

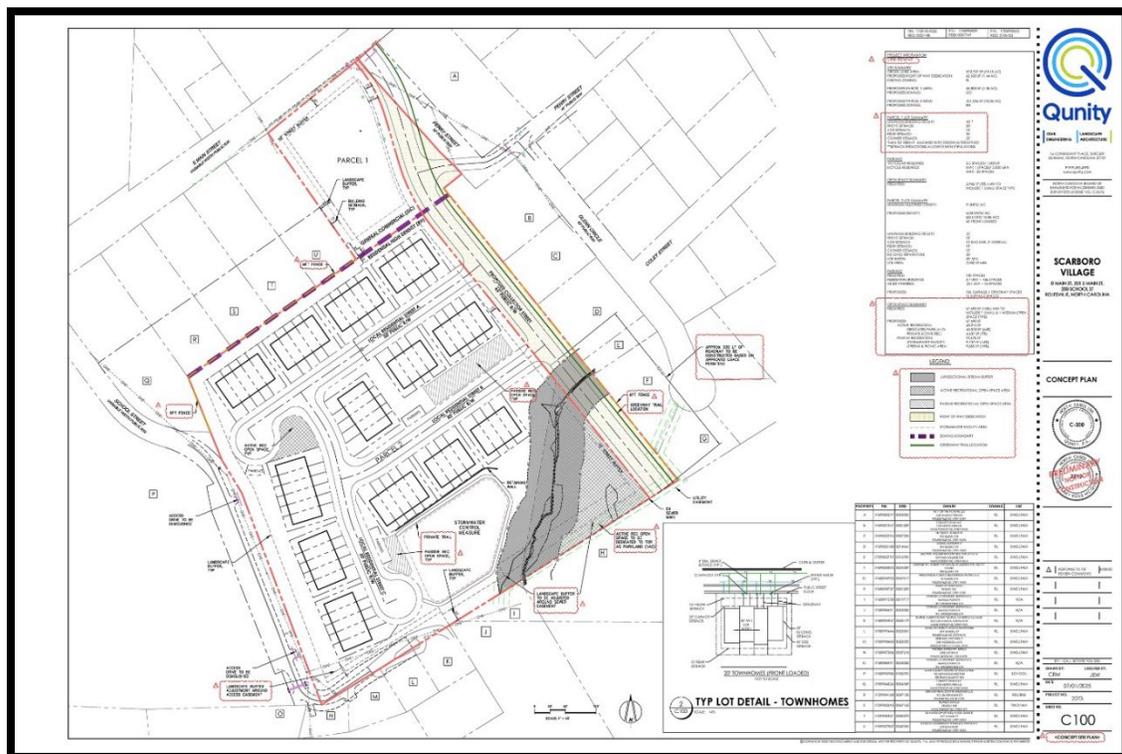


# Memo

**To:** Planning Board  
**From:** Michael Elabarger, Interim Planning Director  
**Date:** Meeting Held September 22, 2025  
**Re:** Rezoning Map Amendment Application - REZ-25-05 Scarboro Village

## Background

The Town of Rolesville Planning Department received a Rezoning Map Amendment application (**Attachment 1**) in July 2025 for 13.15 acres comprising three (3) properties located on the eastern side of S. Main Street just south of Perry Street. The property includes two (2) parcels located within the Town's Corporate Limits, and one (1) parcel that lies in the Town's Extraterritorial Jurisdiction (ETJ). The request is to change the Zoning District of the subject properties from Residential Low Zoning District (RL) to a mix of General Commercial Conditional Zoning District (GC-CZ) and Residential High Density Conditional Zoning District (RH-CZ). The request includes a set of proposed Conditions of Approval and Concept Site Plan (**Attachment 8**) of a development.



### ***Previous Rezoning Application for Property***

Rezoning Map Amendment application **REZ-23-05 Scarborough Apartments** was denied on November 7, 2024 by the Town Board of Commissioners; that request was for a Town Center zoning district to develop a mixed use project of 240 Multi-family Dwelling Units (Density of 18.2 du/ac) and a certain amount of non-residential square footage.

### ***Proposed Conditions of Approval – REZ-25-05***

Following is a summary of the proposed Conditions of Approval (**Attachment 9**):

- Development shall be in compliance with the Concept Site Plan.
- Documentation of the existing single family home at 201 S. Main Street. Development shall have priority to relocating or removing any items of historic significance and building items for reuse.
- If the Development chooses not to relocate the existing home, it will allow any non-profit entity, individual, or for-profit entity wishes to relocate the home.
- Vehicular ingress and egress via School Street are prohibited.
- Development shall construct proposed collector road.
- Development shall construct a 10'wide sidepath within the new Collector Street right-of-way.
- Provide a six foot (6') fence along shared boundary lines.
- Include one (1) acre of parkland located south of the stream in the southeastern corner of the subject property.

### ***Voluntary Annexation Petition – ANX-25-03***

A contiguous Voluntary Annexation petition for PIN 1758998560, being a 0.7366-acre tract, has been submitted, reviewed, and will be processed simultaneously with this Rezoning application.

### **Applicant Statement of Justification**

The Applicant has provided a detailed Statement of Justification (**Attachment 5**) about the Rezoning request.

### **Neighborhood Meetings**

The Applicant conducted the required Neighborhood Meeting on August 18, 2025. Six (6) residents attended sharing concerns about intersection safety at Perry Street, having a fence for screening purposes, and the viability of townhomes selling and not being rental-only. The Neighborhood Meeting presentation and minutes are included as an attachment (**Attachment 6**) to this report.

### **Comprehensive Plan**

#### ***Land Use***

The 2017 Comprehensive Plan's Future Land Use Map designates the subject property – and multiple adjacent properties - as appropriate for **High Density Residential (HDR)** development. In 2017, when the Town planned for this property to be best suited for high-density residential use, these properties were zoned as a Residential 1 Zoning District under the Unified Development Ordinance (*UDO, no longer in effect, being replaced by the LDO*), which was a lower density designed Zoning District; the R-1 District translated into the RL (Residential Low Density) District under the LDO. Thus, at the time of that land use designation, the property was not zoned appropriately to fulfill that land use plan and would have necessitated a Rezoning to achieve that plan.

**Community Transportation Plan**

The Town of Rolesville's Community Transportation Plan (CTP) was adopted by the Town Board of Commissioners in 2021 – it is the Town’s long-range vision for improving existing, and developing all new, roadways so as to provide Rolesville accessible and redundant means of vehicular circulation that ensure movement through the community for both convenience and during times of emergency/construction. Below are the recommendations for Thoroughfares, Collectors, and intersections that directly affect or are in close proximity to this subject property:

Thoroughfare Recommendations (Figure 31)

- South Main Street is proposed to be a two (2) lane Divided with Curb & Gutter, Bike Lanes, and Sidewalk.
- *EXISTING Condition: South Main Street is a two-lane undivided with two-way left turn lane, with Curb & Gutter and Sidewalks.*

Collector Recommendations (Figure 32) – see clip below.

- A new (mostly running north/south) Collector roadway in this area is recommended that generally connects S. Main Street (opposite Main Street Park) with a new (mostly running east/west) roadway, which would connect to E. Young Street.
- *EXISTING Condition: This roadway does not exist.*

As envisioned in the CTP and demonstrated in the Concept Site Plan (in Attachment 8 & 9), the development is proposing to construct its portion of the north/south Collector road from S. Main Street to its southern property line; this roadway would, on the Town’s property, be continued by the Town and then intersect with another CTP planned east/west Collector. The Town’s ‘town campus’ project south of the subject property is proposing construction of that Collector between the Parker Ridge subdivision and E. Young Street.

Per the CTP, this new Collector road within this subject property would - where Perry intersects with S. Main Street - over-top or replace the existing Perry Street connection to Main. The existing local and residential Perry Street would then “T” intersect with this new Collector, providing full access to S. Main Street but via a new and widened point of intersection. In the clip below, the subject property is outlined in red; the yellow highlight is the North/South Collector, and the green highlight is the (off-site) East/West Collector that would run from the Parker Ridge subdivision through the Town Campus property to an intersection with E. Young Street.



### **Greenway and Bike Plans**

As per the 2022 Greenway Plan, the Concept Site Plan details the north/south Greenway through the project parallel to the proposed Collector road, from S. Main Street to the east/west Collector off the subject property. This Greenway is the last link to reach S. Main Street, opposite Main Street Park, connecting to other Greenway segments that will ultimately provide a pedestrian pathway to, under, and beyond the 401 Bypass to the south.

The Bicycle Plan identifies S. Main Street to include bicycle lanes within the vehicle travel lanes; this property has just 200' of Main Street road frontage; generally, piecemeal striping of Bicycle lanes is not permitted by NCDOT.

### **Traffic Generation**

The applicant hired The John R. McAdams Company to prepare a Trip Generation Letter (**Attachment 7**) to determine whether a full Traffic Impact Analysis (TIA) would be required. The TIA studied a proposed sixty-three (63) Single Family Attached dwelling units (townhomes) and determined that to generate 430 daily trips, 27 AM peak hour trips, and 34 PM peak hour trips. These trip counts fall below the Land Development Ordinance's threshold of 500 daily trips and 50 peak (AM or PM) hour trips; therefore, a Traffic Impact Analysis was not required.

### **Development Review**

The Technical Review Committee (TRC) reviewed two (2) versions of the Rezoning application, with all comments pertinent to considering the proposed Zoning Districts and the general development plan being resolved.

*NOTE: The project Concept Site Plan as part of the proposed Conditions of Approval has not been reviewed as a Site Development Plan (a construction document) for compliance with all applicable LDO site development regulations; it is a general conceptual plan and not an engineered and dimensioned layout. It was reviewed for compliance with major Town Policy elements related to the Comprehensive Plan, Community Transportation Plan, and Greenway/Bicycle Plans. It was reviewed against the Land Development Ordinance (LDO) for major spatial aspects such as Bufferyards, and for identifying potential conflicts related to the proposed voluntary conditions. Should the Rezoning request be approved by the Town Board of Commissioners, the next development step is a Preliminary Subdivision Plat (PSP), where it will receive a complete and full review for compliance by the entire Technical Review Committee of the Town.*

### **Staff Analysis / Recommendation**

The Application seeks to establish a General Commercial (GC) Zoning District and a Residential High (RH) Zoning District, both as Conditional Zoning Districts.

- The Non-Residential component is conditioned to be a **1.35-acre parcel** fronting S. Main Street.
- The Residential component entails a maximum of **63 Single Family Attached dwellings** at a **density of 6.08** units per gross site acre.

The Land Development Ordinance (LDO) was adopted in 2021, four (4) years after the Comprehensive Plan and Future Land Use categories were adopted. In 2024, the Board of Commissioners began a review and revision process to the entirety of the Comprehensive Plan, including examining the appropriate residential density policies across the Town. At this time however, Rezoning must be compared to the 2017 policy direction of the Town Board.

LDO Section 3.1.3. for the RH District permits up to nine (9) units per acre for a Single Family Attached dwelling units. The proposed density of 6.08 units per acre is below the maximum allowed density. The High Density Residential future land use category (which is 6-12 units per acre), does envision a variety of housing types – single family detached, single family attached (townhomes), and multifamily – and this application represents single family attached dwelling units.

The by-right residential development potential of the property under RL zoning is 20,000 SF minimum single family detached lots. Theoretically, 13.15 acres divided by 20,000 SF lots yields 28 home lots. The reality is that major spatial requirements like minimum open space (10% for RL, or 1.3 acres), the Collector road right-of-way area (approximately 1.5 acres), stormwater management (~1 acre), and unknown amounts of 50' wide right-of-way for local streets to achieve lot frontage for every lot, the practical yield is estimated to be more like 18 - 20 lots.

The Conditions of Approval make several voluntary commitments to development aspects up front, such as no vehicular connection to School Street, a six foot (6') fence adjacent to existing single family homes, and considerations for removal and reuse by others of the existing stone building on site. By-right development would yield no such conditions.

Staff finds the proposed Rezoning request REZ-25-05 consistent with the Comprehensive Plan future land use category of High Density Residential, as the project is a mixed-use development composed primarily of Single Family Attached housing units. The project meets many of the goals of the Comprehensive Plan and the Main Street Vision, and when compared to what the Existing Zoning, RL, would yield in single family detached lots. In addition, the current zoning of the subject properties is inconsistent with Rolesville's Comprehensive Plan. The Rezoning request provides a highly certain development scheme versus uncertain by-right potential.

### **Policy Plan Consistency**

The Application's rezoning request is consistent with the Town of Rolesville's Comprehensive Plan and Main Street Vision Plan for the following reasons:

- The proposed mix of Single Family Attached dwellings with a commercial element fits the High Density Residential land use description.
- The permitted density under the Residential High Zoning District (9 Single Family Attached dwelling units per acre) falls in the middle of the High Density Residential land use category (6-12 dwelling units); the applicant proposes 6.08 units per acre as per the Site Concept Plan.
- The proposed vehicular circulation network will establish Collector connections as the Town's Community Transportation Plan recommends.
- The proposed Greenway will establish pedestrian connections as Rolesville's Greenway Plan recommends.
- Single Family Attached (townhome) housing units fulfill Main Street Vision Goal #2: Promote Diverse Housing Stock for Multiple Age Groups and Income Levels.
- The mixed-use project works to fulfill Main Street Vision Goal #4, to Reestablish a Town Center.

### **Plan Consistency and Reasonableness Statement**

As noted above under the Comprehensive Plan section of this report and the Staff analysis, the rezoning request for the subject parcels is consistent with Rolesville's vision in Policy documents and the Board of Commissioners' legislative decisions over the past several years. Rezoning application REZ-25-05 is thus consistent and is therefore reasonable.

**Proposed Motion**

Motion to recommend (*approval or denial*) of Rezoning Application **REZ-25-05** because it is (*consistent or inconsistent*) with Rolesville's Comprehensive Plan.

**Attachments**

1	Rezoning Application
2	Deed
3	Legal Description
4	Rezoning Plat
5	Statement of Justification
6	Neighborhood Meeting Packages (August 18, 2025)
7	Trip Generation Letter (June 27, 2025)
8	Concept Site Plan (August 28, 2025)
9	Proposed Conditions of Approval (September 1, 2025)

## Zoning Map (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | [planning@rolesvillenc.gov](mailto:planning@rolesvillenc.gov)

Planning Department Home Page: [Official Town Webpage](#)

**Complete one form for each parcel identification number.**

APPLICATION INFORMATION:	
Site Address: 0 Main St, 201 S. Main St, 200 School St.	Site Area (in acres): 13.15
Rezoning Type: <input type="checkbox"/> General <input checked="" type="checkbox"/> Conditional	Total area requested to be rezoned (in acres): 1.71 to GC 11.44 to RH
Voluntary Annexation Application Submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ANX-	Current Location: <input type="checkbox"/> County Limits <input checked="" type="checkbox"/> ETJ <input checked="" type="checkbox"/> Town Limits
Existing Zoning District: RL	<b>Proposed Zoning District(s): GC &amp; RH</b>
PIN: 1758-99-8560, 1758-99-8909, 1759-90-9525	Associated Previous Case(s):
Current Use(s): vacant	Proposed Use(s): Commercial & Residential

APPLICATION REQUIREMENTS:	
<input checked="" type="checkbox"/> Complete Application and checklist.	<input checked="" type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner- See page 5.
<input checked="" type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	<input checked="" type="checkbox"/> A <b>Concept (nee site) Plan</b> * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be incorporated into a written condition for "general compliance" upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
<input checked="" type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or a Letter/Email from Planning staff confirming that a TIA is not required. (LDO Section 8.C.5)	<input type="checkbox"/> * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts <b>require the submission of a Concept Plan (also known as a site plan)</b> as per LDO Sections 3.4.1 and 3.4.2.
<input checked="" type="checkbox"/> Legal Metes & Bounds	<input checked="" type="checkbox"/> Deeds with Book of Map & Page Number
<input checked="" type="checkbox"/> Sketch/Pre-submittal meeting held on: <u>6/12/2025</u>	<input checked="" type="checkbox"/> Meeting Notes submitted
<input type="checkbox"/> <i>Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.</i>	

**Financially Responsible Party (\*REQUIRED: Who will pay invoices related to this application?)**

Name: Matthew Shuey Company Name: Comm Dev LLC

Title: CEO Signature: 

Mailing Address 1340 Clifton Pond Road City/State/Zip Louisburg, NC 27549

Phone (919) 761-4331 Email Barbara@commandcs.com

Property Owner (First name on Deed)

Name: Comm Dev LLC, Attn Matthew Shuey Signature: 

Address: 1340 Clifton Pond Rd, Louisburg, NC Email: Matt@commandcs.com

Property Owner (Second name on Deed or Spouse information required if applicable)

Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Preferred Point of Contact:  Owner  Agent  Applicant  Architect  Attorney  Engineer

Please add contact information if applicable.

<b>Agent Name:</b> <u>Peter Crossett</u>	<b>Title/ Firm:</b> <u>KDM Development</u>
<b>Phone:</b> <u>315-882-8440</u>	<b>Email:</b> <u>peterc@kdmdevelopment.com</u>
<b>Applicant Name:</b> <u>Courtney McQueen, PLA</u>	<b>Title/ Firm:</b> <u>Project Coordinator, Qunity</u>
<b>Phone:</b> <u>919-490-4990</u>	<b>Email:</b> <u>cmcqueen@qunity.com</u>
<b>Architect Name:</b> _____	<b>Title/ Firm:</b> _____
<b>Phone:</b> _____	<b>Email:</b> _____
<b>Attorney Name:</b> _____	<b>Title/ Firm:</b> _____
<b>Phone:</b> _____	<b>Email:</b> _____
<b>Engineer Name:</b> _____	<b>Title/ Firm:</b> _____
<b>Phone:</b> _____	<b>Email:</b> _____
<b>Owner Name:</b> _____	<b>Title/ Firm:</b> _____
<b>Phone:</b> _____	<b>Email:</b> _____

**Concept Plan Minimum Requirements ( Required for AC or NC Districts, Optional for Conditional Districts):**

- A vicinity map of the site, illustrating the boundaries of the site, the north arrow, and the scale reference
- Site Data Table: Typical Property Information (Property Legal Description, Acreage/Square Footage, etc.)
- \* If Commercial, include the square footage of the proposed building, use, or development, the approximate proposed Impervious Coverage, approximate parking calculations, and if it is a multi-family development, the number of Dwelling units, etc.
- \* If Residential - Number of proposed development lots (including by type of lot and use), density (proposed and permitted), and approximate parking calculations.
- \* Calculations for open space are required and provided.
- Existing and Proposed Use and Zoning District of the property and adjacent properties
- A drawing depicting the details provided above as a general concept of the development, including such details as –
  - Residential - Lot layout and a “typical” lot size/dimension exhibit.
  - Non-res/multifamily - Proposed building layout and/or general footprint locations.
  - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private);
  - Pedestrian circulation, including general greenways, side paths, and bike lane locations.
  - General Utility access and points of connection/extensions,
  - Buffer Spaces (street and perimeter), open communal spaces, stormwater control measures, etc.
- Name, address, and contact information for the property owner and/or Applicant
- Name/information of the professional who created the Concept Plan
- Any other information requested by the Planning Department staff

**Rezoning Justification Statement – Complete the attached form**

Provide a **separate document** titled “Statement of Justification” (including Date) that addresses each/all the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present when it was adopted?
4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

**Neighborhood Meeting- (Complete the attached form)**

Per [LDO Section 2.2, Appendix A / 2.3.D., and 2.3.F Rezoning \(Zoning Map Amendment\)](#); and TA-23-01, all applicants **shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners**. This meeting will enable the applicant to explain the proposed request and address the neighborhood's concerns. A summary of the meeting in the form of meeting notes or minutes, along with a list and contact information (as shown below) for all attendees and a list of property owners and Homeowners' Associations within 500 feet of the subject property as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they are required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled).

Conditions of Approval – Provide a separate list of voluntary conditions proposed by the applicant to be signed upon presentation to the Town Board at the Legislative Hearing (if applicable).

Please visit the [Submittal Process webpage](#) for information on submission timing.

**Submission Packet Document Review- Please be sure to include the following:**

**Required documents to be submitted with the Application**

<input type="checkbox"/> Complete Application	<input type="checkbox"/> Legal Metes and Bounds
<input type="checkbox"/> Concept Plan (if applicable)	<input type="checkbox"/> Property Owner Consent form(s)
<input type="checkbox"/> Conditional Zoning Proposed List (if applicable)	<input type="checkbox"/> Rezoning Boundary Survey with Total Area Requested and Zoning Districts labeled
<input type="checkbox"/> Deeds	<input type="checkbox"/> Rezoning Justification Statement
<input type="checkbox"/> Financial Responsible Party information	<input type="checkbox"/> Sketch Plan meeting notes (if applicable)

**Required documents for Planning Board and/or Town Board meeting**

<input type="checkbox"/> Neighborhood Meeting Information	<input type="checkbox"/> PowerPoint slides (or other digital media) to include in the Planning Board and Town Board Agenda Packets.
<input type="checkbox"/> Signed Proposed Conditions (for approval by the Town Board at Legislative Hearing)	



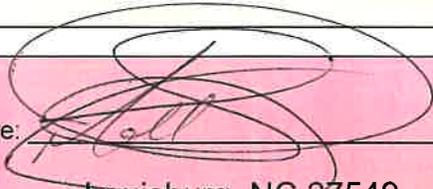
Town of Rolesville Planning Department  
 Property Owner Consent & Authorization Form  
 planning@rolesvillenc.gov

**Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.**

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Scarboro Village  
 Site Address: 0 Main St  
 Parcel ID: 1759-90-9525 Deed Reference: BK 018825 PG297-301

**Property Owner \*This field is required.**

1) Name: Comm Dev LLC, Attn Matthew Shuey Signature:   
 (Type or print clearly.)  
 Mailing Address: 1340 Clifton Pond Rd City/State/Zip: Louisburg, NC 27549  
 Phone: 919-761-4331 Email: Matt@commandcs.com

2) Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 (Type or print clearly.) (spouse if applicable)  
 Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Company Name: \_\_\_\_\_ Title: \_\_\_\_\_

Applicant  P.O.A.  Agent  Legal Representative  
**Check all that apply.**

1) Name: Courtney McQueen, PLA Signature: \_\_\_\_\_  
 (Type or print clearly.)  
 Mailing Address: 16 Consultant Place, Suite 201 City/State/Zip: Durham NC 27707  
 Phone: 919-490-4990 Email: cmcqueen@qunity.com  
 Company Name: Qunity Title: Project Coordinator

**By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.**



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Scarboro Village
Site Address: 201 S. Main St
Parcel ID: 1758-99-8909 Deed Reference: BK 018825 PG297-301

Property Owner \*This field is required.
1) Name: Comm Dev LLC, Attn Matthew Shuey
Mailing Address: 1340 Clifton Pond Rd
Phone: 919-761-4331
Signature: [Handwritten Signature]
City/State/Zip: Louisburg, NC 27549
Email: Matt@commandcs.com

Applicant [checked] P.O.A. [ ] Agent [ ] Legal Representative [ ]
Check all that apply.
1) Name: Courtney McQueen, PLA
Mailing Address: 16 Consultant Place, Suite 201
Phone: 919-490-4990
Company Name: Qunity
Signature:
City/State/Zip: Durham NC 27707
Email: cmcqueen@qunity.com
Title: Project Coordinator

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



Town of Rolesville Planning Department  
 Property Owner Consent & Authorization Form  
 planning@rolesvillenc.gov

**Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.**

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Scarboro Village  
 Site Address: 200 School St.  
 Parcel ID: 1758-99-8560 Deed Reference: BK 018825 PG297-301

**Property Owner \*This field is required.**

1) Name: Comm Dev LLC, Attn Matthew Shuey Signature:   
 (Type or print clearly.)  
 Mailing Address: 1340 Clifton Pond Rd City/State/Zip: Louisburg, NC 27549  
 Phone: 919-761-4331 Email: Matt@commandcs.com

2) Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 (Type or print clearly.) (spouse if applicable)  
 Mailing Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
 Company Name: \_\_\_\_\_ Title: \_\_\_\_\_

Applicant  P.O.A.  Agent  Legal Representative  
**Check all that apply.**

1) Name: Courtney McQueen, PLA Signature: \_\_\_\_\_  
 (Type or print clearly.)  
 Mailing Address: 16 Consultant Place, Suite 201 City/State/Zip: Durham NC 27707  
 Phone: 919-490-4990 Email: cmcqueen@qunity.com  
 Company Name: Qunity Title: Project Coordinator

**By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.**

## Attachment 2

Revenue : \$ 3600.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 1758998909, 1758998560 and 1759909525

Brief Description for the Index:

Prepared by: Edward W. Scarboro, Jr., Attorney at Law

Return to: Grantee

Property Address: 201 S. Main Street, Rolesville, NC

All or a portion of this property \_\_\_\_\_ was or \_\_\_\_\_ was not used as the primary residence of the Grantor.

#### NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 2 day of December, 2021 by and between **EDWARD W. SCARBORO, JR. AND SPOUSE, KIMBERLY MOORE SCARBORO with a mailing address of 4325 JONESVILLE ROAD, WAKE FOREST, NC 27587 AND SPENCER PULLEY SCARBORO AND SPOUSE, DONNA M. SCARBORO with a mailing address of 6625 Pulley Town Road, Wake Forest, NC 27587 ("Grantors")** and **COMM DEV LLC, a North Carolina Limited Liability Company with a mailing address of 1340 Clifton Pond Road, Louisburg, NC 27549("Grantee")**.

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in WAKE County, North Carolina and more particularly described as follows:

**SEE ATTACHED EXHIBIT "A"**

Submitted electronically by Hervev & Hervev, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

ALSO, BEING the same Premises conveyed to Grantor by deed recorded in **Book 01112 page 65**, **WAKE** County Registry.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And Grantor covenants with Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, and valorem taxes for the year **2021** and subsequent years, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

**SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD, WAKE COUNTY REGISTRY.**

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

\*\*\*The remainder of this page intentionally left blank.\*\*\*

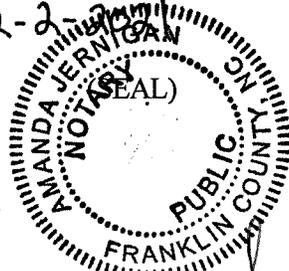
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Edward W. Scarboro, Jr. (SEAL)  
EDWARD W. SCARBORO, JR.

STATE OF North Carolina  
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **EDWARD W. SCARBORO, JR.**

Date: 12-2-2021



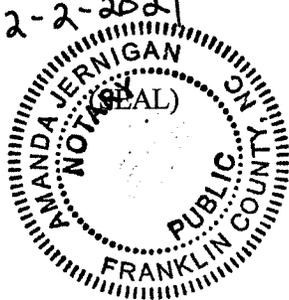
Amanda Jernigan  
Printed Name of Notary:  
Notary Public Amanda Jernigan  
My commission expires: 09-15-2023

Kimberly Moore Scarboro (SEAL)  
KIMBERLY MOORE SCARBORO

STATE OF North Carolina  
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **KIMBERLY MOORE SCARBORO**

Date: 12-2-2021



Amanda Jernigan  
Printed Name of Notary:  
Notary Public Amanda Jernigan  
My commission expires: 09-15-2023

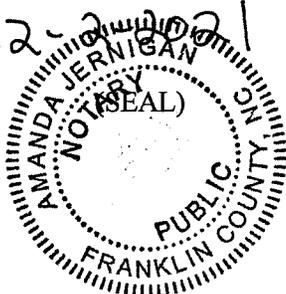
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Spencer Pulley Scarboro (SEAL)  
SPENCER PULLEY SCARBORO

STATE OF North Carolina  
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **SPENCER PULLEY SCARBORO**

Date: 12-2-2021



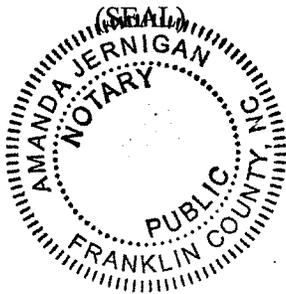
Amanda Jernigan  
Printed Name of Notary:  
Notary Public Amanda Jernigan  
My commission expires: 09-15-2023

Donna M. Scarboro (SEAL)  
DONNA M. SCARBORO

STATE OF North Carolina  
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **DONNA M. SCARBORO**

Date: 12-2-2021



Amanda Jernigan  
Printed Name of Notary:  
Notary Public Amanda Jernigan  
My commission expires: 09-15-2023

## Attachment 3

## Exhibit A

COMMENCING AT NCGS MONUMENT 'STREET' HAVING NC GRID NAD '83 / 2011 COORDINATES OF N=790,603.030 FT. AND E=2,159,788.080 FT.; THENCE N 43°22'24"E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING IN THE SOUTHERN RIGHT-OF-WAY OF S. MAIN ST, A VARIABLE PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE SPENCER PULLEY HEIRS AS REFERENCED IN D.B. 1112, PAGE 65; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID SPENCER PULLEY HEIRS PROPERTY, S38°29'42"E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE EDDINS FAMILY, LLC AS REFERENCED IN B.M. 2013, PG. 218; THENCE S38°47'03"E A DISTANCE OF 729.30 FEET TO A POINT BEING THE SOUTHERN MOST CORNER OF THE PROPERTY OF DAVID T. MERRITT AND BETTY M. MERRITT, TRUSTEES AS REFERENCED IN D.B. 9470, PG. 1562, SAID POINT ALSO BEING IN THE COMMON LINE OF THE PROPERTY OF DONNIE L. WOODLIEF AS REFERENCED IN D.B. 2906, PG. 75; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID WOODLIEF PROPERTY, S57°30'43"W A DISTANCE OF 400.50 FEET TO A POINT IN THE LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN D.B. 5409, PG. 926; THENCE S58°02'43"W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE BEING THE NORTHEAST CORNER OF THE PROPERTY OF ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN D.B. 15944, PG. 1564; THENCE S58°12'26"W A DISTANCE OF 84.72 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN D.B. 9721, PG. 2124; THENCE S57°50'19"W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OF RUTH DEBNAM UPCHURCH HEIRS; THENCE WITH THE COMMON LINE OF THE SAID UPCHURCH HEIRS PROPERTY, S58°20'21"W A DISTANCE OF 73.62 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF DOROTHY JONES PENDER; THENCE WITH THE COMMON LINE OF THE SAID PENDER PROPERTY, S58°20'21"W A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERN RIGHT-OF-WAY OF SCHOOL STREET, A VARIABLE PUBLIC RIGHT-OF-WAY; THENCE ALONG SAID SCHOOL STREET RIGHT-OF-WAY, N20°43'10"W A DISTANCE OF 439.68 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 211.05 FEET; THENCE WITH THE SAID CURVE AS IT TURNS TO THE LEFT AN ARC LENGTH OF 75.77 FEET AND HAVING A CHORD BEARING OF N31°00'17"W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE LEAVING THE SAID SCHOOL STREET RIGHT-OF-WAY, N22°13'08"W A DISTANCE OF 59.02 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF EDDINS FAMILY LLC AS REFERENCED IN D.B. 17186, PG. 434; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID EDDINS FAMILY LLC PROPERTY, N22°13'08"W A DISTANCE OF 61.29 FEET TO A POINT; THENCE N22°13'08"W A DISTANCE OF 55.00 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN D.B. 13085, PG. 1846; THENCE N55°20'53"E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF DUPLEX 209 LLC AS REFERENCED IN D.B. 15172, PG. 1630; THENCE N54°52'50"E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF COLUMBUS F. EAGLES, III AND PAMELA S. EAGLES AS REFERENCED IN D.B. 5389, PG. 639; THENCE WITH THE SAID EAGLES COMMON LINE, N55°02'10"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N34°57'50"W A DISTANCE OF 300.00 FEET TO A POINT IN THE SOUTHERN RIGHT-OF-WAY OF AFOREMENTIONED S. MAIN ST.; THENCE WITH THE SAID S. MAIN ST. RIGHT-OF-WAY, N50°50'17"E A DISTANCE OF 201.58 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 12.9073 ACRES OR 562,241 SQ. FT, as shown on that survey entitled "Boundary Survey for Scarboro Property" dated December 28, 2020 and prepared by Bass, Nixon & Kennedy, Inc.

PARCEL PIN# 1759909525 (AREA TO BE REZONED GC):

COMMENCING AT EXISTING NCGS MONUMENT "STREET", SAID MONUMENT HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 790603.030 FEET AND E: 2159788.080 FEET; THENCE N 43°22'24" E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 25.00 FEET TO A POINT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF PERRY STREET; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY S 42°17'19" E A DISTANCE OF 300.64 FEET TO A POINT, SAID POINT BEING A NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY S 51°06'44" W A DISTANCE OF 44.89 FEET TO AN EXISTING IRON PIPE; THENCE N 38°29'42" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2407 ACRES.

PARCEL PIN# 1758998909 (AREA TO BE REZONED GC):

COMMENCING AT EXISTING NCGS MONUMENT "STREET", SAID MONUMENT HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 790603.030 FEET AND E: 2159788.080 FEET; THENCE N 43°22'24" E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S 38°29'42" E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE S 38°47'03" E A DISTANCE OF 15.36 FEET TO A POINT; THENCE S 55°02'10" W A DISTANCE OF 220.54 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF LOT 4 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 34°57'50" W A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 201.58 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4887 ACRES.

PARCEL PIN# 1758998909 (AREA TO BE REZONED RH):

COMMENCING AT EXISTING NCGS MONUMENT "STREET", SAID MONUMENT HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 790603.030 FEET AND E: 2159788.080 FEET; THENCE N 43°22'24" E A DISTANCE OF 56.02 FEET TO A POINT AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S 38°29'42" E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE S 38°47'03" E A DISTANCE OF 15.36 FEET TO THE POINT OF BEGINNING; THENCE S 38°47'03" E A DISTANCE OF 713.94 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY EDDIE C. HENDERSON AND PATRICIA A. HENDERSON AS RECORDED IN DEED BOOK 19208, PAGE 2339, WAKE COUNTY REGISTRY; THENCE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 112.68 FEET TO A POINT AT THE NORTHERN PROPERTY

LINE OF LANDS NOW OR FORMERLY OWNED BY LENNAR CAROLINAS, LLC AS RECORDED IN DEED BOOK 19559, PAGE 276, WAKE COUNTY REGISTRY; THENCE S 89°02'14" W A DISTANCE OF 320.84 FEET TO A POINT AT THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG AND WITH SAID EASTERN RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 271.91 FEET TO A POINT; THENCE ALONG AND WITH A CURVE TO THE LEFT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF N 31°00'17" W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY N 22°13'08" W A DISTANCE OF 59.02 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY EDDINS FAMILY LLC AS RECORDED IN DEED BOOK 17186, PAGE 434, WAKE COUNTY REGISTRY; THENCE N 22°13'08" W A DISTANCE OF 61.29 FEET TO A POINT; THENCE N 22°13'08" W A DISTANCE OF 55.00 FEET TO AN EXISTING IRON PIPE, SAID BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 790041.514 FEET AND E: 2159514.571 FEET; THENCE N 55°20'53" E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE; THENCE N 54°52'50" E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE; THENCE N 55°02'10" E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N 55°02'10" E A DISTANCE OF 220.54 FEET TO THE POINT OF BEGINNING, CONTAINING 10.8361 ACRES.

PARCEL PIN# 1758998560 (AREA TO BE REZONED RH):

COMMENCING AT EXISTING NCGS MONUMENT "STREET", SAID MONUMENT HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 790603.030 FEET AND E: 2159788.080 FEET; THENCE N 43°22'24" E A DISTANCE OF 56.02 FEET TO A POINT AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S 38°29'42" E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE S 38°47'03" E A DISTANCE OF 15.36 FEET TO A POINT; THENCE S 38°47'03" E A DISTANCE OF 713.94 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY EDDIE C. HENDERSON AND PATRICIA A. HENDERSON AS RECORDED IN DEED BOOK 19208, PAGE 2339, WAKE COUNTY REGISTRY; THENCE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 112.68 FEET TO THE POINT OF BEGINNING AT THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY LENNAR CAROLINAS, LLC AS RECORDED IN DEED BOOK 19559, PAGE 276, WAKE COUNTY REGISTRY; THENCE S 58°02'43" W A DISTANCE OF 14.50 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2012, PAGES 393-395, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY MICHAEL T. DEBNAM AS SHOWN IN BOOK OF MAPS 2012, PAGES 393-395, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 73.62 FEET TO A POINT; THENCE S 58°20'21" W A DISTANCE OF 60.00 FEET TO A POINT AT THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG AND WITH SAID EASTERN RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 167.77 FEET TO A POINT; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY N 89°02'14" E A DISTANCE OF 320.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5824 ACRES.



## Scarboro Village | Conditional Rezoning: Statement of Justification

July 1<sup>st</sup>, 2025

### 1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?

This conditional rezoning petition proposes a dedicated right-of-way along the eastern boundary, in keeping with the Town's strategic transportation plan, a change from Residential Low Density (RL) to General Commercial (GC) along the Main Street corridor ( $\pm 1.35$  ac), and changing the balance of the parcel assemblage from Residential Low Density (RL) to Residential High Density (RH), while leaving the environmental features along the southern boundary undisturbed.

The site is designated High Density Residential on the Town's Future Land Use Map (FLUM), which supports a variety of housing types at a density of 6 to 12 dwelling units per acre. As defined in the Comprehensive Plan on pg. 37, this category includes townhomes and encourages compact, mixed residential development. This RH rezoning petition proposes a townhome development with a density of 6.08 units per acre, which aligns with the intended land use vision for the area.

The proposed GC zoning is consistent with the Town's Main Street Vision Plan. The parcel is located within the Town Center Core, identified in the Vision Plan as a key area for pedestrian activity, civic presence, and mixed-use development. The site sits directly across from one of the entrances to Main Street Park, which the Main Street Vision Plan designates as a civic anchor within the downtown core. This area is envisioned as a vibrant destination supporting walkability and community engagement.

According to the Vision Plan, this location supports development strategies that encourage small-scale office or professional space to support downtown uses and integrate local service restaurants or retail adjacent to public and civic buildings. The maps on pages 96–97 identify a proposed pedestrian crossing from this parcel to Main Street Park, reinforcing the site's role in promoting safe and accessible pedestrian connections.

Rezoning to GC along the Main Street corridor would strengthen the existing non-residential pattern along this segment of Main Street and enhance the commercial node created by adjacent General Industrial (GI) and Town Center (TC) districts across the street. This strategic land use supports the corridor's intended mix of uses and aligns with the Town's goal of fostering an economically vibrant, pedestrian-friendly downtown core.

The project also supports the multimodal transportation goals outlined in the Community Transportation Plan (CTP), Greenway Plan, and Bicycle Plan. The CTP recommends a new collector street along the eastern edge of the site to improve local network connectivity. This project includes a right-of-way dedication that will enable the Town to implement that critical north-south connection between Main Street and nearby neighborhoods.

The Greenway Plan highlights the need for improved multimodal access to parks, particularly the need for more bicycle and pedestrian connections to Main Street Park. Our project directly addresses this gap by locating residential development adjacent to a planned greenway. By dedicating right-of-way, we eliminate the need for future easements and support the implementation of the greenway as envisioned on pg. 103 of the plan, thereby reducing long-term infrastructure costs and enhancing community connectivity.

The area proposed for GC zoning is located on the existing GoRaleigh 401X express bus route. In addition, the Town's Bicycle and Greenway Plan identifies a dedicated bike lane along Main Street and collector

street with a future greenway along the eastern edge of the subject parcel. Our site plan dedicates right-of-way in support of both planned facilities.

Together, these elements demonstrate that the proposed development is fully aligned with Rolesville's adopted land use, transportation, and infrastructure plans by promoting responsible growth, multimodal access, and integrated public investments.

## **2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?**

This application does not conflict with any provision of the Town of Rolesville's Land Development Ordinance (LDO) or Code of Ordinances. The proposed rezoning and development are consistent with the permitted uses, dimensional standards, and procedural requirements outlined in both documents.

## **3. Does the application correct any errors in the existing zoning present when it was adopted?**

This application does not correct any errors in the existing zoning.

## **4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?**

The proposed rezoning is compatible with both existing and permitted uses on surrounding properties. To the north, across Main Street, is Main Street Park, a nonresidential use located within nonresidential zoning. Adjacent to the park are parcels zoned General Industrial (GI). The proposed General Commercial (GC) zoning aligns with and complements these established nonresidential uses.

To the west, the proposed Residential High Density (RH) zoning is located adjacent to Rolesville Elementary School, a civic use that is compatible with residential development. The site also borders the future Parker Ridge residential development to the southwest and the existing Perry Street neighborhood to the east, making the proposed residential use contextually appropriate and in harmony with the surrounding area.

## **5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?**

The application supports efficient development by aligning with the Town's adopted transportation and infrastructure plans. The project includes right-of-way dedication for a future collector street along the eastern edge of the site, consistent with the Community Transportation Plan's goal to improve network connectivity and support future traffic capacity.

Residential units are strategically located near existing public facilities, including Rolesville Elementary School and Main Street Park, promoting walkability and reducing infrastructure strain. The northern portion of the site lies along the GoRaleigh 401X bus route and adjacent to proposed separated bike lanes, supporting safe and accessible transit options. Additionally, the site has access to public water and sewer, further supporting cost-effective development and reducing the need for new utility extensions.

By integrating this proposed land use with planned transportation, civic infrastructure, and public utilities, the project promotes compact, connected, and sustainable growth within the Town.

## 6. Would the application result in a logical and orderly development pattern?

This application supports a logical and orderly development pattern by transitioning from General Commercial (GC) zoning along Main Street, consistent with adjacent nonresidential uses, to Residential High Density (RH) zoning to the south, which aligns with surrounding neighborhoods and planned residential developments. The concept plan reflects thoughtful integration with existing land uses, public facilities, and transportation infrastructure.

By concentrating commercial uses along the Main Street corridor and placing residential units adjacent to schools and other residential communities, the proposed development reinforces the Town's goals for walkable, mixed use centers and connected neighborhoods. The inclusion of right of way dedication for a future collector street further enhances connectivity and supports coordinated growth consistent with the Town's long-term vision.

## 7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

This application is not expected to result in any adverse environmental impacts. The concept plan has been designed to avoid disturbance to the jurisdictional wetlands and limits development to the northern side of the on-site riparian buffer. This approach preserves the natural functioning of the buffer and protects water quality and adjacent ecosystems.

The project will meet all applicable state and local requirements for stormwater detention and treatment, ensuring proper management of runoff and minimizing downstream impacts. While the majority of the site is currently cleared, the concept plan prioritizes the preservation of existing tree stands surrounding the riparian buffer, contributing to habitat value and vegetative stability.

There are no anticipated negative effects on air or noise quality as a result of the proposed development. By concentrating development within appropriate areas and integrating environmental protection measures from the outset, the application reflects responsible site planning and environmental stewardship consistent with the Town's development goals.

## 8. If a Conditional District providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

The proposed conditions of approval for this Conditional District directly address and mitigate potential impacts that could be reasonably expected from the development. These proposed conditions include specific measures to preserve historical character, addresses neighborhood circulation and safety concerns, and ensures the proposed development has the flexibility to respond to site conditions and public input as it strives to meet the Town's planned goals and objectives.

Conditions such as the documentation and preservation efforts related to the existing single-family home at 201 S. Main Street provide thoughtful recognition of the site's historic context. Provisions for public notice and opportunities for relocation or salvage by third parties, including nonprofits and the Town, demonstrate a good-faith effort to reduce cultural and material loss.

Additionally, the prohibition of vehicular access from School Street is a proactive measure to minimize traffic impacts on surrounding residential areas, while still allowing flexibility for pedestrian connections if appropriate.

All proposed conditions are clear, reasonable, and enforceable through the Town's existing review and permitting procedures. Compared to what could be developed under the base zoning standards without conditions, the application with these commitments results in a more predictable, considerate, and community-sensitive development outcome.

July 28, 2025

**Re: Community Information Meeting on August 18 2025 for Conditional Rezoning of Scarboro Village at 0 Main St., 201 S Main St., 200 School St., Rolesville, North Carolina.**

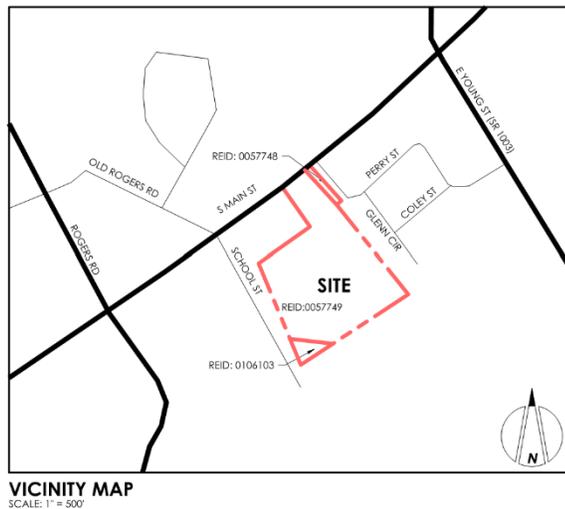
Dear Neighbor:

You're invited to a Neighborhood Meeting regarding the Conditional Rezoning for Scarboro Village, which is proposed on 13.15 Acres of land (REIDs: 0057748, 0057749, 0106103) near your property. The site is located at 0 Main St., 201 S. Main St., and 200 School St (see Vicinity Map below).

An informal community meeting will be held in-person on **Monday, August 18** from **6:00pm-7:00pm** at the **Rolesville Community Center** (514 Southtown Circle Rolesville, NC 27571).

This project proposes a conditional rezoning from **RL (Residential Low Density)** to **GC (General Commercial) & RH (Residential High Density)** to allow for the development of 63 lots for townhomes.

Plans for the proposed development will be presented at the meeting. Attendees will have the opportunity to ask questions and share feedback with individuals knowledgeable about the project. We would appreciate your attendance and input at this community meeting. If you have questions before the meeting, you may contact the person noted below.



Sincerely,

*Courtney McQueen*

Courtney McQueen, PLA  
Landscape Architecture Project Coordinator  
(919) 490-4990  
cmcqueen@qunity.com

Property Owner Name	Street Address	Town, State, Zip	Parcel REID	Parcel PIN
WHITAKER, BARRY W WHITAKER, BETTY P	200 PERRY ST	ROLESVILLE, NC 27571	75956	1769003587
POWERS, MARK R POWERS, MARY K	120 S MAIN ST	ROLESVILLE, NC 27571	55852	1759918091
ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG	108 GLENN CIR	ROLESVILLE, NC 27571	24237	1769003095
WILLOUGHBY, DAPHNE B	210 S MAIN ST	ROLESVILLE, NC 27571	8895	1759901581
BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE	0 SCHOOL ST	ROLESVILLE, NC 27571	33179	1768090437
BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE	206 SCHOOL ST	ROLESVILLE, NC 27571	33180	1768090349
MOORE, MICHAEL EDWARD	204 BROWN CIR	ROLESVILLE, NC 27571	2408	1759913002
COOKE, WILLIS NANCY V	115 S MAIN ST	ROLESVILLE, NC 27571	14688	1769002815
WELLS, ANGELA S	113 S MAIN ST	ROLESVILLE, NC 27571	73785	1769003849
BREWER REAL ESTATE HOLDINGS LLC	211 S MAIN ST	ROLESVILLE, NC 27571	27130	1759904168
HURLBUT, JEANNE B	102 GLENN CIR	ROLESVILLE, NC 27571	7256	1769002216
PEARCE, LYNDA S	207 PERRY ST	ROLESVILLE, NC 27571	80612	1769003716
GALLAGHER, MICHAEL	109 GLENN CIR	ROLESVILLE, NC 27571	346	1769005049
ROLESVILLE COMMUNITY PARK	121 REDFORD PLACE DR	ROLESVILLE, NC 27571	189833	1758980948
EAGLES, COLUMBUS F III EAGLES, PAMELA S	205 S MAIN ST	ROLESVILLE, NC 27571	60335	1759907307
AUTERI, DONALD W	122 S MAIN ST	ROLESVILLE, NC 27571	8892	1759908823
WHITAKER, BARRY WAYNE WHITAKER, BETTY P	202 PERRY ST	ROLESVILLE, NC 27571	8896	1769002594
DUNN, RICHARD E WOODS, MARDENIA	204 SCHOOL ST	ROLESVILLE, NC 27571	23551	1758999444
WAKE COUNTY BOARD OF EDUCATION	307 S MAIN ST	ROLESVILLE, NC 27571	102701	1758990785
HENDERSON, EDDIE C HENDERSON, PATRICIA A	112 GLENN CIR	ROLESVILLE, NC 27571	47017	1768094992
BRAGDON, JESSE DAVID BRAGDON, JENNIFER KAY	111 GLENN CIR	ROLESVILLE, NC 27571	72001	1768096906
SUGGS, STEPHANIE SUGGS, ROBERT	119 S MAIN ST	ROLESVILLE, NC 27571	73754	1769000796
SUGGS, STEPHANIE SUGGS, ROBERT	0 PERRY ST	ROLESVILLE, NC 27571	283590	1769001695
EL-KAISSI, OMAR N EL-KAISSI, SUSIE E	207 S MAIN ST	ROLESVILLE, NC 27571	60273	1759906321
DURAN-LEMUS, HUGO ALBERTO	202 BROWN CIR	ROLESVILLE, NC 27571	6161	1759902826
EDDINS FAMILY, LLC	99 GLENN CIR	ROLESVILLE, NC 27571	98901	1769002540
EDDINS FAMILY, LLC	101 GLENN CIR	ROLESVILLE, NC 27571	57845	1769003415
EDDINS FAMILY, LLC	103 GLENN CIR	ROLESVILLE, NC 27571	8894	1769003452
COOKE, JERRY V LAPLANTE, KIMBERLY	104 GLENN CIR	ROLESVILLE, NC 27571	14661	1769002188
COOKE, JERRY V LAPLANTE, KIMBERLY	106 GLENN CIR	ROLESVILLE, NC 27571	8893	1769003150
ROLESVILLE, LLC	302 S MAIN ST	ROLESVILLE, NC 27571	357169	1759808293
EDDINS FAMILY LLC	213 S MAIN ST	ROLESVILLE, NC 27571	54369	1759904024

EDDINS FAMILY LLC	208 S MAIN ST	ROLESVILLE, NC 27571	73782	1759904541
EDDINS FAMILY LLC	206 S MAIN ST	ROLESVILLE, NC 27571	84033	1759904676
EDDINS FAMILY LLC	204 S MAIN ST	ROLESVILLE, NC 27571	76637	1759905567
LENNAR CAROLINAS LLC	82 SCHOOL ST	ROLESVILLE, NC 27571	53006	1758988402
LAMM, JAMES R LAMM, LOUISE S	101 COLEY ST	ROLESVILLE, NC 27571	47907	1769004306
DEBNAM, MICHAEL T	202 SCHOOL ST	ROLESVILLE, NC 27571	22033	1758998460
YOUNG, PATSY V YOUNG, HARRIET D	506 E YOUNG ST	ROLESVILLE, NC 27571	80478	1768194694
KEITH, BETTY C KEITH, RALPH BRIAN	104 COLEY ST	ROLESVILLE, NC 27571	38634	1769006376
COMM DEV LLC	201 S MAIN ST	ROLESVILLE, NC 27571	57749	1758998909
COMM DEV LLC	200 SCHOOL ST	ROLESVILLE, NC 27571	106103	1758998560
TOWN OF ROLESVILLE	0 E YOUNG ST	ROLESVILLE, NC 27571	106105	1768094465
COMM DEV LLC	0 S MAIN ST	ROLESVILLE, NC 27571	57748	1759909525
NC FOR THE FUTURE LLC	121 S MAIN ST	ROLESVILLE, NC 27571	53005	1769000577
EDDINS FAMILY LLC	100 GLENN CIR	ROLESVILLE, NC 27571	1209	1769001347
DUPLEX 209 LLC	209 S MAIN ST	ROLESVILLE, NC 27571	67163	1759905245
BELL, MORGAN V	102 COLEY ST	ROLESVILLE, NC 27571	63013	1769005278
COBBLESTONE CROSSING SPE LLC	100 S MAIN ST	ROLESVILLE, NC 27571	72561	1769011435
PENDER, DOROTHY JONES	118 SCHOOL ST	ROLESVILLE, NC 27571	37218	1758997386
YOUNG, PATSY V YOUNG, BOBBY W	508 E YOUNG ST	ROLESVILLE, NC 27571	106104	1768192148
TOWN OF ROLESVILLE	408 E YOUNG ST	ROLESVILLE, NC 27571	12313	1768098727
WOODBY, THERESA M	100 COLEY ST	ROLESVILLE, NC 27571	70593	1769004281
ROLESVILLE TOWN OF	200 S MAIN ST	ROLESVILLE, NC 27571	69979	1759922076
YOUNG, PATSY V	504 E YOUNG ST	ROLESVILLE, NC 27571	80445	1768193779
WILLOUGHBY, DAPHNE B	5300 OLD ROGERS RD	ROLESVILLE, NC 27571	10254	1759809483



# Scarboro Village Rezoning

REZ-25-05

Neighborhood Meeting

August 18, 2025  
Rolesville Community Center  
6:00 PM – 7:00 PM





# Meet the Team

Developer

**KDM Development Corp.**

*Peter Crossett and Shane Saucier*

Engineering and Design Firm

**Qunity**

*Courtney McQueen, PLA , Alex Craig, MLA, SITES AP*





# Agenda

- Description of Property
- Project Changes
- Rezoning Process
- Questions/Comments





# Overview of REZ-23-05

## Site Information

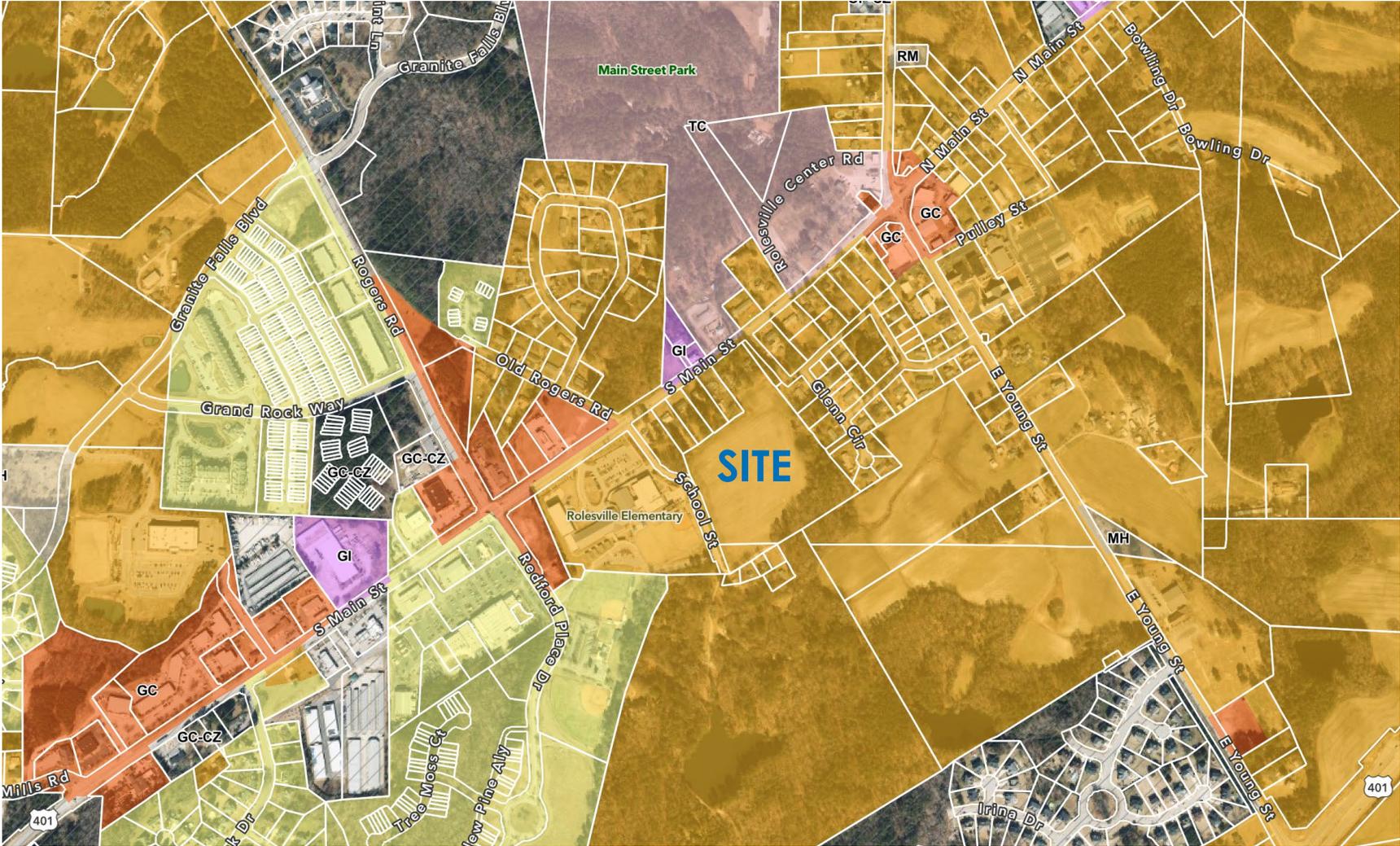
13.15 Acres

Existing Zoning:  
Residential Low  
Density (RL)



# Current Zoning

Existing Zoning:  
Residential Low  
Density (RL)



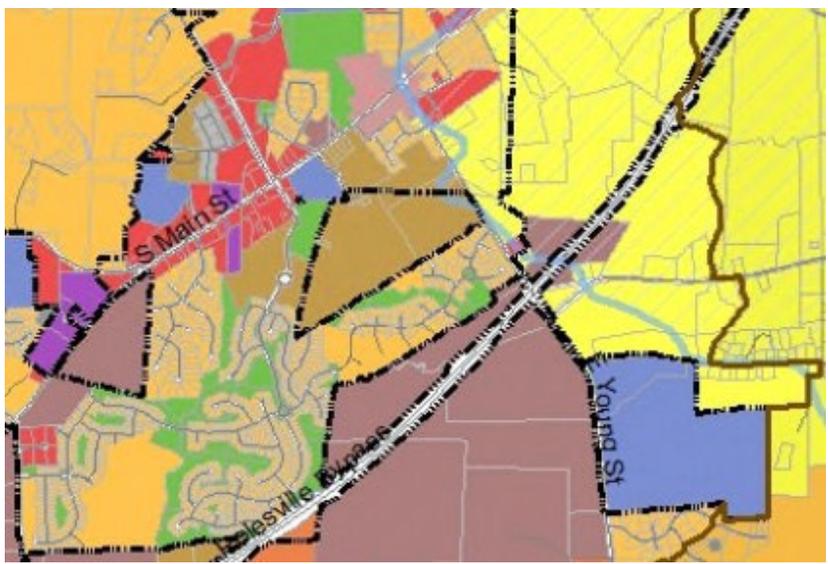


# Future Land Use Map & Main Street Vision Plan

**FLUM:**  
High Density Residential

No proposed change to current FLUM

**Main Street Vision Plan:**  
Site is adjacent to Village Core



**Rolesville: Future Land Use Map**

ETJ Boundary	High Density Residential	Industrial
Town Boundary	Town Center	School
Water Supply Watershed	Mixed Use Neighborhood	Preserved Open Space
Low Density Residential	Commercial	Water Sewer Services
Medium Density Residential	Business Park	



**Figure 1-3: Main Street Context Zones Map**



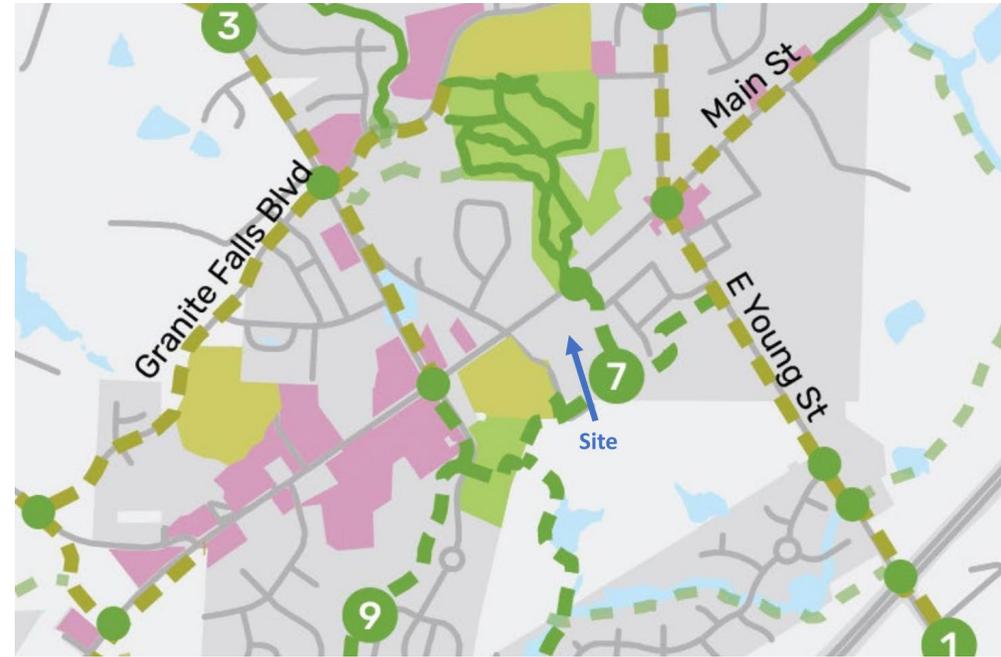
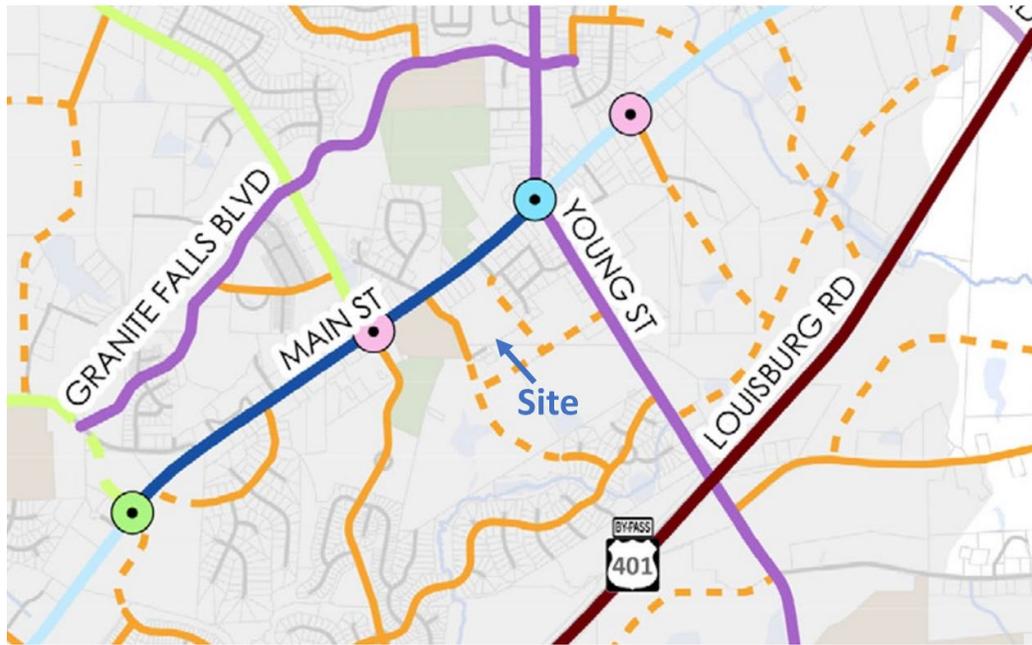
# Rolesville Transportation & Greenway Plan

## Transportation Plan:

requires a collector road connecting Main Street to the new Town Campus property

## Greenway Plan:

Requires a connection from the new Town Campus property to Main Street Park





# Proposed Concept Site Plan

## Site Information

**Parcel 1- 1.35 ac**  
General Rezoning  
To General  
Commercial (GC)  
1.35 ac

**Parcel 2- 10.36 ac**  
Conditional Rezoning  
to Residential High  
Density (RH)  
63 townhomes

**Construction of new  
street connecting S  
Main St. to Rolesville  
Town Center**

**Installation of new  
greenway path to  
Main St Park**



# Timeline

---

## Neighborhood meeting

Development Team receives feedback from neighbors

## Rezoning and Development Plan Process

Resubmit plans to TOR on the 1<sup>st</sup> of each month. Once plans are clear of staff comments the project will be scheduled for the following board reviews:

1. Planning Board Review
2. Board of Commissioners Review & Approval

## Project Page on TOR Website



<https://www.rolesvillenc.gov/project/scarboro-village-fka-apartments-201-s-main>

# Questions?



Courtney McQueen,  
 PLA  
 LA Project Coordinator  
 cmcqueen@qunity.com  
 919-490-4990

Name	Email	Address
Patsy Young	patsy.young@yahoo.com	504 E. Young St. Rolesville
Linda Barnes	lindabarnes@yahoo.com	105 Coley Street P.O. Box 241 Rolesville, N.C.
Jenny Dylk	sheshelake@yahoo.com	303 Terry St Rolesville NC
Jennifer Bragdon	jkbragdon09@gmail.com	111 Glenn Circle Rolesville, NC
Morgan Bell	Djbell0319@gmail.com	101 Coley Rolesville
Rick E.	Rolesvillefurn@windspring.com	

August 18, 2025

## Scarboro Village – Neighborhood Meeting Report

### Attendees

- Courtney McQueen | LA Project Coordinator, **Qunity**
- Alex Craig | LA Designer II, **Qunity**
- Shane Saucier | Project Manager, **KDM Development Corp.**
- Community Members (6 Total)

### Reactions and Feedback from Neighbors:

- **Neighbor comment:** Neighbors express they are pleased with the change from apartments to townhomes and the reduction in traffic
  - **Qunity Response:** -Acknowledged comments.
- **Neighbor comment:** Neighbor asks if the area to be dedicated as future parkland is the swampy area of the site.
  - **Qunity Response:** Confirms yes that is correct.
- **Neighbor comment:** Neighbor asks if the development is part of Parker Ridge development.
  - **Qunity Response:** Confirms no it is not.
- **Neighbor comment:** Neighbor asks who owns the properties south of the site. Which properties are south of the land.
  - **Qunity Response:** Confirms that area of land belongs to the Town of Rolesville, that is why the southeastern portion of the site would be dedicated to the parks department.
- **Neighbor comment:** Neighbor asks if the intersection at Perry street is going to change.
  - **Qunity Response:** Qunity explained the currently the design is still conceptual. The intersection will start designed at the time of site plan.
- **Neighbor comment:** Neighbors are concerned about the safety of the intersection at Perry St.
  - **Qunity Response:** Qunity explains this intersection will be designed by an engineering team working with NCDOT.
- **Neighbor comment:** Neighbors are concerned with the viability of the project due to other townhome development in the area and that developer may have difficulty.
  - **Qunity:** Qunity and KDM acknowledges the statement and thanked for the feedback.
- **Neighbor comment:** Neighbor asks if they will be rental units or owner occupied.
  - **Qunity Response:** KDM says we do not know yet.
- **Neighbor comment:** Neighbors prefer the townhomes to be owner occupied.

- **Qunity Response:** Qunity responds that they will communicate this to the town that the goal is not for all properties to be rentals. KDM suggests that this could be in the HOA Declarants. Design teams will investigate these items
- **Neighbor comment:** Neighbor asks why the fence is no longer being shown on the conceptual site plan and that they would like a screening fence to be added back.
  - **Qunity Response:** Qunity explains that since the design has been redone, we are waiting for feedback from neighbors before adding additional items back to the plan. Due to feedback from neighbors about a fence, a 6' fence will be added to the concept plan along the greenway and adjacent to the northern properties. The fence will be 6' instead of the previous 8' since they will no longer be screening tall apartment buildings.
- **Neighbor comment:** A neighbor is concerned about the intersection at Perry and the safety and wonders if we will have it fully designed by the time it is brought before the planning board.
  - **Qunity Response:** Qunity explains that the intersection will only be designed conceptually at that point.
- **Neighbor comment:** A neighbor asks if the town is still planning to extend and connect the collector road to future developments.
  - **Qunity Response:** Qunity confirms that that is still the plan.
- **Neighbor comment:** Neighbor asks what the proposed commercial site will be. Neighbors believe that since the town wants more commercial development it would be helpful to have an idea of what the commercial will be.
  - **Qunity Response:** KDM explains it has not been decided due to it being early in the process, and if the property gets sold it will be up to the new owner to decide what it will be.
- **Neighbor comment:** Neighbor asks if there will be another neighborhood meeting due to multiple community members not being able to attend due to sickness.
  - **Qunity Response:** Qunity commits to sending out the meeting presentation to the current attendees for them to share with neighbors and would confirm the next neighborhood meeting in the email. Qunity sent the request information in an email on 8/20/25

**Summary of main concerns:**

1. Intersection safety at Perry St.
2. Having a fence to screen the townhomes along the greenway trail and the Northern adjacent properties.
3. The viability of townhomes selling and not being rental-only.



621 Hillsborough Street  
 Suite 500  
 Raleigh, NC 27603  
 919. 361. 5000

SPEC23591

**Attachment 7**

June 27, 2025

Meredith Gruber  
 Town of Rolesville  
 502 Southtown Circle, PO Box 250  
 Rolesville, NC 27571  
 919.554.6517

**RE: Scarboro Village – Rolesville, North Carolina – Trip Generation Letter**

Dear Ms. Gruber,

**Trip Generation Letter**

This letter presents a summary of the trip generation potential for the proposed Scarboro Village development to be located at 201 S. Main Street in Rolesville, North Carolina. The purpose of this letter is to review the anticipated trip generation potential of the proposed site. The proposed development is expected to consist of 63 townhomes.

Site access will be served via two (2) full movement driveways along the extension of Perry Street.

**Similar Site Data**

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition, and the suggested method of trip calculations provided in NCDOT’s *Rate vs. Equation spreadsheet*, trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. Refer to Table 1 below for the trip generation for the proposed land uses.

TABLE 1: TRIP GENERATION									
Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Townhomes (215)	63 units	Adjacent / Equation	430	7	20	27	20	14	34

The proposed development is expected to generate 430 daily trips consisting of 27 trips (7 entering and 20 exiting) during the weekday AM peak hour and 34 trips (20 entering and 14 exiting) during the weekday PM peak hour.

Based on the Town of Rolesville (Town) Unified Development Ordinance (UDO), a Traffic Impact Analysis (TIA) is required if the trip generation threshold is expected to generate greater than 1,000 daily trips or greater than 100 peak hour trips. The threshold for the North Carolina Department of Transportation (NCDOT) requiring a TIA of a proposed development is that of generating more than 3,000 daily trips. Based on a review of the proposed density and associated trip generation potential, the proposed development is expected to be well below these thresholds. Due to these reasons, offsite traffic impacts by the proposed development are expected to be negligible.

**Summary**

This letter presents a summary of the trip generation potential for the Scarboro Village development. The proposed development is at 201 S. Main Street in Rolesville, North Carolina. The purpose of this letter is to review the anticipated trip generation potential of the proposed site. The proposed development is expected to consist of 63 townhomes.

Based on review of the trip generation calculations using the methodology contained within the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition, the proposed development is expected to generate a maximum of 430 daily trips consisting of 27 trips during the weekday AM peak hour and 34 trips during the weekday PM peak hour. This falls below the typical threshold for requiring a Traffic Impact Analysis (TIA) set by the Town of Rolesville of generating greater than 1,000 daily trips or 100 peak hour trips. Due to the low trip generation estimates for the proposed development, the development is expected to have a negligible impact on the area street network.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.961.4065.

Sincerely,  
**McAdams**

Nate Bouquin, PE, PTOE | Practice Lead, Traffic Engineering  
bouquin@mcadamsco.com | 919. 961. 4065

The John R. McAdams Company, Inc.  
NC License #C-0293





**Qunity**

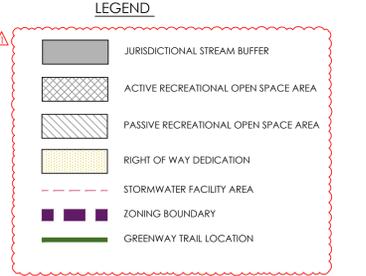
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

14 CONSULTANT PLACE, SUITE 201  
DURHAM, NORTH CAROLINA 27707  
P 919.490.4990  
www.qunity.com

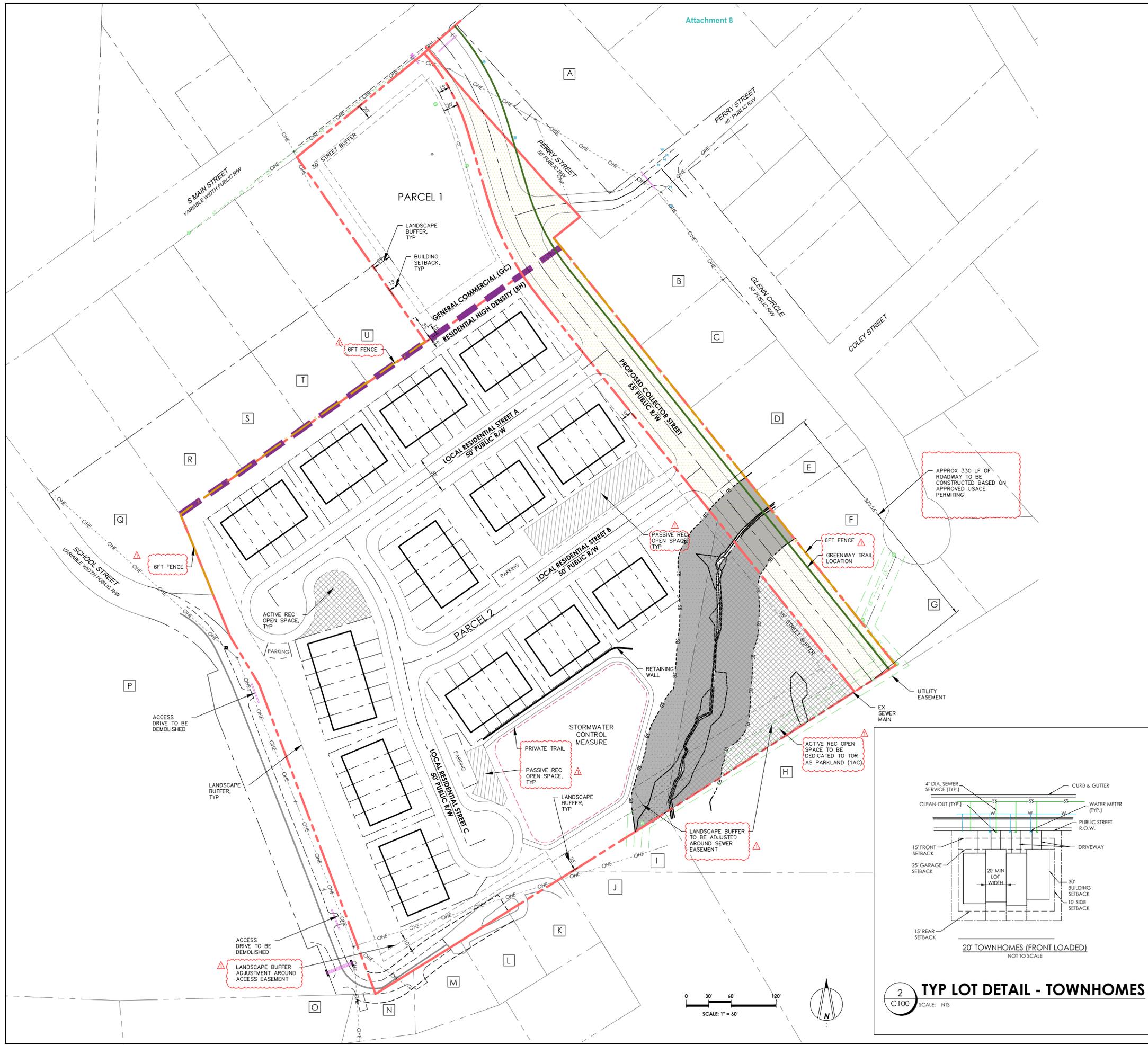
NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

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

<b>PROJECT INFORMATION</b>	
CASE REF: 25-05	
<b>SITE SUMMARY</b>	
GROSS LAND AREA:	572,727 SF (13.15 AC)
PROPOSED RIGHT OF WAY DEDICATION:	62,633 SF (1.44 AC)
EXISTING ZONING:	RL
PROPOSED PARCEL 1 AREA:	58,828 SF (1.35 AC)
PROPOSED ZONING:	GC
PROPOSED PARCEL 2 AREA:	451,266 SF (10.36 AC)
PROPOSED ZONING:	RH
<b>PARCEL 1 LOT SUMMARY</b>	
MAXIMUM BUILDING HEIGHT:	42'
FRONT SETBACK:	20'
SIDE SETBACK:	15'
REAR SETBACK:	35'
CORNER SETBACK:	25'
*MAX 50' HEIGHT ALLOWED WITH DESIGN ALTERNATIVES	
**SETBACK REDUCTIONS ALLOWED WITH STIPULATIONS	
<b>PARKING</b>	
VEHICULAR REQUIRED:	2.5 SPACES / 1,000 SF
BICYCLE REQUIRED:	MIN: 1 SPACES / 5,000 GFA MAX: 20 SPACES
<b>OPEN SPACE SUMMARY</b>	
REQUIRED:	2,942 SF (5%) MIN TO INCLUDE 1 SMALL SPACE TYPE
<b>PARCEL 2 LOT SUMMARY</b>	
MAXIMUM ALLOWED DENSITY:	9 UNITS/ AC
PROPOSED DENSITY:	6.08 UNITS/ AC (63 UNITS/ 10.36 AC) 63 FRONT LOADED
<b>MAXIMUM BUILDING HEIGHT:</b>	
FRONT SETBACK:	35'
SIDE SETBACK:	15'
REAR SETBACK:	10' END UNIT, 0' INTERNAL
CORNER SETBACK:	15'
BUILDING SEPARATION:	30'
LOT WIDTH:	20' MIN
LOT AREA:	2,000 SF MIN
<b>PARKING</b>	
REQUIRED:	140 SPACES
RESIDENTIAL BUILDING:	2 / UNIT = 126 SPACES
GUEST PARKING:	25/ UNIT = 16 SPACES
PROPOSED:	126 GARAGE / DRIVEWAY SPACES 16 SURFACE SPACES
<b>OPEN SPACE SUMMARY</b>	
REQUIRED:	67,690 SF (15%) MIN TO INCLUDE 1 SMALL & 1 MEDIUM OPEN SPACE TYPES
PROPOSED:	67,690 SF
ACTIVE RECREATION:	48,215 SF
DEDICATED PARKLAND:	43,578 SF (64%)
PRIVATE ACTIVE REC:	4,637 SF (7%)
PASSIVE RECREATION:	19,475 SF
STORMWATER FACILITY:	9,737 SF (14%)
GREENS & PICNIC AREA:	9,850 SF (15%)



**CONCEPT PLAN**



APPROX 330 LF OF ROADWAY TO BE CONSTRUCTED BASED ON APPROVED USAGE PERMITTING

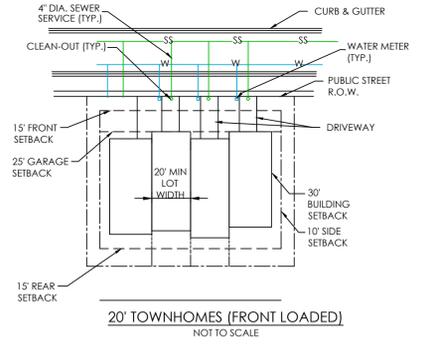
6FT FENCE

GREENWAY TRAIL LOCATION

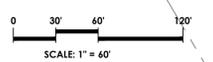
PASSIVE REC OPEN SPACE TYP

ACTIVE REC OPEN SPACE TO BE DEDICATED TO TOR AS PARKLAND (1AC)

LANDSCAPE BUFFER TO BE ADJUSTED AROUND SEWER EASEMENT



**2 TYP LOT DETAIL - TOWNHOMES**  
SCALE: NTS



PROPERTY	PN	RED	OWNER	ZONING	USE
A	176900577	0053005	NC FOR THE FUTURE/LLC 248 CHARACTER DR ROLESVILLE NC 27079-9384	RL	SINGLFA/A
B	1769001347	0001209	ECOR'S FAMILY LLC 6105 HOPPE FARM LN WAKE FOREST NC 27878-4426	RL	SINGLFA/A
C	1769002216	0007256	TORREY, JEANNE B 902 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
D	1769002188	0014661	COOKE, DOROTHY F 814 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
E	1759003719	0316781	BECTON, WILLIAM ERYANT/BECTON, AMIE W 8917 OLD COLLE DR WAKE FOREST NC 27877-3823	RL	SINGLFA/A
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR/ABERNETHY, BETTY YOUNG 708 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
G	1768094992	0047017	HENDERSON, ECOLIE/ROBERTSON, PATRICK A 712 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
H	1768098727	0001209	PO BOX 290 ROLESVILLE NC 27079-0290	RL	SINGLFA/A
I	1768091558	0219717	PARKER, W/H PARKER, DORIS FAYE HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
J	1758988411	0053006	PARKER, W/H PARKER, DORIS FAYE HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 832 OH GROVE CHURCH RD WAKE FOREST NC 27877-7803	RL	N/A
L	1758999444	0023551	DUNN, RICHARD T/WOODS, MARIANNA 204 SCHOOL ST ROLESVILLE NC 27079-8439	RL	SINGLFA/A
M	1758998460	0022033	DEBBAN, MICHAEL T 248 WOODROW AVE BIRDSBORO CT 06036-2938	RL	SINGLFA/A
N	1758997386	0037218	FRANKLIN, JAMES 2108 US HWY FRANKLIN NC 27835-8710	RL	SINGLFA/A
O	1758988411	0053006	PARKER, W/H PARKER, DORIS FAYE HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
P	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 950 ROCK CLIFF RD ROLESVILLE NC 27079-9384	RL	SCHOOL
Q	1759904024	0054369	ECOR'S FAMILY LLC 6105 HOPPE FARM LN WAKE FOREST NC 27878-4426	RL	SINGLFA/A
R	1759904168	0027130	BREWSTER REAL ESTATE HOLDINGS LLC 100 SHERWOOD CT RALEIGH NC 27614-8399	RL	RES/BUS
S	1759905245	0067163	DEBBAN, MICHAEL T PO BOX 811 WAKE FOREST NC 27878-8111	RL	TWOFA/A
T	1759906321	0060273	EL-KARSI, OTHMAN/EL-KARSI, SUZE E 207 S MAIN ST ROLESVILLE NC 27079-8660	RL	SINGLFA/A
U	1759907307	0060335	EAGLES, COLUMBUS F/EAGLES, PAMELA S 210 S MAIN ST ROLESVILLE NC 27079-8660	RL	SINGLFA/A

RESPONSE TO 1ST REVIEW COMMENTS | 8/28/25

811 - CALL BEFORE YOU DIG  
DRAWN BY: CRM | CHECKED BY: JEW

DATE: 07/01/2025  
PROJECT NO.: 2273

SHEET NO.: C100

<CONCEPT SITE PLAN>

## Scarboro Village | Conditional Rezoning: Voluntary List of Proposed Conditions V2 9/1/2025

1. The Development shall be in general compliance with the Concept Site Plan dated Sept 1, 2025. Approval of this rezoning and Concept Site Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Site Plan as prescribed in LDO Section 6.9.
2. Prior to the submittal of a demolition permit for the removal of the existing single-family home at 201 S. Main Street (PIN 1758-99-8909), the Development shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development shall have first priority to relocate or remove any items of historic significance and building materials for reuse.
3. If the Development chooses not to relocate the existing home, the following Condition shall apply: Prior to the demolition, the Development will allow any non-profit entity, individual or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development so long as the party relocating the single-family home is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. The Development will provide general public notice in the News & Observer of the offer for relocation or salvage. Public notice shall occur at least one hundred eighty (180) days prior to the scheduled demolition of the home. Prior to demolition of the single-family home that has not been relocated within thirty (30) days prior to demolition, the Development will allow the Town of Rolesville or any local organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition shall not require the Development to demolish or remove the single-family home.
4. Vehicular ingress and egress via School Street are prohibited. Any existing access shall be removed. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
5. The development shall construct the proposed collector road beginning at the S. Main Street intersection and terminating prior to the beginning of the stream buffer, adjacent to property with PIN 1769-00-2188. The construction of the collector road and associated infrastructure past this termination point as outlined on the Concept Site Plan shall only be constructed if permit approval is received from the United States Army Corps of Engineers (USACE).
6. The development shall construct the proposed collector road beginning at the S. Main Street intersection and terminating prior to the beginning of the stream buffer, adjacent to property with PIN 1769-00-2188. The stream crossing and approximately 330 linear feet of roadway and associated infrastructure as outlined on the Concept Site Plan based on the approval permitting process and timeline received from the United States Army Corps of Engineers USACE.
7. The Development shall construct a 10' wide sidepath (the "Path") within the new Collector Street right-of-way, beginning at the S. Main Street intersection and terminating at the boundary line with adjacent property with PIN 1768-09-8727, subject to all governmental reviews and approvals, in accordance with the Town of Rolesville Greenway Plan. The Path will be located on the eastern side of the new collector street, as shown on the Concept Site Plan. The Path shall be paved with either asphalt or concrete, at the discretion of Town staff at the time of development approval. A planting strip at least five feet (5') wide shall separate the Path from the back of curb. The Path shall take the place of and serve as the sidewalk along the eastern side of the new Collector Street.

8. The Development shall provide a fence at least six feet (6') in height along the shared boundary lines with those parcels have Wake County Property Identification Numbers (PINs) 1759-90-4168, 1759-90-5245, 1759-90-6321, 1759-90-7307, and 1759-90-4024. The location of the fence is shown on the Concept Site Plan.
9. To provide a buffer for the single-family homes along Glenn Circle from the new Collector Street right-of-way, the Development shall provide an opaque fence at least six feet (6') in height on the eastern side of the new Collector Street, beginning south of the intersection with Perry Street and the new Collector Street and terminating at the parcel with Wake County Property Identification Number 1768-09-8727. The approximate location of the fence is shown on the Concept Site Plan.
10. The development shall dedicate one (1) acre of parkland located south of the stream in the southeastern corner as outlined on the Concept Site Plan to the Town of Rolesville at the time of final plat.