



December 15, 2024

Reference: Zoning Verification

To Whom It May Concern:

This letter affirms that PIN 1758687482, 519 South Main Street, lies in the current General Commercial Conditional Zoning District (GC-CZ) under the Town of Rolesville's Land Development Ordinance (LDO). The LDO was adopted and became effective on June 01, 2021, which replaced the Unified Development Ordinance (UDO) in effect from October 04, 2004, to May 31, 2021.

- On March 2, 2021, the Town Board of Commissioners adopted UDO TA 21-01, changing the Commercial Outlying Special Use District (CO-SUD) to a General Commercial Conditional Zoning District (GC-CZ) to comply with new state regulations. The conditions previously approved in SUP 18-02 and MA 15-04 remain applicable and in effect.
- On October 2, 2018, the Town Board of Commissioners approved a Special Use Permit under SUP 18-02 to allow the additional condition of approval for a wine and beer bar with a retail shop. The Board added no further conditions.
- On February 23, 2015, MA 15-04 was approved. The zoning district remained Commercial Conditional Zoning; however, additional conditions were added to the original conditions imposed by MA 14-04.
- On September 2, 2014, MA 14-04 was approved. The zoning district remained Commercial Conditional Zoning; however, several conditions were imposed by the Board.
- On August 07, 2006, Map Amendment MA 06-03 was approved, changing the zoning district from R-1 Residential 1 (one) to Commercial Conditional Zoning (CO). The Board imposed six (6) conditions.

There are currently no open permits or zoning violations.

Please contact the Town of Rolesville Planning Department at 919-554-6517 if we can further assist.

Sincerely,

Michele Raby

Michele Raby
Planner II, CZO

Town of Rolesville

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