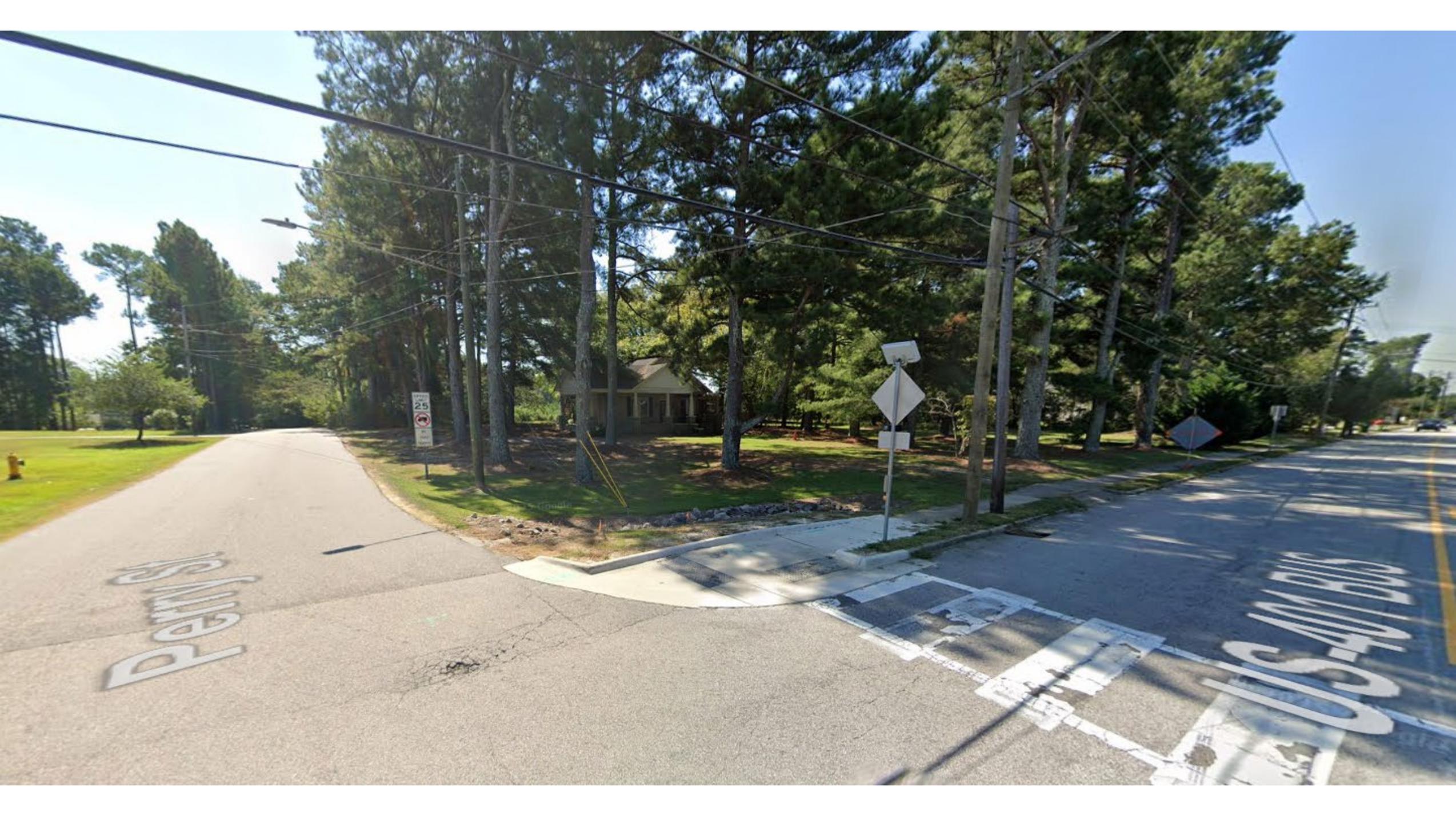


REZ-25-05
“Scarboro Village”

Rolesville Planning Board

September 22, 2025







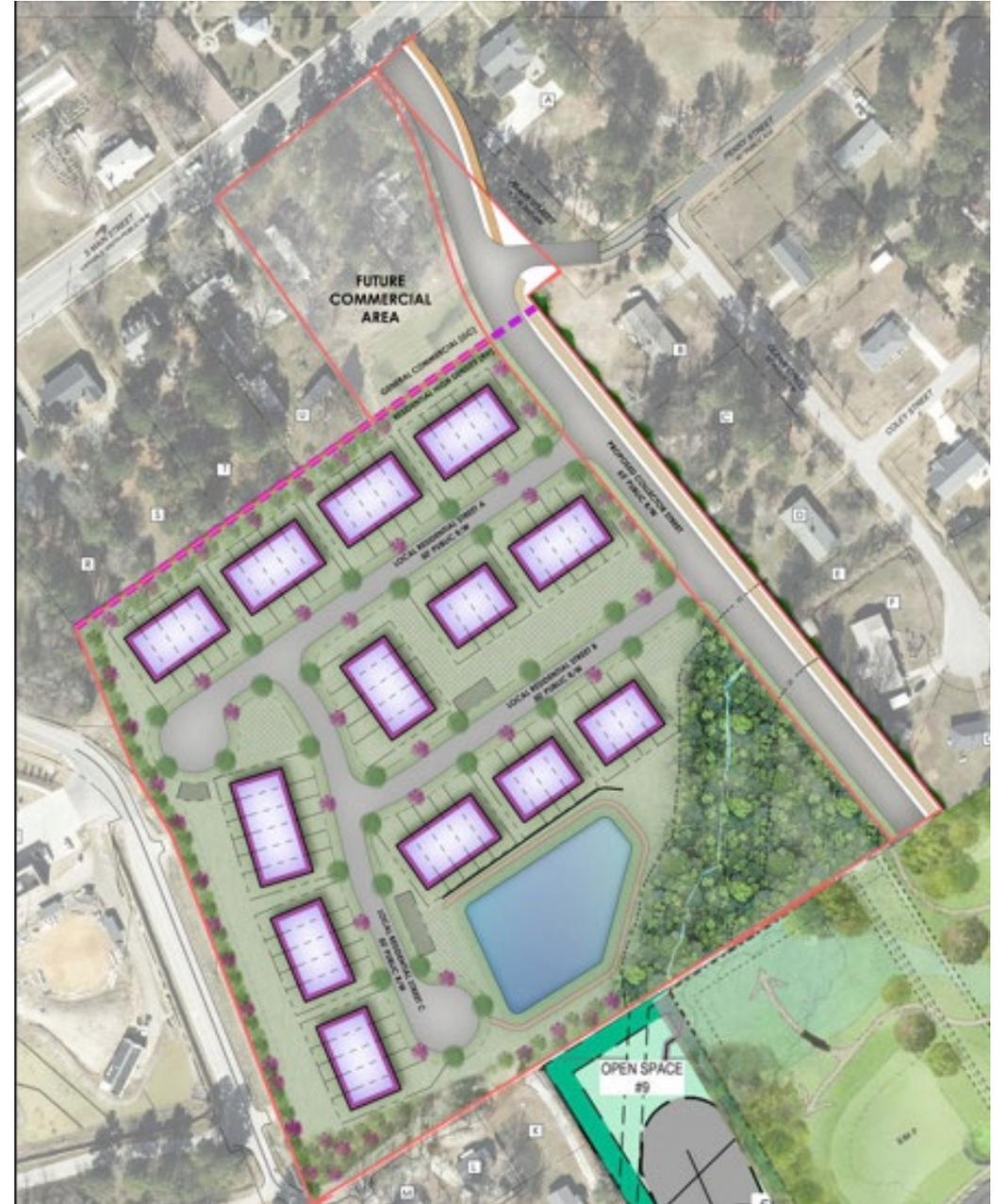
Previous Rezoning Request

- 2024 rezoning proposed to rezone the properties to Town Center Conditional Zoning (TC-CZ)
- Standalone retail along S. Main Street, mixed-use buildings along new street, apartments within site's interior
- Board of Commissioners denied rezoning in November 2024
 - Concerns over the density, massing, and expected traffic from the apartments



Zoning Conditions

1. Document the existing home at 201 S. Main Street (photographs and detailed exterior elevation drawings).
2. Allow any entity or individual the opportunity to relocate the existing home prior to demolition
3. Prohibit vehicular access to School Street
4. Construct the proposed Collector Road to the stream buffer, with the opportunity to extend the Collector Road to the southern property line if approved by the US Army Corps of Engineers
5. Construct 10' wide path along the eastern side of the proposed Collector Street
6. Construct 6' tall fence along the shared property lines of those 5 homes along S. Main Street
7. Construct 6' tall fence along the eastern boundary of the proposed Collector Street
8. Dedicate 1 acre of parkland south of the stream buffer to the Town of Rolesville





FUTURE COMMERCIAL AREA

GENERAL COMMERCIAL (GC)
RESIDENTIAL HIGH DENSITY (RH)

LOCAL RESIDENTIAL STREET A
BY PUBLIC R/W

LOCAL RESIDENTIAL STREET B
BY PUBLIC R/W

LOCAL RESIDENTIAL STREET C
BY PUBLIC R/W

OPEN SPACE #9

POLLINATOR GARDEN

27' B/B

COUNTY LIBRARY
12,000 SF

TOWN HALL
2 STORY
23,000 SF

POLICE STATION
25,000 SF

FUTURE FIRE STATION
25,000 SF

COMMUNITY CENTER
14,900 SF

179

178

177

176

STREET D

LONG MELFORD DRIVE

STREET H

S MAIN STREET
WORKING RIGHT OF WAY

PERRY STREET
PUBLIC R/W

COLEY STREET

PROPOSED COLLECTOR STREET
BY PUBLIC R/W

SECURE PARKING
17 SPACES

FUTURE MOTOR
10 SPACES

PUBLIC PARKING
10 SPACES

PUBLIC PARKING
10 SPACES

FUTURE MOTOR
8,000 SF

PUBLIC PARKING
15 SPACES

PUBLIC PARKING
22 SPACES

IMP

IMP

IMP

R

S

T

U

B

C

D

E

F

G

J

K

L

M

N

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

AA

AB

AC

AD

AE

AF

AG

A

B

C

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

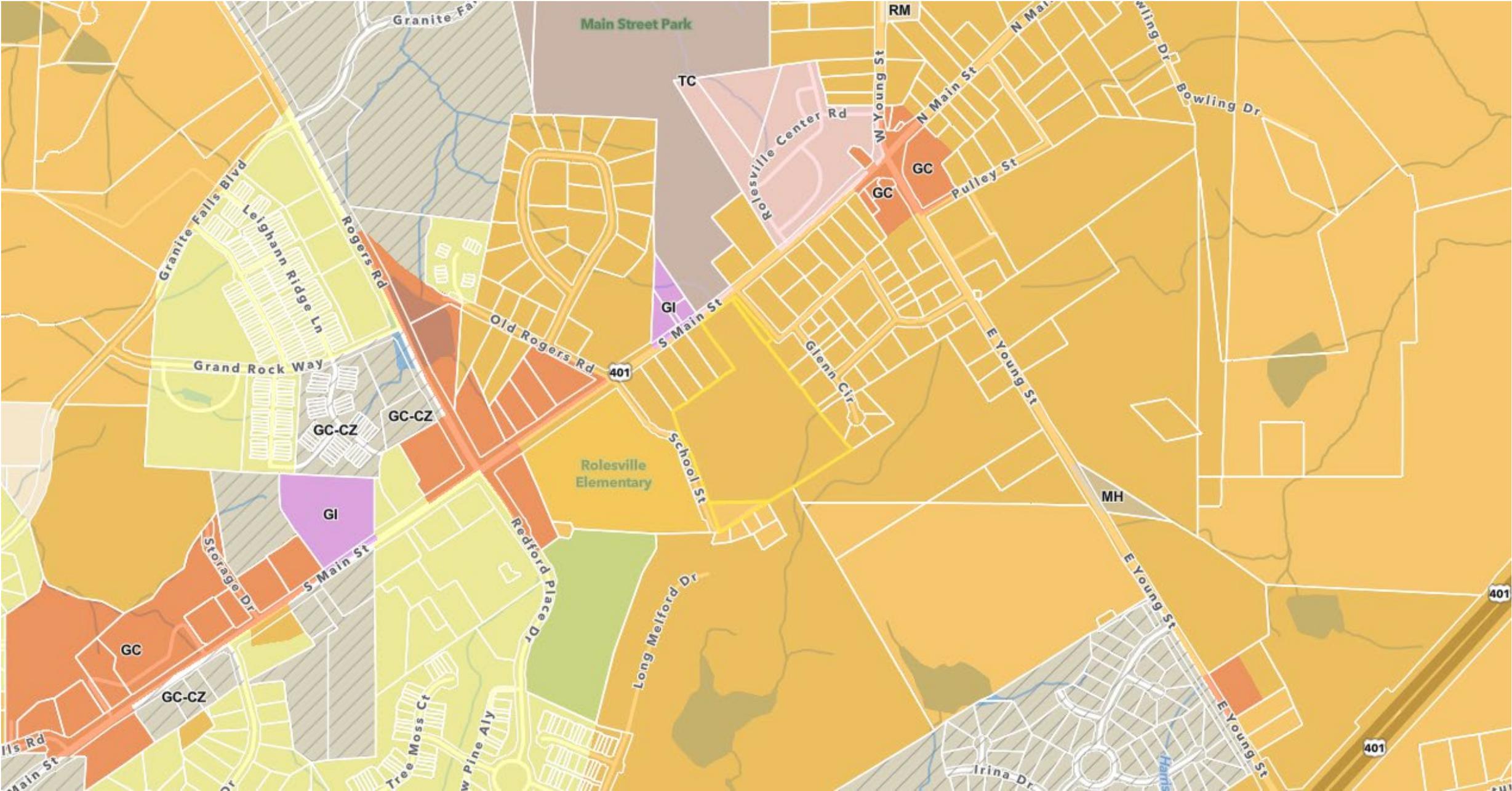
AA

AB

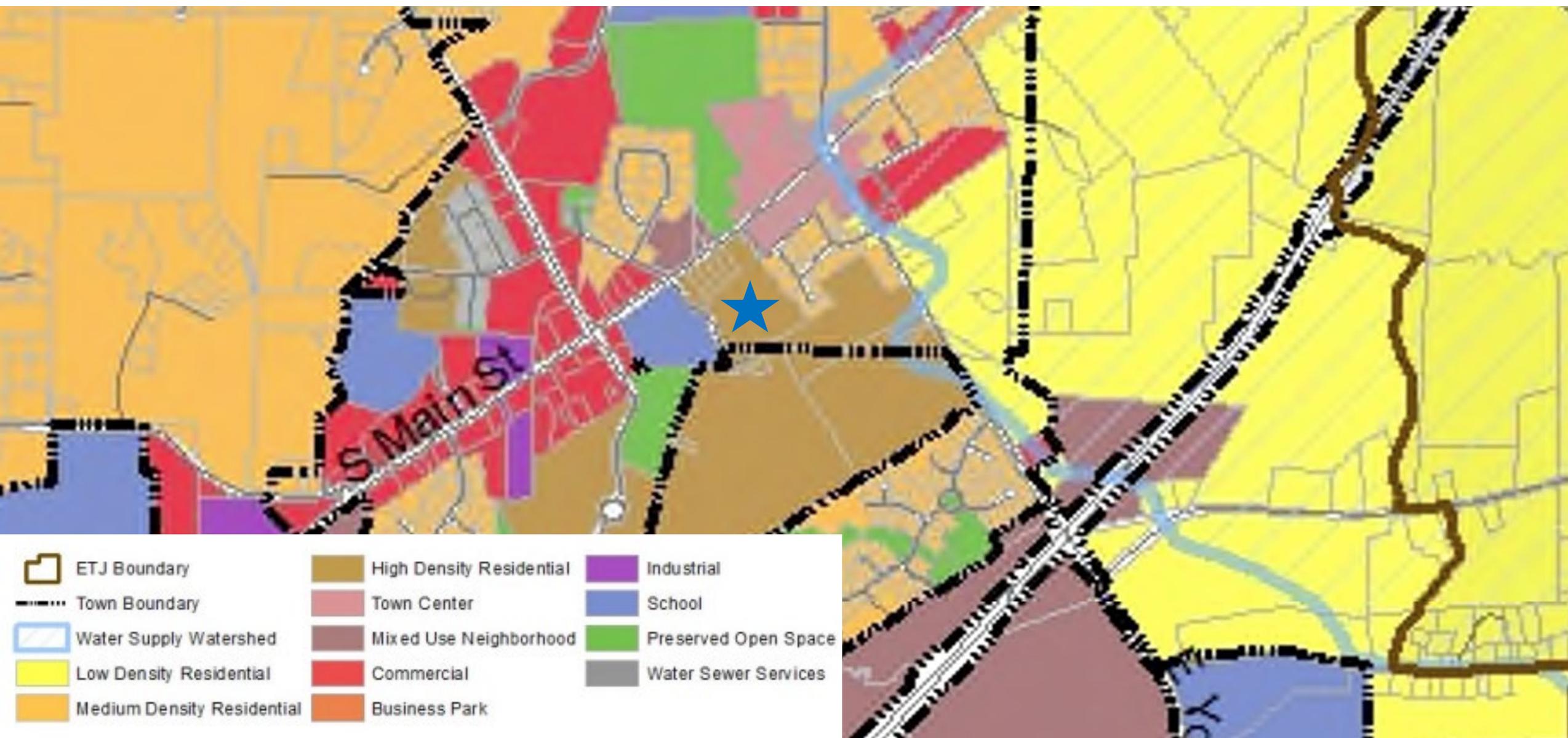
AC

AD

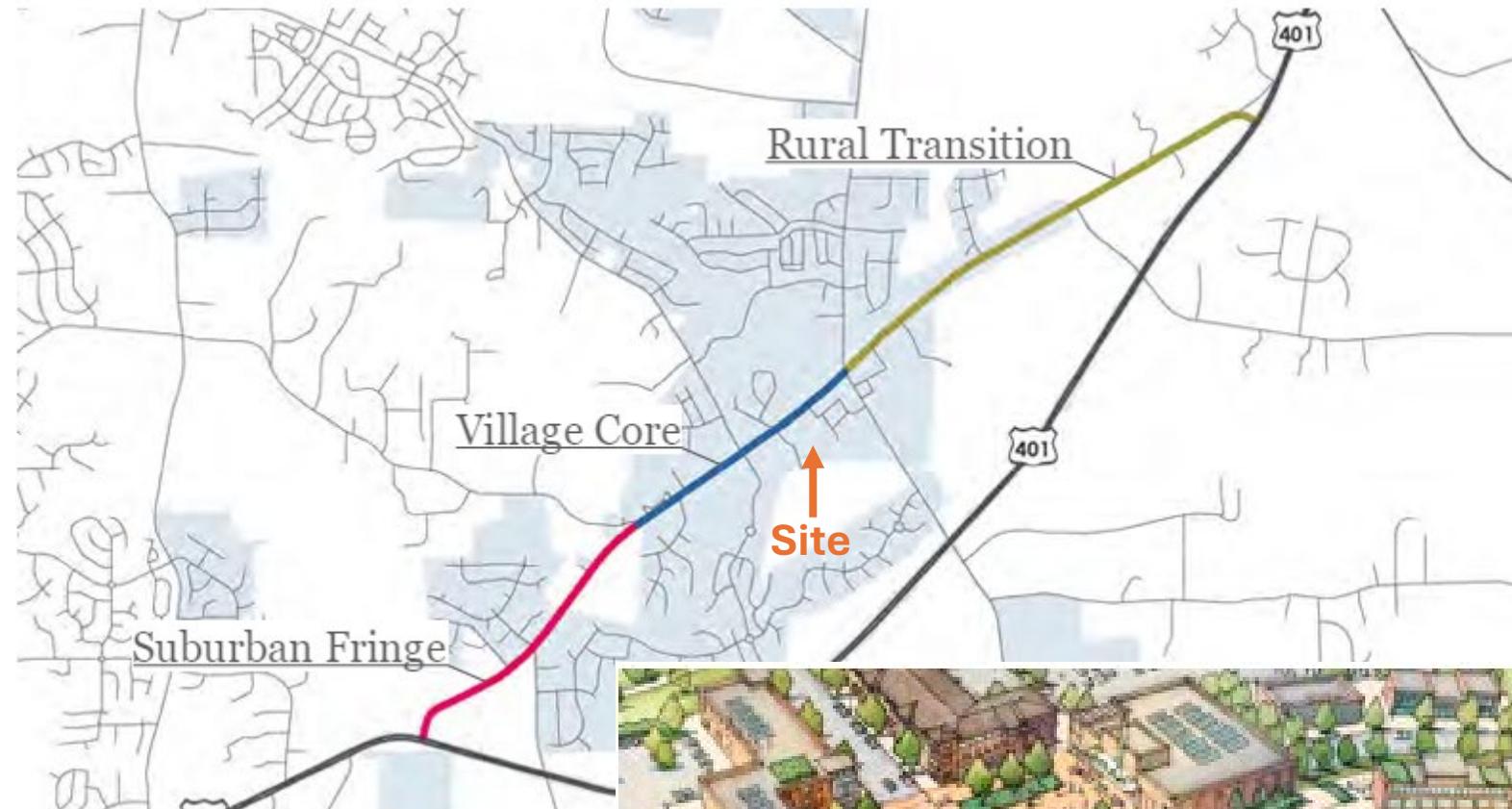
Current Zoning



Future Land Use Map



Main Street Vision Plan



VILLAGE CORE:

BURLINGTON MILLS ROAD TO YOUNG STREET

1.0 MILE

At the Burlington Mills Intersection, Main Street widens to a 3-lane roadway, with the center lane acting as a “suicide” lane. Various left and right turn lanes are in use to allow access to shopping centers and stores, making the cross section consist of a 4-lane road. Sidewalk continues along the north side from through the entire stretch. Sidewalk on the south side begins at Wall Creek Drive and runs north. The surrounding land uses include commercial, retail and office buildings, an elementary school, and strip malls. There is more curb, gutter, and driveway curb cuts throughout this zone than present in any other zone.



Figure 1-3: Main Street Context Zones Map

Overview of REZ-25-05

- Proposed rezoning to RH-CZ for 63 townhomes is consistent with the Future Land Use Map's recommendation of High Density Residential
 - The 5.5 units/acre density is on the lower end of the density spectrum for the HDR recommendation (6-12 units/acre)
- Proposed rezoning to GC-CZ for the 1.41-acre parcel along S. Main Street will further the Main Street Vision Plan, facilitate new commercial uses, and help revitalize Downtown Rolesville
- Proposed zoning conditions maintain neighbors' privacy and limit impacts to Rolesville Elementary
- The proposed rezoning is reasonable and in the public interest