



**11.a. REZ-25-05 - Scarborough Village  
& ANX-25-03 - 200 School Street  
Planning Department  
March 3, 2026**

Both **REZ-25-05** and **ANX-25-03** were continued to tonight's meeting to allow the applicant time to craft a Condition of Approval for the timing of commercial development within the Scarborough Village project.

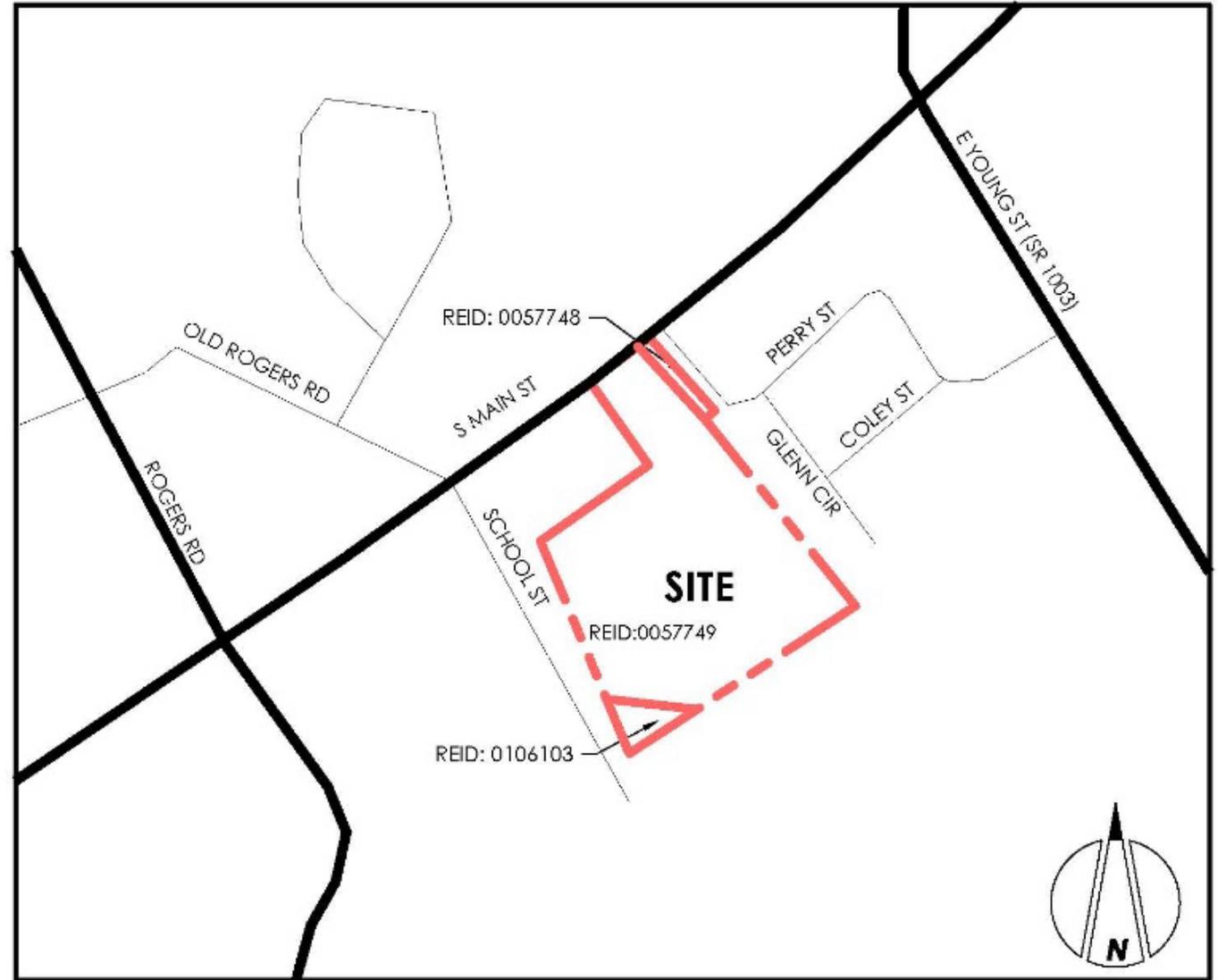
*The Scarborough Village Rezoning Application and 200 School Street Annexation Petition were previously continued from November 6, 2025, January 6, 2026, January 20, 2026, and February 17, 2026.*

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# REZ-25-05

## Scarboro Village

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



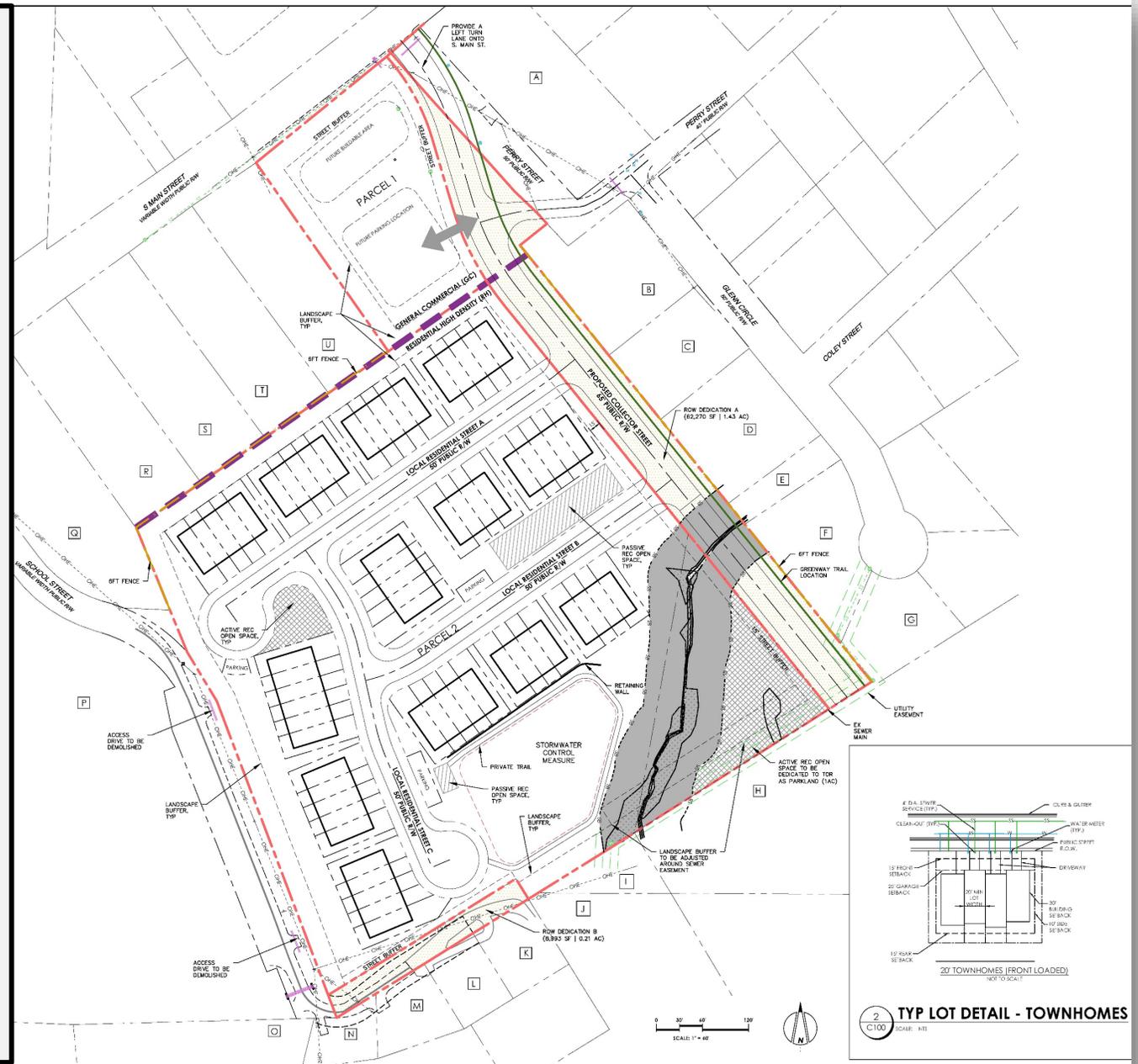
**VICINITY MAP**

SCALE: 1" = 500'

# REZ-25-05

## Conditions of Approval

- Concept Site Plan
- Documentation and relocation opportunities for home at 201 S. Main St.
- Access via School St. prohibited
- Collector road and sidepath construction
- 6' fence along shared boundaries
- Provide one acre of parkland
- Right-of-way dedication adjacent to existing homes on School Street
- Prohibited uses in the General Commercial parcel fronting Main Street



## REZ-25-05

### Conditions of Approval Continued

- Building height shall not exceed 2 stories or 30'
- Development shall not exceed 16,000 SF of gross floor area, and individual floors shall have no more than 10,000 SF of floor area
- At least 60% of any street facing building façade shall be composed of masonry.
- No vehicular parking areas shall be allowed between future buildings and S. Main St.
- Construction of a lefthand turn lane within the new Collector Street right-of-way to S. Main St.
- Development shall perform a TIA for a nonresidential use Site Development Plan
- **(New) 75% residential building permits may be issued until the completion of foundation and footings for nonresidential building on S. Main St.**





# REZ-25-05 Proposed Motions

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