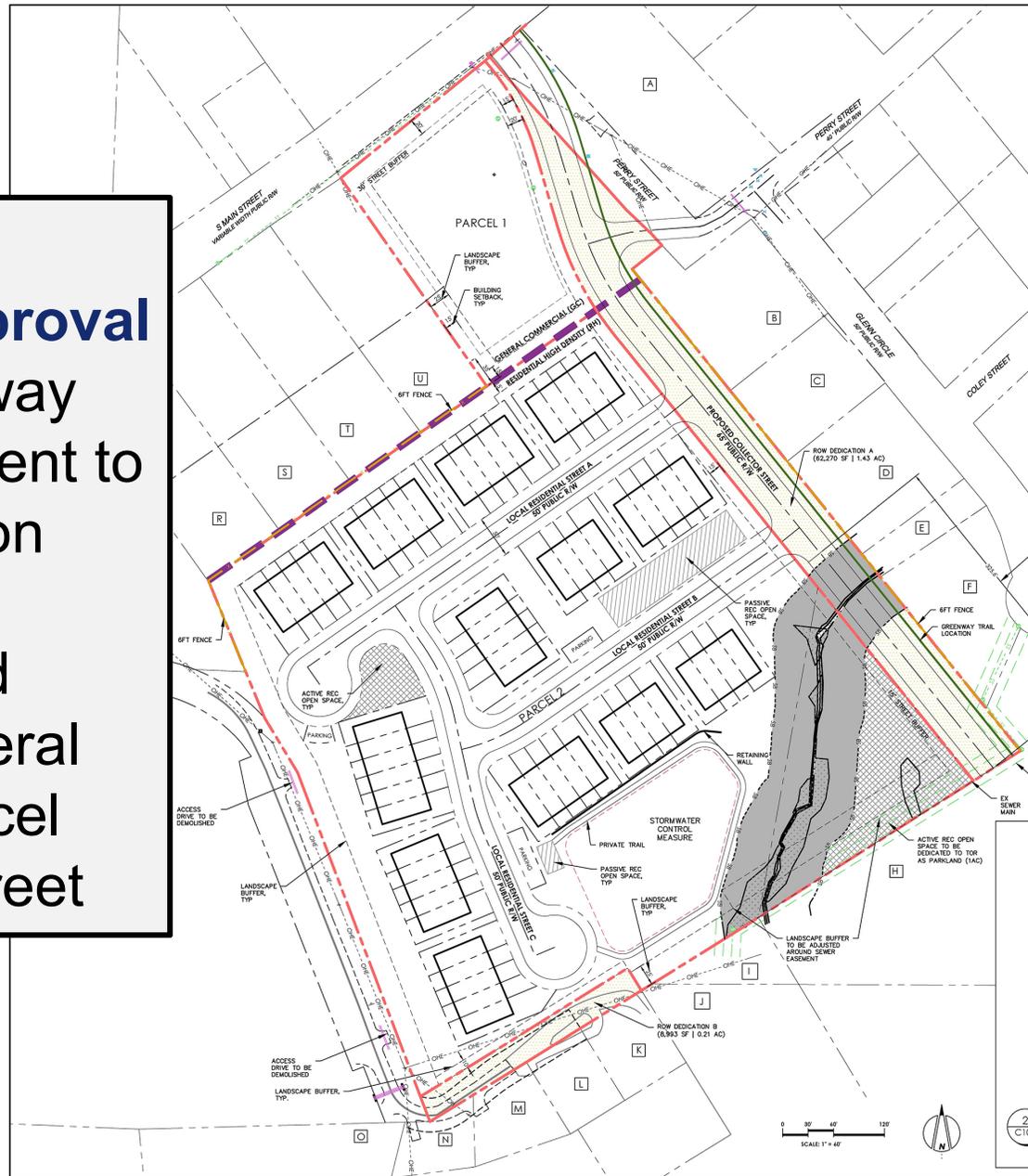
VICINITY MAP

SCALE: 1" = 500'

REZ-25-05

Conditions of Approval

- **(New)** Right-of-way dedication adjacent to existing homes on School Street
- **(New)** Prohibited uses in the General Commercial parcel fronting Main Street



REZ-25-05

Conditions of Approval

- Concept Site Plan
- Documentation and relocation opportunities for home at 201 S. Main St.
- Access via School St. prohibited
- Collector road and sidepath construction
- 6' fence along shared boundaries
- Provide one acre of parkland

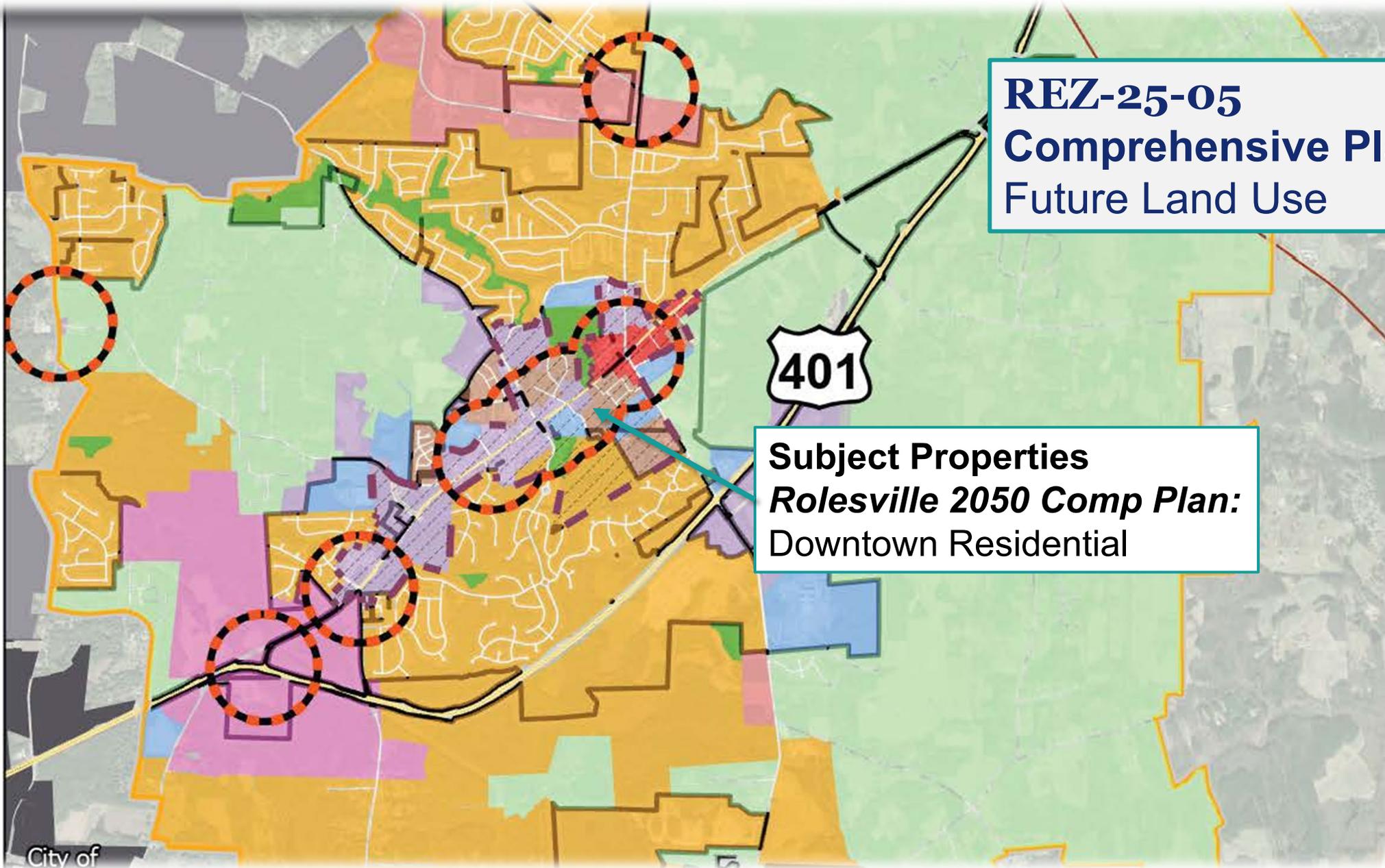
2
C100

NO.	DESCRIPTION	DATE	BY	APP. BY
1	ISSUED FOR PERMIT	05/02/23	RL	SINGHANI
2	REVISED FOR PERMIT	05/02/23	RL	SINGHANI

SCALE: NTS

SHEET NO.	PROJECT NO.
C100	23-00000000

©CONCEPT SITE PLAN



REZ-25-05
Comprehensive Plan:
Future Land Use

Subject Properties
Rolesville 2050 Comp Plan:
Downtown Residential

City of

2050 Comprehensive Plan – Future Land Use

DOWNTOWN RESIDENTIAL



Description: These parcels surround the Town's core and represent the concentrated residential development that supports a walkable downtown identity. Various support uses and mixed-use developments add to the diversity of these parcels.

Design Considerations: Reduced visitor parking requirements and multimodal connectivity to Main Street, Main Street Park and/or Young Street to encourage walkability in the downtown. Ensure that residential amenities create exciting and diverse places to live in the Town's core. Direct automobile traffic away from Main Street and

leverage secondary routes to reduce congestion. Architectural enhancements should be considered for these land uses, as they represent the first impressions of residential development in downtown Rolesville. Robust landscaping and screening requirements can help these uses feel separated from the busy commercial corridor of Main Street, while still ensuring easy access to its amenities.

Model Uses: Mixed Residential and Vertical Mixed-Use

Compatible Zoning: RH, NC

Economic Development Considerations: Ground floor commercial uses in mixed use developments might include a variety of retail and/or office uses for personal care, professional services and dining and options strategically located for visibility and convenience.



REZ-25-05

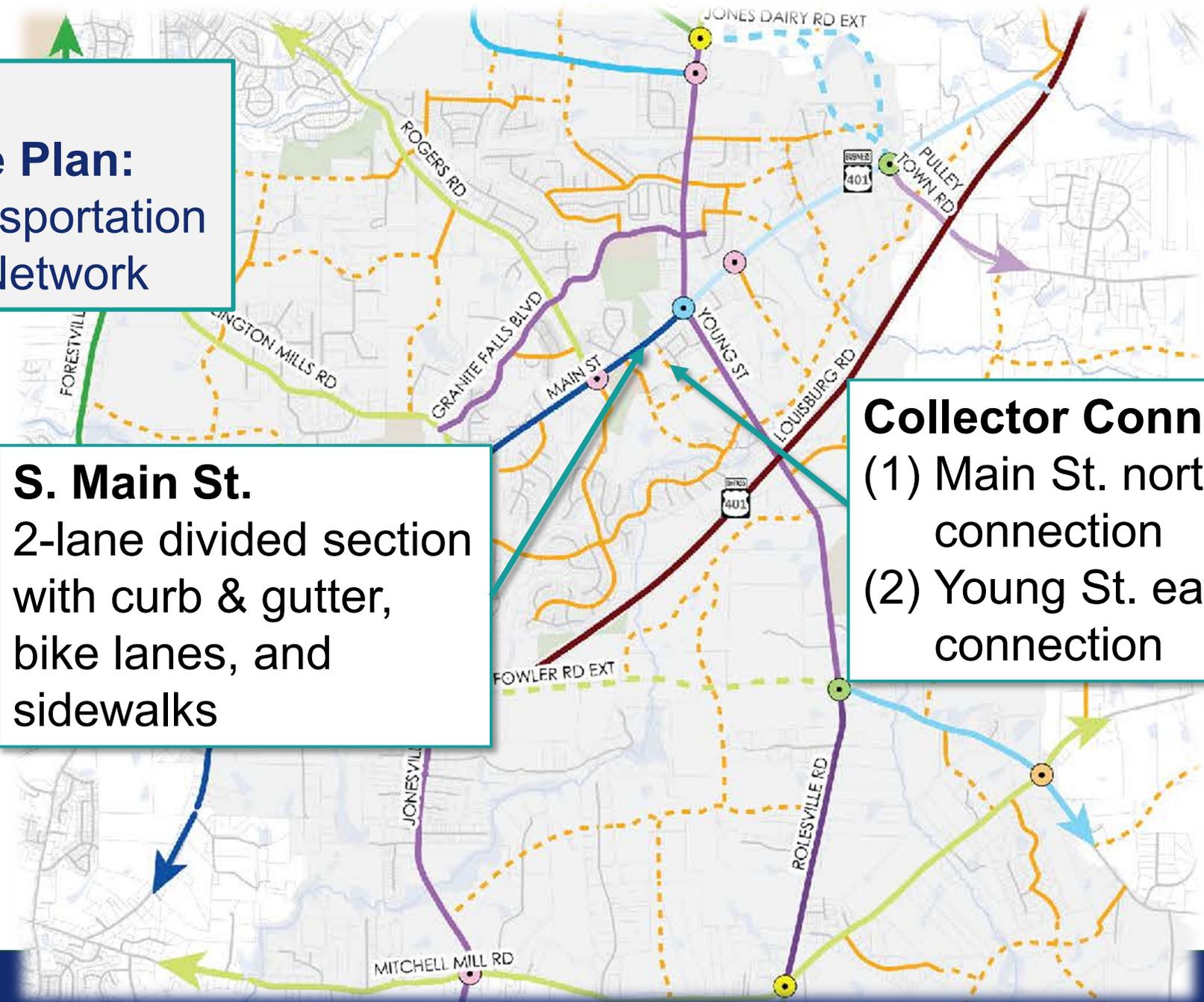
Comprehensive Plan: Community Transportation Plan Proposed Network

S. Main St.

2-lane divided section
with curb & gutter,
bike lanes, and
sidewalks

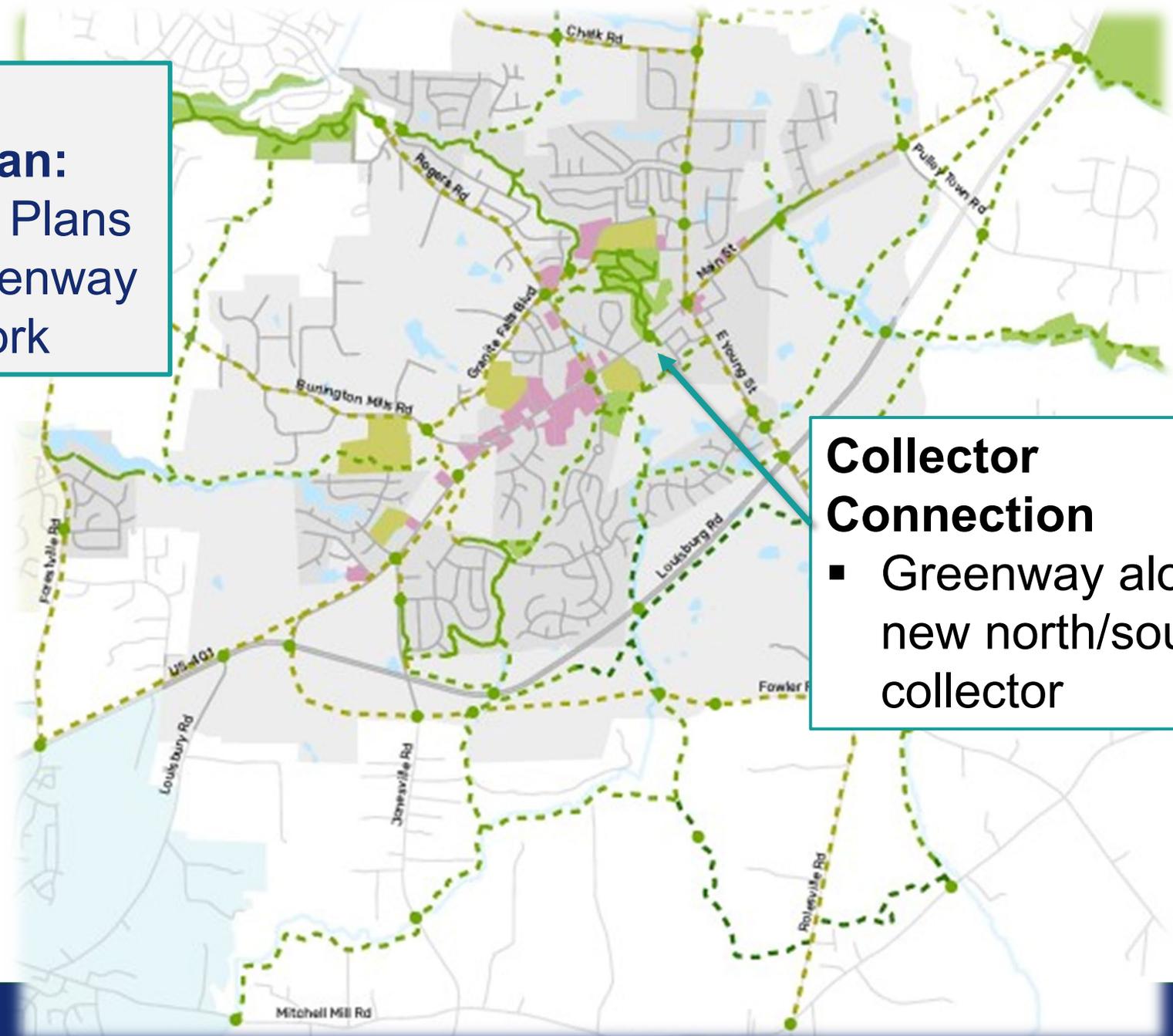
Collector Connections

- (1) Main St. north/south connection
- (2) Young St. east/west connection



REZ-25-01

Comprehensive Plan: Greenway and Bike Plans Recommended Greenway and Sidepath Network

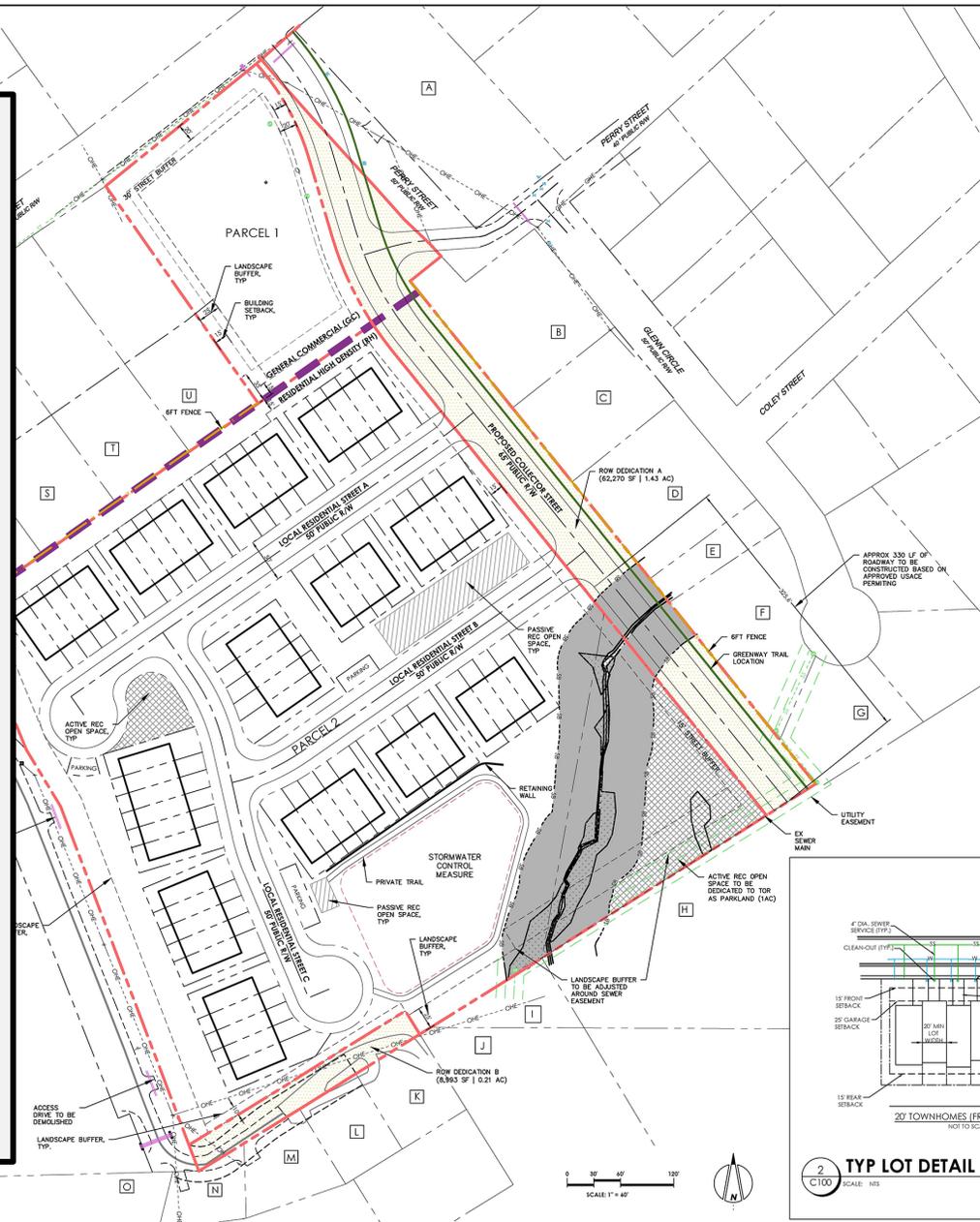


Collector Connection

- Greenway along new north/south collector

REZ-25-05 Comprehensive Plan Consistency

- Proposed uses align with Rolesville's Future Land Use Map
- Vehicular Circulation Network includes new Collector connections
- Greenway connection along new Collector is last link to reach S. Main St. opposite Main Street Park



TYP LOT DETAIL - TOWNHOMES
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION	DATE: 05/20/25
SEE SUMMARY	1759-05-05
CROSSING AREA:	1759-05-05
EXISTING ZONING:	1759-05-05
PROPOSED PARCEL 1 ZONING AREA:	1759-05-05
PROPOSED PARCEL 2 ZONING AREA:	1759-05-05
PROPOSED RIGHT OF WAY DEDICATION A:	1759-05-05
PROPOSED RIGHT OF WAY DEDICATION B:	1759-05-05
PROPOSED PARCEL 1 AREA:	1759-05-05
PROPOSED PARCEL 2 AREA:	1759-05-05
PARCEL 1 LOT SUMMARY:	1759-05-05
MAXIMUM RESIDENTIAL DENSITY:	1759-05-05
PROPOSED DENSITY:	1759-05-05
MAXIMUM BUILDING HEIGHT:	1759-05-05
FRONT SETBACK:	1759-05-05
SIDE SETBACK:	1759-05-05
REAR SETBACK:	1759-05-05
CORNER SETBACK:	1759-05-05
BUILDING SEPARATION:	1759-05-05
LOT WIDTH:	1759-05-05
LOT AREA:	1759-05-05
PARKING:	1759-05-05
RESIDENTIAL BUILDING:	1759-05-05
OFFICE PARKING:	1759-05-05
PROPOSED:	1759-05-05
OFFICE SPACE SUMMARY:	1759-05-05
REQUIRED:	1759-05-05
PROPOSED:	1759-05-05
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REQUIRED:	1759-05-05
PROPOSED:	1759-05-05
OFFICE SPACE SUMMARY:	1759-05-05
REQUIRED:	1759-05-05

LEGEND
JURISDICTIONAL STREAM BUFFER
ACTIVE RECREATIONAL OPEN SPACE AREA
PASSIVE RECREATIONAL OPEN SPACE AREA
RIGHT OF WAY DEDICATION
STORMWATER FACILITY AREA
ZONING BOUNDARY
GREENWAY TRAIL LOCATION

PROPERTY	PN	BLD	OWNER	ZONING	USE
A	175900037	000000	THE TOWN OF ROLESVILLE	RL	SINGULAR
B	175900134	0001209	THE TOWN OF ROLESVILLE	RL	SINGULAR
C	175900214	0007254	THE TOWN OF ROLESVILLE	RL	SINGULAR
D	175900218	0014661	THE TOWN OF ROLESVILLE	RL	SINGULAR
E	175900317	0034781	THE TOWN OF ROLESVILLE	RL	SINGULAR
F	175900318	0034782	THE TOWN OF ROLESVILLE	RL	SINGULAR
G	175900492	0040707	THE TOWN OF ROLESVILLE	RL	SINGULAR
H	175900782	0001209	THE TOWN OF ROLESVILLE	RL	SINGULAR
I	175901158	0019171	THE TOWN OF ROLESVILLE	RL	NA
J	175908411	0050004	THE TOWN OF ROLESVILLE	RL	NA
K	175900432	0003179	THE TOWN OF ROLESVILLE	RL	NA
L	175909944	0025551	THE TOWN OF ROLESVILLE	RL	SINGULAR
M	175909846	0020203	THE TOWN OF ROLESVILLE	RL	SINGULAR
N	175909738	0037218	THE TOWN OF ROLESVILLE	RL	SINGULAR
O	175908841	0050004	THE TOWN OF ROLESVILLE	RL	NA
P	175909784	0010201	THE TOWN OF ROLESVILLE	RL	SCHOOL
Q	175904024	0040408	THE TOWN OF ROLESVILLE	RL	SINGULAR
R	175904014	0021130	THE TOWN OF ROLESVILLE	RL	RESIDENTIAL
S	175902042	0047163	THE TOWN OF ROLESVILLE	RL	TWOFAM
T	175900032	0040273	THE TOWN OF ROLESVILLE	RL	SINGULAR
U	175900700	0040035	THE TOWN OF ROLESVILLE	RL	SINGULAR



CIVIL ENGINEERING LANDSCAPE ARCHITECTURE

14 CONSULTANT PLACE, SUITE 201
DORHAM, NORTH CAROLINA 27703

#910.4095
WWW.QUNITY.COM

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. CA-0014

SCARBORO VILLAGE
0 MAIN ST., 201 S MAIN ST.,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA

CONCEPT PLAN



2218
CALL BEFORE YOU DIG

DATE: 12/17/2025

PROJECT NO: 2273

SHEET NO: C100

CONCEPT SITE PLAN

SCALE: 1" = 40'

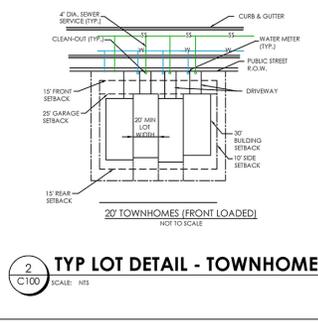
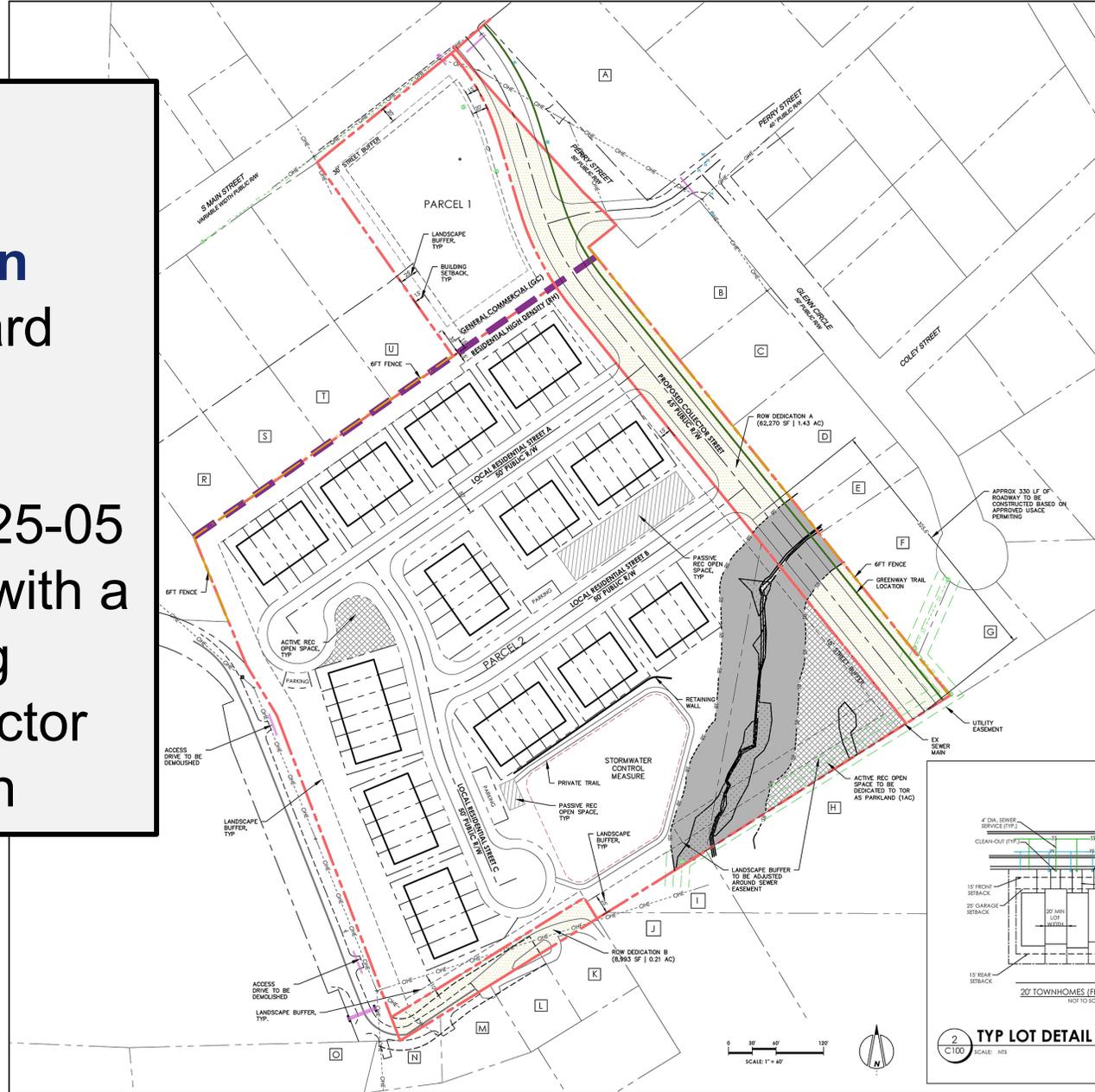
DATE: 12/17/2025

PROJECT NO: 2273

SHEET NO: C100

REZ-25-05 Planning Board Recommendation

The Planning Board unanimously recommended approval of REZ-25-05 Scarborough Village with a condition of timing based upon Collector street construction



PROJECT INFORMATION

CDE REC'D

SITE SUMMARY

PROPOSED PARCEL 1 GC ZONING AREA: (11.794 AC)

PROPOSED PARCEL 2 RH ZONING: (11.485 AC)

PROPOSED RIGHT OF WAY DEDICATION A: (62,270 SF | 1.43 AC)

PROPOSED RIGHT OF WAY DEDICATION B: (8,993 SF | 0.21 AC)

PROPOSED PARCEL 1 AREA: (8,993 SF | 0.21 AC)

PROPOSED PARCEL 2 AREA: (442,273 SF | 10.15 AC)

PARCEL 1 LOT SUMMARY

MAXIMUM BUILDING HEIGHT: 47'

FRONT SETBACK: 20'

SIDE SETBACK: 10'

REAR SETBACK: 30'

CORNER SETBACK: 30'

MAX. SF HEIGHT ALLOWED WITH DESIGN ALTERNATIVES: 100'

MAX. SF HEIGHT ALLOWED WITH 95% OPEN SPACE: 100'

PARKING

VEHICULAR REQUIRED: 2.5 SPACES / 1,000 SF

BI-CYCLE REQUIRED: 1.0 SPACES / 1,000 SF

MAX. SPACES: 20 SPACES

MIN. SPACES: 20 SPACES

OPEN SPACE SUMMARY

REQUIRED: 2,942 SF (0.67) MIN TO INCLUDE 1 SMALL SPACE TYPE

PARCEL 2 LOT SUMMARY

MAXIMUM ALLOWED DENSITY: 9 UNITS/AC

PROPOSED DENSITY: 5.51 UNITS/AC (83 UNITS | 11.485 AC)

43 FRONT LOADED

MAXIMUM BUILDING HEIGHT: 30'

FRONT SETBACK: 10'

SIDE SETBACK: 10' END UNIT, 0' INTERNAL

REAR SETBACK: 10'

CORNER SETBACK: 10'

BUILDING SEPARATION: 10'

LOT WIDTH: 20' MIN

LOT AREA: 6,000 SF MIN

PARKING

REQUIRED: 140 SPACES

RESIDENTIAL BUILDING: 27 UNITS = 26 SPACES

GUEST PARKING: 250 UNITS = 14 SPACES

PROPOSED: 124 GARAGE / DRIVEWAY SPACES

14 SURFACE SPACES

OPEN SPACE SUMMARY

REQUIRED: 64,341 (1.45) MIN TO INCLUDE 1 SMALL & 1 MEDIUM OPEN SPACE TYPE

PROPOSED: 64,341 SF

ACTIVE RECREATION: 48,217 SF (1.10) AC

DEDICATED PARKLAND: 16,124 SF (0.37) AC

PASSIVE RECREATION: 1,000 SF (0.02) AC

STORMWATER FACILITY: 9,123 SF (0.21) AC

GREEN & PLANT AREA: 8,389 SF (0.19) AC

LEGEND

- Subsidiary Stream Buffer
- Active Recreational Open Space Area
- Passive Recreational Open Space Area
- Right of Way Dedication
- Stormwater Facility Area
- Zoning Boundary
- Greenway Trail Location

PROPERTY	PN	RED	OWNER	ZONING	USE
A	17490037	003005	MC PRIVATE TOWNHOMES INC	RL	SINGLEFAM
B	17490037	001209	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
C	174900216	000726	LAURENCE SOUTHERN	RL	SINGLEFAM
D	174900218	001461	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
E	174900219	001676	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
F	174900205	002437	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
G	174900492	004701	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
H	174900737	000120	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
I	174900158	021917	INDUSTRIAL DEVELOPMENT INC	RL	N/A
J	174900411	003036	INDUSTRIAL DEVELOPMENT INC	RL	N/A
K	174900437	000319	INDUSTRIAL DEVELOPMENT INC	RL	N/A
L	174900444	002383	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
M	174900440	002203	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
N	174900738	000718	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
O	174900411	003036	INDUSTRIAL DEVELOPMENT INC	RL	N/A
P	174900930	010270	INDUSTRIAL DEVELOPMENT INC	RL	SCHOOL
Q	174900424	002438	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
R	174900160	002710	INDUSTRIAL DEVELOPMENT INC	RL	RES BUS
S	174900245	000714	INDUSTRIAL DEVELOPMENT INC	RL	TWOFAM
T	174900231	000273	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
U	174900707	000635	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM



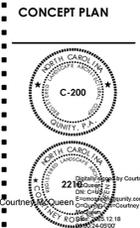
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14 CONSULTANT PLACE, SUITE 201
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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO. C00674

SCARBORO VILLAGE
0 MAIN ST, 201 S MAIN ST,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA



CONCEPT PLAN

C-200

2218

PROPERTY	PN	RED	OWNER	ZONING	USE
A	17490037	003005	MC PRIVATE TOWNHOMES INC	RL	SINGLEFAM
B	17490037	001209	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
C	174900216	000726	LAURENCE SOUTHERN	RL	SINGLEFAM
D	174900218	001461	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
E	174900219	001676	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
F	174900205	002437	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
G	174900492	004701	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
H	174900737	000120	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
I	174900158	021917	INDUSTRIAL DEVELOPMENT INC	RL	N/A
J	174900411	003036	INDUSTRIAL DEVELOPMENT INC	RL	N/A
K	174900437	000319	INDUSTRIAL DEVELOPMENT INC	RL	N/A
L	174900444	002383	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
M	174900440	002203	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
N	174900738	000718	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
O	174900411	003036	INDUSTRIAL DEVELOPMENT INC	RL	N/A
P	174900930	010270	INDUSTRIAL DEVELOPMENT INC	RL	SCHOOL
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S	174900245	000714	INDUSTRIAL DEVELOPMENT INC	RL	TWOFAM
T	174900231	000273	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM
U	174900707	000635	INDUSTRIAL DEVELOPMENT INC	RL	SINGLEFAM

1:11 - CALL BEFORE YOU DIG

DRAWN BY: CDE
CHECKED BY: JEW

DATE: 12/17/2025

PROJECT NO: 2273

SHEET NO: C100

CONCEPT SITE PLAN

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REZ-25-05

Staff Recommendation

Staff recommends approval of REZ-25-05, Scarborough Village:

- Land Use
- Density (6.08 units/acre)
- Vehicular Circulation Network
- Greenway Connection
- Main Street Plan Goal 2: Promote Diverse Housing
- Main Street Plan Goal 4: Reestablish a Town Center



REZ-25-05 Proposed Motions

1. Motion to (*approve or deny*) **REZ-25-05** because it is (*consistent or inconsistent*) with Rolesville's Comprehensive Plan
 2. (*If approved*) Motion to adopt a Statement of Consistency and Reasonableness as **REZ-25-05** is consistent with Rolesville's Comprehensive Plan and is therefore reasonable (*state the reasons*)
 3. Motion to (*approve or deny*) Voluntary Annexation Petition received under G.S. 160A-31 for **ANX-25-03** – 200 School Street
- Or
4. Motion to continue **REZ-25-05**, Scarborough Village, to a future Town Board of Commissioners' meeting (*provide date certain*)