

REZ-25-05

“Scarboro Village”

Rolesville Board of Commissioners

November 6, 2025







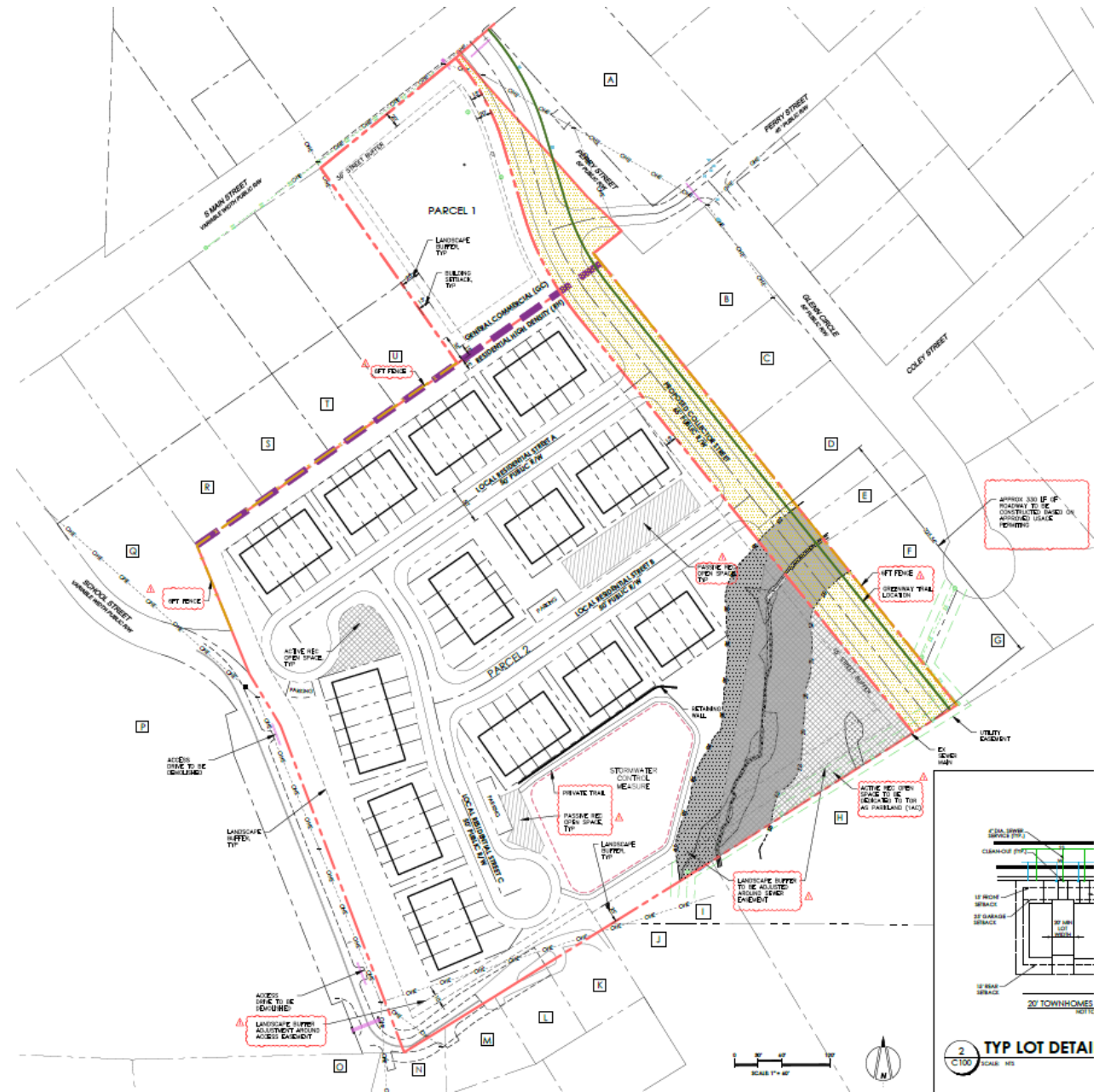
Previous Rezoning Request (REZ-23-05)

- 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



REZ-25-05

- Proposed zoning of:
 - **GC-CZ** on Parcel 1 (1.72-acre parcel)
 - **RH-CZ** on Parcel 2 (11.41-acre parcel)
- 63 townhomes within the RH-CZ zoning district
 - (5.5 dwelling units / acre)
- Planning Board unanimously recommended approval at its September 22nd meeting



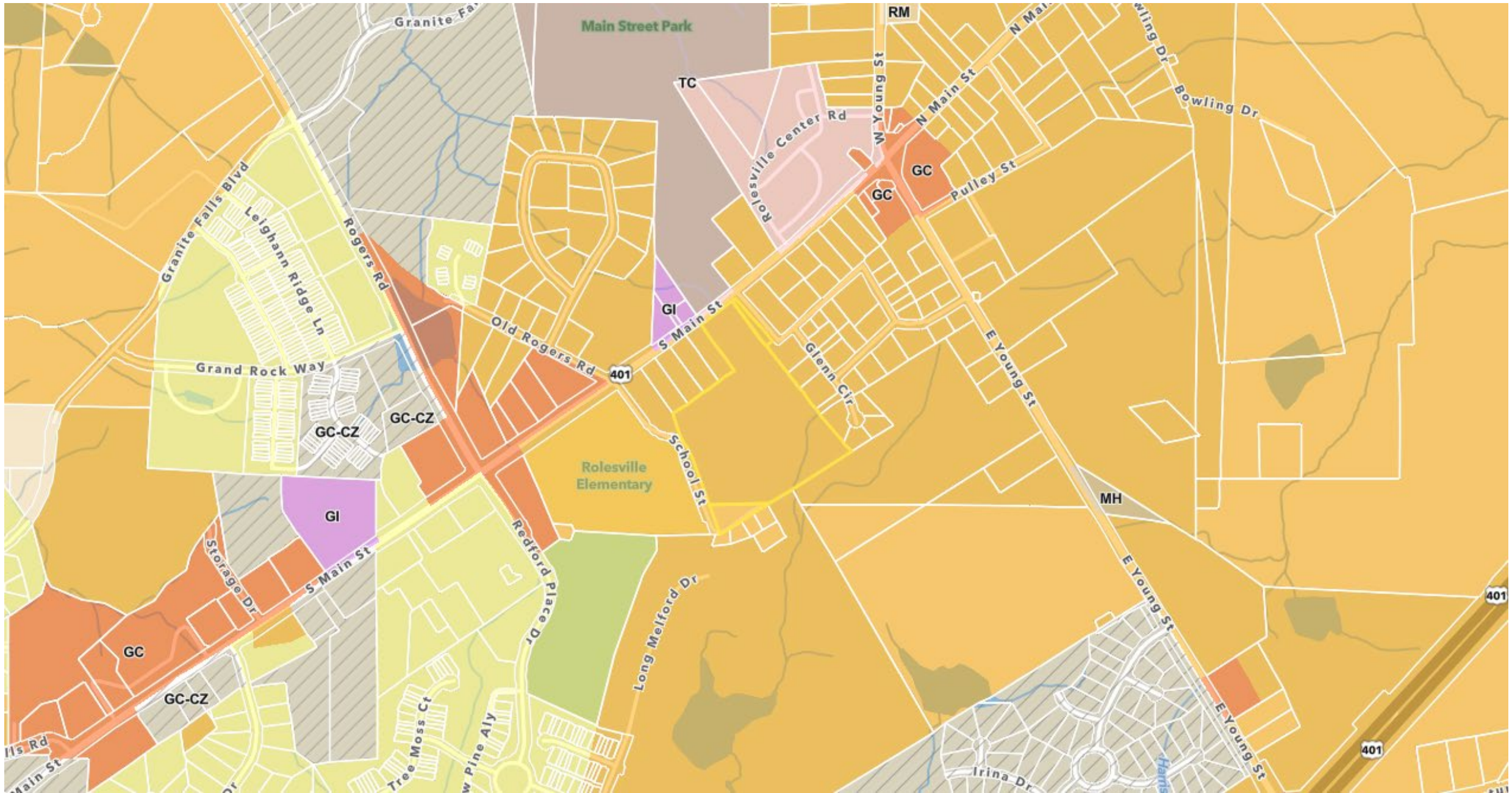
Zoning Conditions

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 southern property line
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

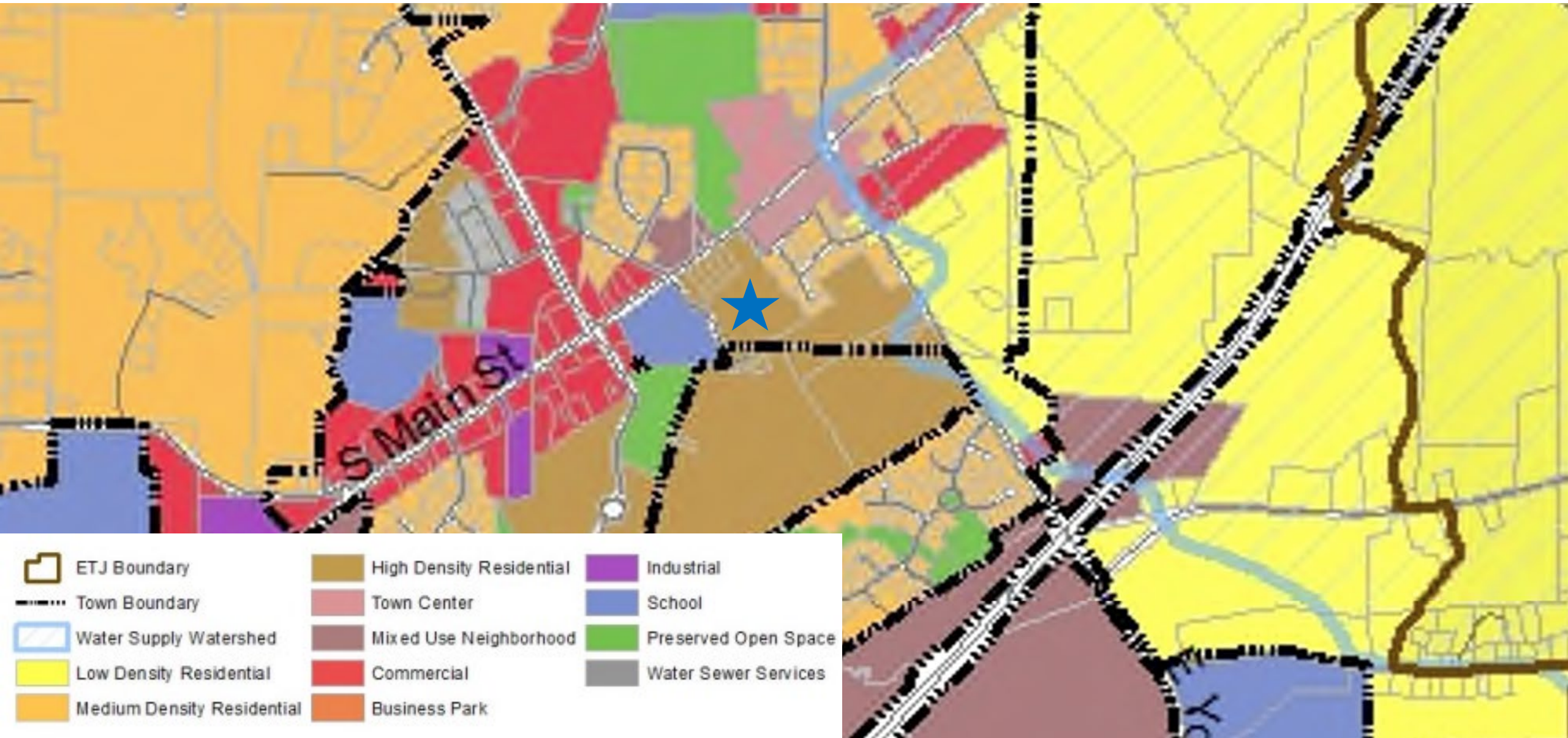




Current Zoning



Future Land Use Map (Previous Map)



Future Land Use Map (2050 Rolesville)



Commercial Center

Downtown Residential

Main Street Vision Plan



Figure 1-3: Main Street Context Zones Map



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.

Overview of REZ-25-05

- Proposed rezoning to RH-CZ for 63 townhomes is consistent with the prior 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)
- Consistent with the recently adopted Rolesville 2050 Future Land Use Map
 - Commercial along Main Street and walkable residential development
- 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
- Compatible with existing residential development
- Proposed zoning conditions maintain neighbors' privacy and limit impacts to Rolesville Elementary
- The proposed rezoning is reasonable and in the public interest