



Memo

To: Town of Rolesville Mayor Currin and Board of Commissioners
From: Michael Elabarger, Assistant Planning Director
Date: May 7, 2024
Re: 111-113-115 W. Young Street
Map Amendment Rezoning - REZ-23-07

Background

The Town of Rolesville Planning Department received an initial Rezoning application (Attachment 4) in November 2023 for 1.57 acres consisting of three (3) lots on the southern side of W. Young Street just west of Main Street. The properties are within the Town's corporate limits. The request is to change the zoning from the existing Residential Low (RL) zoning district to a General Commercial Conditional Zoning District (GC-CZ). The submittal includes a set of proposed Conditions of Approval (Attachment 9) which specify the intent for a project to include a maximum of seven (7) upper-story residential units and between 5,000 and 30,000 square feet of nonresidential floorspace, and information regarding an existing building located at 113 W. Young Street.

Applicant Justification

The Applicant included a justification statement (Attachment 5) with the initial application for the rezoning request. It notes the proposed Conditions of Approval will limit the types of commercial uses allowed as well as the number of upper-story dwelling units.

Neighborhood Meetings

The Applicant conducted a neighborhood meeting on February 27, 2023, and the neighborhood meeting package is attached (Attachment 6). There were no attendees at the meeting.

Policy Plans

Comprehensive Plan/Future Land Use

The 2017 Comprehensive Plan's Future Land Use Map designates the subject property as appropriate for **Medium Density Residential** development. Per the Plan, this is defined as:

Predominantly single-family residential uses with portion of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five (3-5) dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.

Community Transportation Plan

The Town of Rolesville's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections.

Thoroughfare Recommendations

- W. Young Street is proposed to be a two (2) lane with Two-Way Left Turn Lane, Curb & Gutter, Bike Lanes, and Sidewalk.

Intersection Recommendations

- The Young and Main Streets intersection was recommended for improvements and access management, which is being completed per the LAPP Main Street project currently under construction.

Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian and bicycle routes are shown in the following locations:

- A Sidepath is proposed along Young Street.
- Bike lanes are proposed along Young Street.

Traffic / Traffic Impact Analysis

The Applicant provided a Trip Generation letter performed by Kimley-Horn (Attachment 7). This analysis utilized the proposed scope of development contained within the proposed Conditions of Approval. See clip below detailing trip generation.

Table 1							
ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Multifamily Housing, Low-Rise (LUC 220)	7 d.u.	60	60	6	19	15	9
General Office (LUC 710)	30,000 SF	204	204	52	7	10	51
Total Net New External Trips		264	264	57	27	25	60

- The analysis is based on the maximum non-residential square footage (i.e. worst case), rather than the minimum or some amount in between.
- The analysis took into account NO internal capture of trips – example, trips for the non-residential made by the 7 residential units (i.e. internal and thus no actual new trips generated), or visitors to the property visiting more than 1 use on the property (there are no controls on how the non-residential square footage is developed, it could be one tenant/end-user or it could be a multi-tenant development with complimentary uses.
- Even with the above very liberal measures, the thresholds for Daily and Peak Hour trips were just over the minimums.

Due to the above points, the Land Development Administrator (LDA) waived the requirement for a TIA at this point of rezoning entitlement, and proposed Condition #4 commits to the project/development performing a TIA if 20,000 SF or more are proposed via Site Development Plan application(s) at a later date.

Development Review

The Technical Review Committee (TRC) reviewed two (2) versions of the Rezoning application, with all comments pertinent to the consideration of the proposed District and Conditions of Approval being addressed. Planning staff and Town Attorney continued to review revisions to the proposed Conditions of Approval beyond the Planning Board meeting, and are represented in the attached version (Attachment 9).

Planning Board Recommendation

The Planning Board met on March 25, 2024, to review and provide a recommendation on the Rezoning application. Following presentations by Staff and the Applicant, Board members asked about employees, the existing well (113 W. Young), connection(s) to the Cobblestone project, Traffic impact analysis (TIA), proposed or expected tenant uses such as banks and the residential units, Operation Art, and parking plans on the site. Two members of the public in attendance were permitted to make comment to the Board. The Planning Board then made a recommendation of Approval (to the Town Board of Commissioners) with a 3-2 vote (3 ayes / 2 nays / 2 absent being Board Members Lawrence and Schwartz).

Staff Analysis & Recommendation

Staff concurs with the Planning Boards' recommendation that the Town Board of Commissioners approve Map Amendment (Rezoning) request REZ-23-07 due to the consistency with the Comprehensive Plan, appropriate proposed land uses for this assemblage of properties, and the synergy with nearby new development (Cobblestone) as well as the community as a whole.

Consistency and Reasonableness

Consistency

The Applicant's rezoning request is consistent with the Town of Rolesville's Comprehensive Plan for the following reasons:

- The proposed nonresidential floorspace and upper-story residential units, while not the predominant use in Medium Density Residential, are still appropriate in the Medium Density Residential Future Land Use designation area.
- The Main Street Vision Plan and the proposed development's downtown location, adjacent to the Cobblestone mixed use development, must also be considered. The proposed uses for 111, 113, and 115 W. Young Street will create a transition between downtown mixed use at Cobblestone to residential and lower intensity commercial uses nearby.

Proposed Motion

1. Motion to (approve or deny) Rezoning Map Amendment request [REZ-23-07 – 111-113-115 W. Young Street](#), with the included Conditions of Approval.

2. (Following approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for [REZ-23-07](#).

Or

3. Motion to continue the Legislative hearing and/or further consideration for [REZ-23-07](#) to a [date certain](#) future Town Board meeting.

Attachments

1	Vicinity Map
2	Existing Zoning Map
3	Future Land Use Map
4	Map Amendment Application
5	Applicant Statement of Justification
6	Neighborhood Meeting Package – Meeting held February 27, 2024
7	Trip Generation Letter dated February 12, 2024
8	Statement regarding House at 113 W. Young Street
9	Proposed Conditions of Approval dated 04-29-2024 / Signed
	Ordinance 2024-O-08 and Exhibits 1 and 2

ATTACHMENT 1



Case: REZ-23-07

Address: 111,113,115 W. YOUNG

PIN: 1769014751, 1769014840, 1769014849

Date: 2024.03.18

Vicinity Map



0 0.02 0.04 0 0.08 Miles
Miles

ATTACHMENT 2

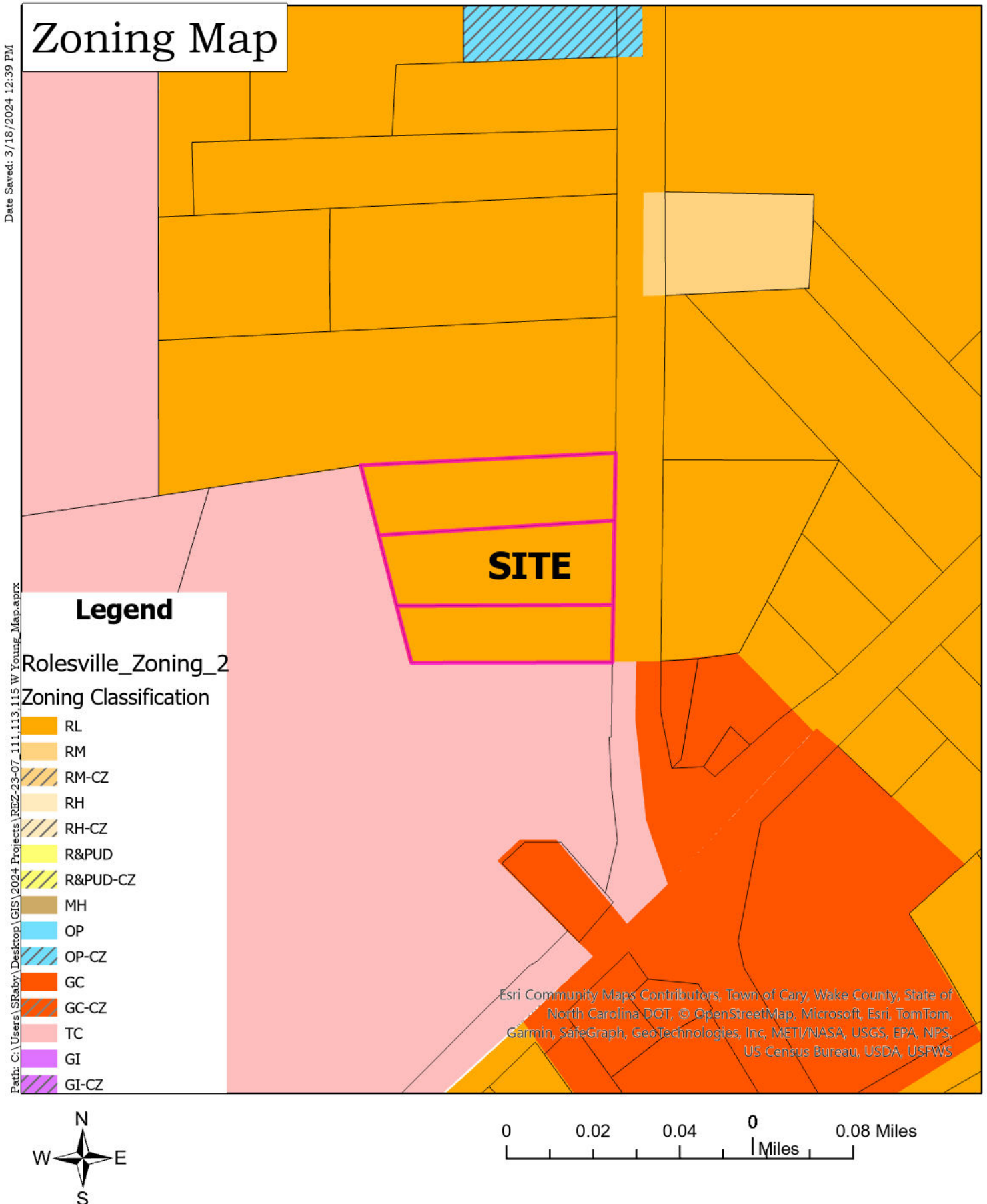


Case: REZ-23-07

Address: 111,113,115 W YOUNG

PIN: 1769014751, 1769014840, 1769014849

Date: 2024.03.18



ATTACHMENT 3

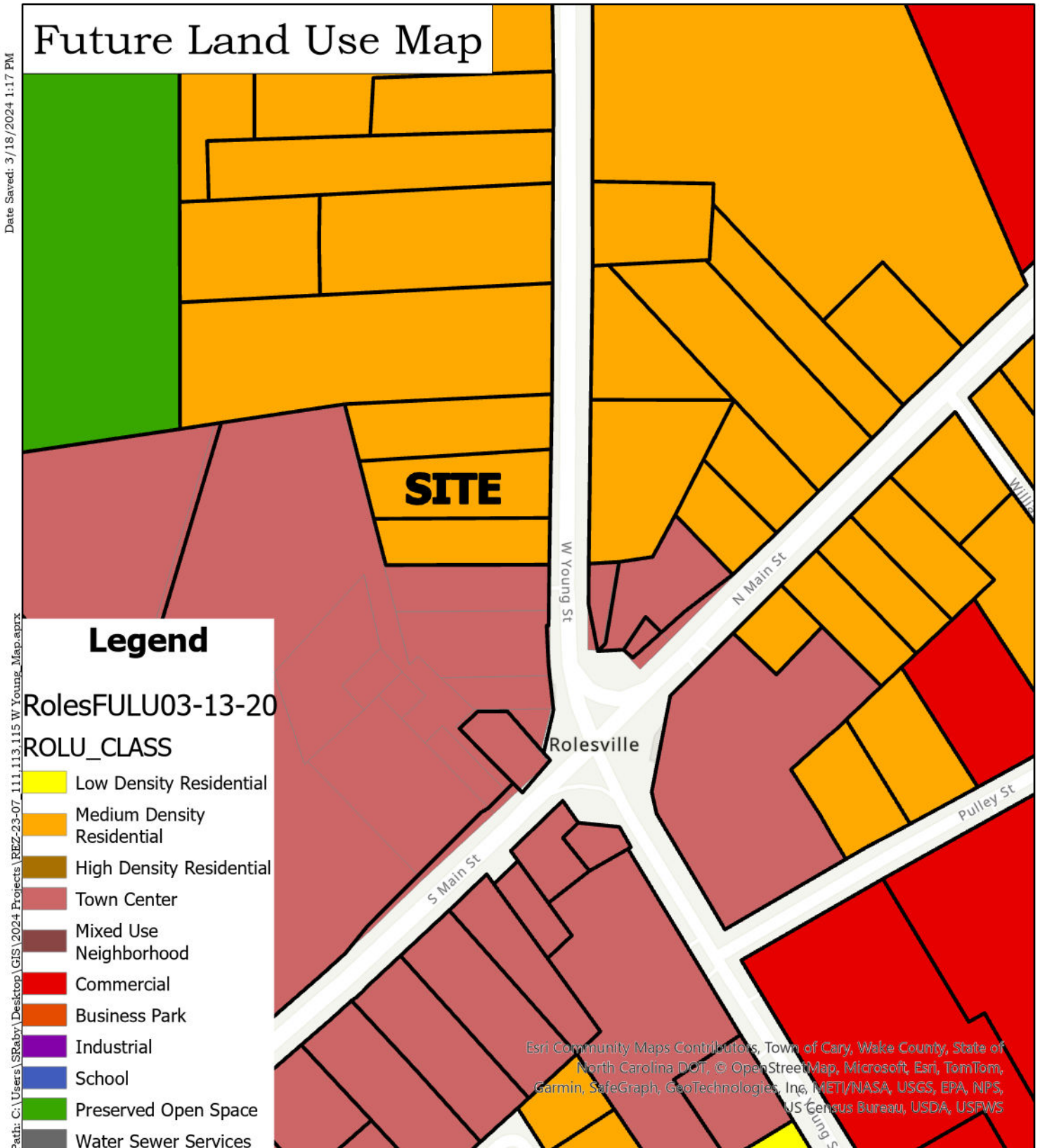


Case: REZ-23-07

Address: 111,113,115 W YOUNG

PIN: 1769014751, 1769014840, 1769014849

Date: 2024.03.18



0 0.03 0.06 0 0.11 Miles



ATTACHMENT 4 - APPLICATION

Case No. REZ-23-07
Date rcvd 11-28-2023

Map Amendment Application

Contact Information

Property Owner Wesley and Roxey Wilkins
Address 115 W. Young St City/State/Zip Rolesville, NC 27571
Phone _____ Email _____

Developer The Joel Fund
Contact Name Brooke Dickart
Address 822 S. White Street City/State/Zip Wake Forest, NC 27587
Phone (919) 247-9333 Email brooke@thejoelfund.org

Property Information

Address 111, 113, and 115 W. Young Street
Wake County PIN(s) 1769-01-4751, 1769-01-4840, and 1769-01-4849
Current Zoning District RL Requested Zoning District GC-CZ
Total Acreage 1.57

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Roxey Wilkins Date 11-27-23

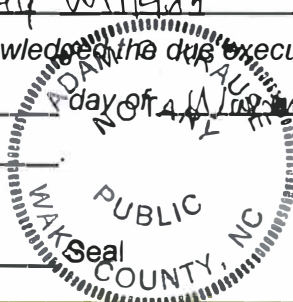
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Wesley Wilkins Roxey Wilkins
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 27 day of November 2023

My commission expires 06/08/2024

Signature Adam C. [Signature]



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Map Amendment Application

Metes and Bounds Description of Property

111 W. Young Street: Lot 3 on that plat recorded in Book of Maps 1964, Page 148, Wake County Registry.

113 W. Young Street: Lot 2 on that Recombination Survey recorded in Book of Maps 2009, Page 928, Wake County Registry.

115 W. Young Street: Lot 1 on that Recombination Survey recorded in Book of Maps 2009, Page 928, Wake County Registry.



Map Amendment Application

Rezoning Justification

See attached.

Property Owner Information

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517

ATTACHMENT 5 - JUSTIFICATION STATEMENT

V1 - REZ-23-07

111, 113, and 115 W. Young Street **Justification Statement**

1. Is the application consistent with the Comprehensive Plan / other applicable adopted town plans?

Response. The Town's Future Land Use Map designates these three properties as Medium Density Residential. Medium Density Residential recommends residential density between three and five units per acre. The proposed conditional use rezoning request proposes a maximum of seven units total, which equates to approximately 4.5 units per acre across the assemblage. Additionally, this land use designation calls for limited non-residential uses. The proposed rezoning permits a limited range of non-residential, and at a scale that respects adjacent residential uses. Thus, the proposed conditional use rezoning application is consistent with the Rolesville Future Land Use Plan.

2. Is it in conflict with any provision of the LDO or the Town Code of Ordinances?

Response. The Project intends to comply with all parts of the LDO and Town Code of Ordinances.

3. Does the application correct any errors in the existing zoning present at the time it was adopted?

Response. The application does not correct any errors in the existing zoning.

4. Does it allow uses that are compatible with existing and allowed uses on surrounding land?

Response. The proposed conditional use rezoning would allow for seven total dwelling units and limited non-residential uses. The assemblage of property is located near the Young Street and Main Street intersection, which is the heart of the Rolesville town center and where one would expect to see a variety of nonresidential uses and dense residential development. Additionally, the properties immediately west of the assemblage are zoned Town Center (TC), which is appropriate for the core of Rolesville and permit both residential and nonresidential uses. Thus, the proposed rezoning to GC-CZ is compatible with existing and allowed land uses in the nearby area.

5. Would it ensure efficient development within the town, including the capacity and safety of the street network, public facilities, and other similar considerations?

Response. The proposed rezoning and development would require street improvements and streetscape along W. Young Street, which is classified as a "2 Lane with Two Way Left Turn Lane". Enhanced vehicular and pedestrian infrastructure along this development is important for the build out of the Rolesville town center.

6. Would it result in a logical and orderly development pattern?

Response. Yes, the rezoning and redevelopment of these three properties for a mix of uses is consistent with nearby development near the Rolesville town center.

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

Response. No, there are no environmentally sensitive areas on the assemblage. The properties were previously developed and cleared for residential uses, and there are few existing trees. The proposed uses would not have adverse noise impacts to adjacent properties.

8. Does the conditional rezoning addresses the impacts reasonably expected to be generated by the development or use of the site, can reasonably be implemented and enforced for the subject property, and if it will mitigate specific issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district.

Response. The zoning conditions limit the types of commercial uses permitted and the number of dwelling units, which will help mitigate impacts from a GC base zoning district.

ATTACHMENT 6-NEIGHBORHOOD MEETING

REZONING OF PROPERTY CONSISTING OF +/- 1.57 ACRES,
LOCATED NORTHWEST OF THE S. MAIN STREET AND W. YOUNG STREET
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON FEBRUARY 27, 2024

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Tuesday, February 27, 2024 at 6:00 p.m. The property considered for this potential rezoning totals approximately 1.57 acres, and is located northwest of the S. Main Street and W. Young Street intersection, in the Town of Rolesville, having Wake County Parcel Identification Numbers 1769-01-4751, 1769-01-4840, and 1769-01-4849. This meeting was held at the Rolesville Community Center, located at 502 Southtown Circle, Rolesville, NC 27571. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Worth Mills
Date: February 16, 2024
Re: Neighborhood Meeting for Rezoning of 111, 113, and 115 W. Young Street (REZ-23-07 / W. Young Street)

You are invited to attend an informational meeting to discuss the proposed rezoning of 111, 113 and 115 W. Young Street (with Property Identification Numbers (PINs) 1769-01-4751, 1769-01-4840, and 1769-01-4849). The meeting will be held on **Tuesday, February 27, 2024, from 6:00 PM until 7:00 PM**, at the following location:

**Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571**

The property totals approximately 1.57 acres in size and is located northwest of the W. Young Street and S. Main Street intersection. The property is currently zoned Residential Low Density (RL). The proposed zoning is General Commercial, Conditional Zoning (TC-CZ). The purpose of the rezoning is to facilitate a veteran housing project with ground-floor meeting space.

The Town of Rolesville requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to the rezoning being heard by the Planning Board. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit <https://www.rolesvillenc.gov/project/scarboro-apartments> or contact the Town of Rolesville Planning Department at 919.554.6517.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

EXHIBIT B – NOTICE LIST

WOODLIEF, DONNIE LEE WOODLIEF,
PATSY EDDINS
1769021117
6609 FOWLER RD
ZEBULON NC 27597-8303

EDDINS FAMILY LLC
1769015274
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

WOODLIEF, DONNIE LEE WOODLIEF,
PATSY EDDINS
1769024116
6609 FOWLER RD
ZEBULON NC 27597-8303

LITTLE HOUSE LLC
1769120094
PO BOX 239
ROLESVILLE NC 27571-0239

WILKINS, WESLEY C WILKINS, ROXEY M
1769014849
115 W YOUNG ST
ROLESVILLE NC 27571-9516

BANNER, WENDY LEIGH
1769018744
2601 TRICKLE CT
RALEIGH NC 27615-3874

SELF, LINDA ESTELLE MERRITT WILKINS,
ROXEY M
1769014751
115 W YOUNG ST
ROLESVILLE NC 27571-9516

EDDINS FAMILY LLC
1769019527
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

EDDINS FAMILY LLC
1769110620
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769022455
PO BOX 263
ROLESVILLE NC 27571-0263

WOOD, MATTHEW DAVID WOOD,
MISTY LEE
1769111881
112 N MAIN ST
ROLESVILLE NC 27571-9643

ROLESVILLE TOWN OF
1769017516
PO BOX 250
ROLESVILLE NC 27571-0250

KET REAL ESTATE LLC
1769015048
321 SPRINGMOOR DR
RALEIGH NC 27615-7740

WILLIAMS, SUSIE H
1769016663
7904 AUBUBON DR
RALEIGH NC 27615

JONES, CHARLES S JONES, SHARON K
1769027000
3905 MANLY FARM RD
WAKE FOREST NC 27587-8494

PRIVETTE PROPERTIES LLC
1769015401
PO BOX 116
ROLESVILLE NC 27571-0116

WILKINS, ROXEY MANGUM WILKINS,
WESLEY C SR
1769014840
115 W YOUNG ST
ROLESVILLE NC 27571-9516

WARD, ROBERT F JR
1769110685
108 N MAIN ST
ROLESVILLE NC 27571-9643

WOODLIFE INVESTMENTS II LLC
1769018978
PO BOX 1085
WAKE FOREST NC 27588-1085

BERNARD, BLANCA C
1769111730
110 N MAIN ST
ROLESVILLE NC 27571-9643

ROLESVILLE TOWN OF
1769017654
PO BOX 250
ROLESVILLE NC 27571-0250

ROLESVILLE TOWN OF
1759922076
PO BOX 250
ROLESVILLE NC 27571-0250

MITCHELL, ROBERT L JR LILES,
MARGARET SUE
1769111411
4313 BIRMINGHAM WAY
RALEIGH NC 27604-4858

TELECOM TOWERS LLC
1759918780
PO BOX 723597
ATLANTA GA 31139-0597

EDDINS FAMILY LLC
1769016246
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

DRCW INVESTMENTS LLC
1769018892
PO BOX 1736
WAKE FOREST NC 27588-1736

EDDINS FAMILY LLC
1769018387
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

HAMILTON, ELIZABETH WILLIAMS
WILLIAMS, FRED J III
1769017801
7904 AUDUBON DR
RALEIGH NC 27615-3407

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769024499
PO BOX 263
ROLESVILLE NC 27571-0263

DRAGONFLY INVESTMENTS NC LLC
1769015157
15405 NEW LIGHT RD
WAKE FOREST NC 27587-8633

COLUMBIA PARK EAST MHP-KB LLC
1769029362
8480 HONEYCUTT RD STE 200
RALEIGH NC 27615-2261

PEARCE, LINDA WILLIAMS PRYOR,
CHRISTY LYNN
1769023248
1100 SILENT BROOK RD
WAKE FOREST NC 27587-7138

MOBLEY, TERESA P TRUSTEE PRIVETTE,
RODNEY MCCOY JR TRUSTEE
1769020472
PO BOX 263
ROLESVILLE NC 27571-0263

MAY, WILLIAM A
1769023002
PO BOX 248
ROLESVILLE NC 27571-0248

HESS PROPERTY GROUP LLC
1769024347
6624 RIDGE SPRING RD
ZEBULON NC 27597-7525

PEOPLES, DAVID S III MACKO, STEVEN J
1769027139
10534 ARNOLD PALMER DR
RALEIGH NC 27617-7775

ROLESVILLE RURAL FIRE DEPT INC
1769017022
PO BOX 249
ROLESVILLE NC 27571-0249

HENDERSON, LIONEL R HENDERSON,
CYNTHIA A
1769029063
7909 RIVER RIDGE RD
WAKE FOREST NC 27587-9355

MITCHELL, ROBERT LEE
1769110317
PO BOX 81
ROLESVILLE NC 27571-0081

COBBLESTONE CROSSING SPE LLC
1769011435
8480 HONEYCUTT RD STE 200
RALEIGH NC 27615-2261

EXHIBIT C – ITEMS DISCUSSED

No topics were discussed because no neighbors attended the meeting.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Brooke Dickhart (Applicant)
3. Rick Bowers (Applicant)



KIMLEY-HORN AND ASSOCIATES, INC
NC License #F-0102

February 12, 2024

Meredith Gruber, PLA, AICP
Planning Director
Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571



RE: *W. Young Street Rezoning, Rolesville, NC – Trip Generation Analysis*

2/12/2024

Kimley-Horn has prepared an analysis of the trip generation potential of the proposed rezoning of the properties located at 111-115 W. Young Street in Rolesville, NC. It is our understanding that the proposed rezoning would allow up to 30,000 square feet (SF) of non-residential space and up to 7 upper-floor dwelling units.

The trip generation potential of the proposed rezoning was determined using data from the 11th Edition of the *ITE Trip Generation Manual*. Trips for the non-residential space were generated as general office space (LUC 710), while the top-floor dwellings were generated as low-rise multifamily (LUC 220) as that category was identified as the closest land use provided in ITE. The trip generation potential of the land uses allowed under the proposed rezoning is summarized in Table 1 below, and trip generation calculations are attached. To be conservative, no internal capture was applied between uses even though interaction between the uses is expected.

Table 1 ITE Trip Generation (Vehicles)							
Land Use	Size	Daily		AM Peak Hour		PM Peak Hour	
		In	Out	In	Out	In	Out
Multifamily Housing, Low-Rise (LUC 220)	7 d.u.	60	60	6	19	15	9
General Office (LUC 710)	30,000 SF	204	204	52	7	10	51
Total Net New External Trips		264	264	57	27	25	60

Table 1 shows that the proposed zoning maximums would generate approximately 528 new trips on a typical weekday, with 84 new trips in the AM peak hour and 85 new trips in the PM peak hour. While these calculated trips are above the Town's thresholds of 500 daily or 50 peak hour trips, the conservative nature of the calculations (no internal capture, potential for double-counted trips between the uses, etc.) is expected to provide conservative results.

If you have any questions, please feel free to contact me at kevin.dean@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.

Kevin Dean, P.E.
Project Manager

W. Young Street Rezoning

Table 1 - Trip Generation

Land Use	Intensity	Daily			AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out	Total	In	Out
220 Multifamily Housing (Low-Rise)	7 d.u.	120	60	60	25	6	19	24	15	9
710 General Office Building	30,000 s.f.	408	204	204	59	52	7	61	10	51
Total Net New External Trips		528	264	264	84	57	27	85	25	60

J. Worth Mills
Email: wmills@longleaflp.com
Direct: (919) 645-4313

4509 Creedmoor Road, Ste 302
Raleigh, NC 27612
Tel: (919) 645-4300
longleaflp.com

REZ-23-07
W. Young Street
Statement on Latney Rogers House

Introduction

The Joel Fund, a local nonprofit organization dedicated to helping Wake County veterans, is requested to rezone three properties (111, 113 and 115 W. Young Street) from RL to GC-CZ. The rezoning is requested to facilitate a new community for veterans. This community would include living spaces and activity/art spaces for the veterans, plus new office space for The Joel Fund. One of Rolesville's oldest homes is located at 113 W. Young Street, and this report provides a brief history of the home, the steps that The Joel Fund has taken to preserve the home, and the offered zoning conditions to lessen the chances of the home's demolition.

History of Latney Rogers House at 113 W. Young Street

Some reports list the home as being constructed in 1789, while physical evidence suggests it was built later in 1839. It is often referred to as the "Latney Rogers House". At the time of construction, the Latney Rogers House (the "House") consisted of two rooms and an attic. In the 1960s, the House was almost completely remodeled and enlarged, yet retains its Federal style proportions and some interior building materials.

According to Gary Roth at Capital Area Preservation, Inc., the additions and changes done in the 1960s impact the House's historical integrity. However, he still thinks the House is worthy of preservation and potentially a historic landmark designation if the 1960s work can be reversed.

Steps Taken to Preserve Structure

Restoring the House will require significant time and costs. To that end, Brooke Dickhart (The Joel Fund's Founder and Executive Director) has met with Jeremy Bradham with Capital Area Preservation, Inc. and Sarah Woodard with North Carolina State Preservation Office. The Joel Fund has submitted a Study List application to the State Historic Preservation Office. This list is a preliminary step in the review of potential nominations to the National Register. Also, if approved for this list, this would allow The Joel Fund the opportunity to get a Rehab Code for the property. The Code makes it easier and less expensive to rehabilitate existing buildings. In addition, it encourages the upgrade of buildings and supports affordable housing efforts. Furthermore, the code gives more freedom in rehabbing historic buildings. Brooke has also met with multiple construction companies with experience bringing historical buildings up to Commercial Code. Based on conversations with the aforementioned parties, The Joel Fund intends to preserve the House and incorporate it into the veteran-oriented development.

Zoning Conditions Offered to Help Preserve Structure

The Joel Fund has offered two zoning conditions to increase the likelihood that the House is preserved. The first condition prohibits the property owner from filing a demolition permit for the

House within the first twelve months following the Board of Commissioners' approval of the rezoning request. The second zoning condition would apply if The Joel Fund determines that it cannot preserve the House; prior to demolishing the House, The Joel Fund must advertise and make the House available for third-party relocation to another lot. This relocation would be done at the sole cost of the third-party responsible for relocation. Given the uncertainty of the work necessary to properly renovate and restore the House, along with The Joel Fund's non-profit status and limited discretionary funds, offering a zoning condition to affirmatively preserve the House is untenable. That said, The Joel Fund has taken concrete steps to preserve the House for the benefit of both the Town of Rolesville and the future veterans living and interacting here.

REZ-23-07, W. Young Street
Conditions of Approval
April 29, 2024

1. The proposed General Commercial Conditional Zoning (GC-CZ) District shall allow Principal Uses per Exhibit A (Uses Permitted, Uses by Special Use Permit, Uses Prohibited).
2. No more than seven (7) upper-story dwelling units shall be permitted on the Property.
3. Nonresidential uses shall not be less than 5,000 square feet of gross floor area, and shall not exceed 30,000 square feet of gross floor area.
4. A traffic impact analysis shall be required for a Site Development Plan that includes at least 20,000 square feet of gross floor area of Office and Medical Uses as defined in LDO Section 5.1.1.
5. No demolition permit for the existing home at 113 W. Young Street (PIN 1769-01-4840) (Deed Book 16593, Page 1043, Wake County Registry) shall be filed within 365 days following approval of REZ-23-07.
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Wesley C. Wilkins


Roxey M. Wilkins

EXHIBIT A

REZ-23-07 / 111, 113, 115 W. Young Street --- LDO Table 5.1 Permitted Principal Use Table.

- The General Commercial (GC) District Permits 48 total Zoning Uses – 40 are Permitted By-right, while 8 Require a Special Use Permit approval by Town BOC.
- The Property shall be governed by the below modified list of Permitted Uses - **Prohibiting 20** and thereby Permitting **24 By-right**, and **4 by Special Use Permit**.

PERMITTED – _24_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
Dwelling, Upper-Story Unit	Assembly / Church	Public Safety Facility	Eating Establish.	Event Center	Retail Sales & Service, Neighborhood	Dental Facility	Artisanal Manufacturing	Minor Utility
	Cultural Facility	Parks / Public Recreation		Funeral Home	Retail Sales & Service – Community	Medical Facility		Major Utility
	Govt. Office	Preserved Open Space		Recreation, Indoor		Professional Office		Minor Transportation Installation
	Lodge or Private clubs	Public Facilities		Recreation, Outdoor				Water Storage Tank
Permitted by Special Use Permit – _4_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
		Social Services	Lodging					Major Transportation Installation
								Telecom. Tower
PROHIBITED – _20_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
	College/University	Schools K-12	Bank	Commercial Parking	Golf Course	Animal Care	Flex	
	Day Care		Bars and Nightclubs	Carwash	Retail Sales & Service – Shopping Center	Hospital	Fulfillment Center	
			Breweries and Distilleries	Gas Station	Tattoo Establishment	Urgent Care		
			Vehicle Rental and Sales	Vehicle, Minor Service	Vape & Tobacco Store			

ATTACHMENT 10

111, 113 and 115 W. Young Street

REZ-23-07

The Joel Fund

Rolesville Board of Commissioners

May 7, 2024

Overview of REZ-23-07

- 111, 113 and 115 W. Young Street total **1.57 acres**
- Current zoning: Residential Low Density (**RL**)
- Proposed zoning: General Commercial Conditional Zoning (**GC-CZ**)
- Purpose of the rezoning is to create a small community for veterans
 - Meeting and activity space for veterans on ground floor
 - Office space for The Joel Fund
 - Residential units above the meeting and activity space



MISSION

To Reconnect Veterans to Life at Home

We use the power of community to
engage, educate and encourage veterans
and their families.



Operation ART



Operation Connect

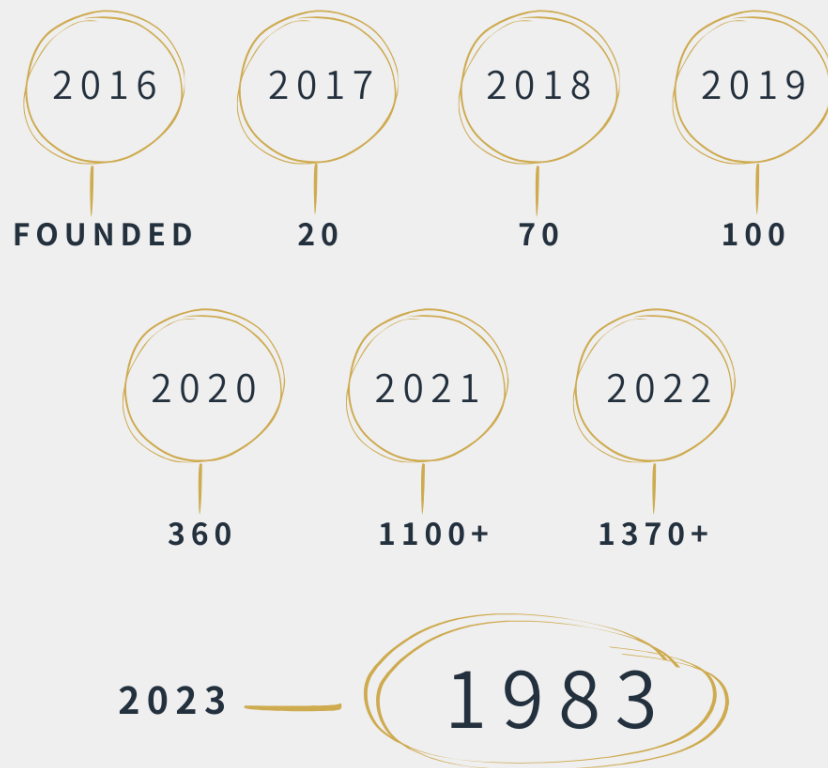


Operation Furnish



IMPACT

TOTAL VETERANS AND FAMILY MEMBERS SERVED



\$1.1M

TOTAL RAISED SINCE 2016

Existing Conditions



111 W. Young Street



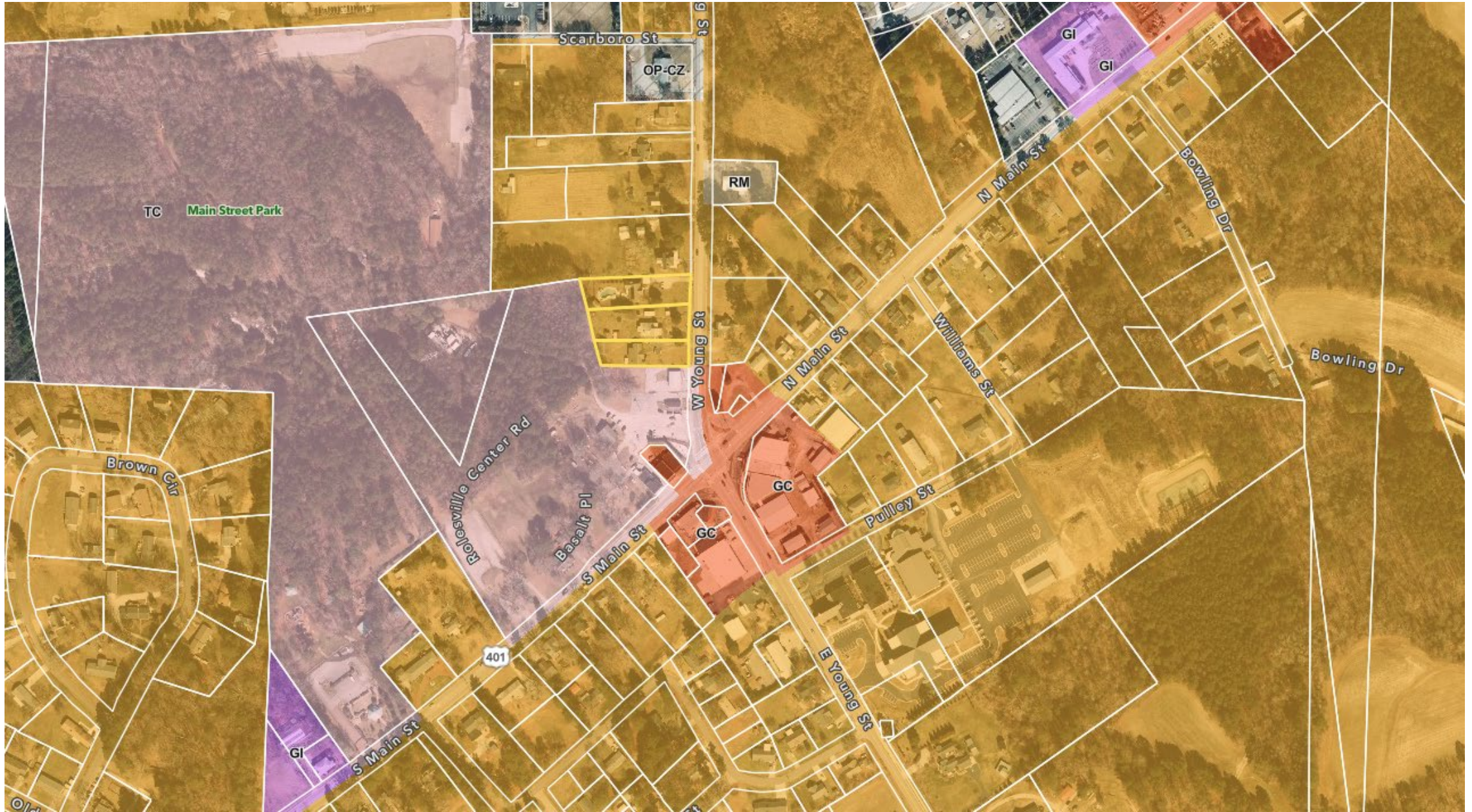
113 W. Young Street

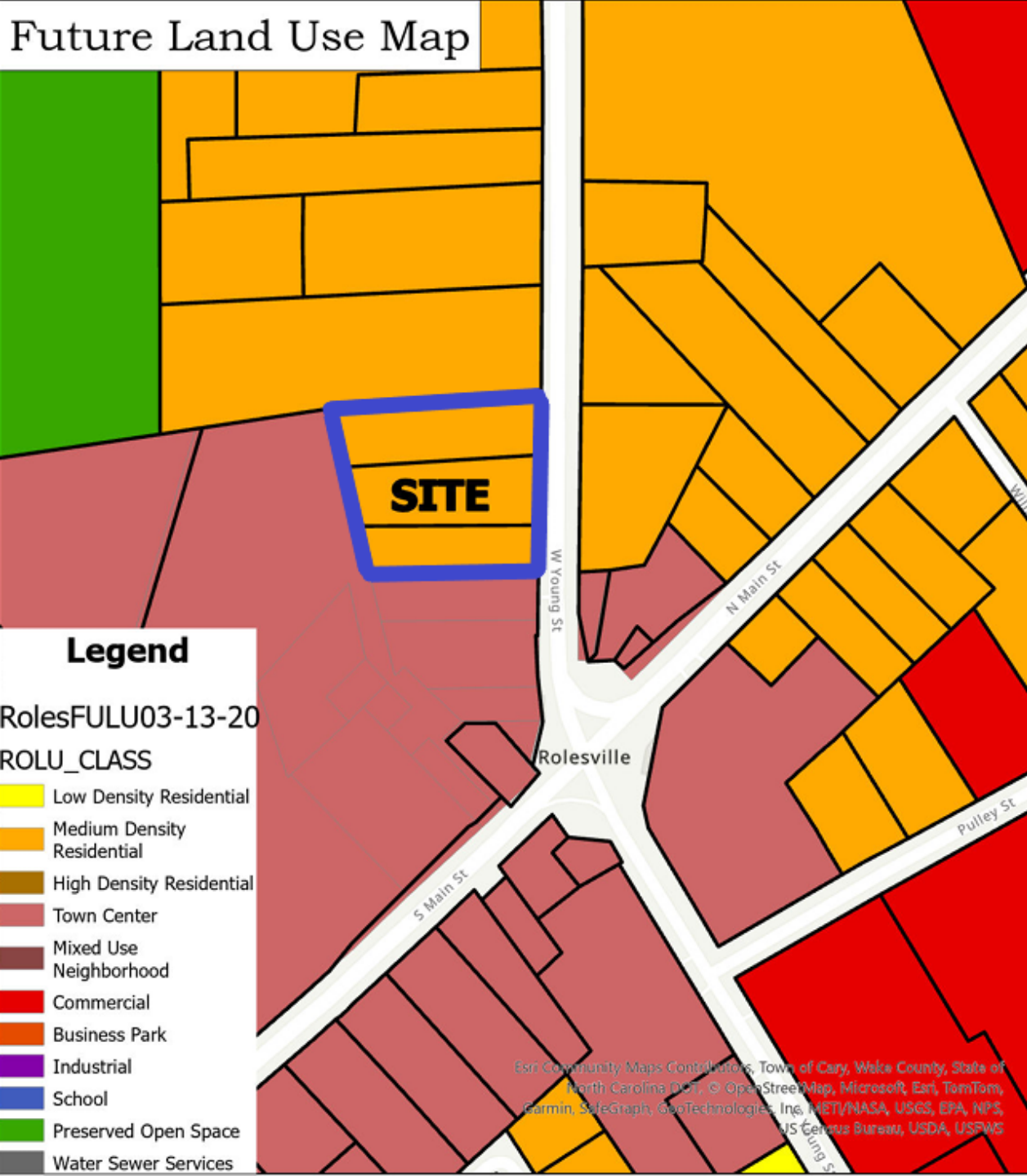


115 W. Young Street



Current Zoning





Future Land Use Map

- Recommends a range of housing types (single-family, duplexes, townhouses and multifamily)
- Density: 3-5 units per acre
- Also recommends limited nonresidential uses
- REZ-23-07, which limits development to 7 dwelling units and 30,000 square feet of nonresidential space, is consistent with the Medium Density Residential FLUM designation

1. No more than seven (7) dwelling units
2. Nonresidential uses not to exceed 30,000 ft²
3. TIA required if a Site Development Plan includes at least 20,000 ft² of Office Uses

PERMITTED – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
Dwelling, Upper-Story Unit	Assembly / Church	Public Safety Facility		Event Center	Retail Sales & Service, Neighborhood		Artisanal Manufacturing	Minor Utility
	Cultural Facility	Parks / Public Recreation		Funeral Home	Retail Sales & Service – Community	Dental Facility		Major Utility
		Preserved Open Space				Medical Facility		Minor Transportation Installation
	Govt. Office	Public Facilities				Professional Office		Water Storage Tank
	Lodge or Private clubs	Public Safety Facility		Recreation, Indoor				
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Permitted by Special Use Permit – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
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								Telecom. Tower
PROHIBITED – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
Dwelling, Single Family, Detached	Cemetery	Schools K-12	Adult Business	Commercial Parking	Golf Course	Animal Care	Flex	
Dwelling, Single Family, Attached	College/University		Bank	Carwash	Retail Sales & Service – Shopping Center	Hospital	Fulfillment Center	
Dwelling, Double Family	Correctional Facility		Bars and Nightclubs	Electronic Gaming Operations	Tattoo Establishment	Urgent Care	Industrial, Light	
Dwelling, Multiple Family	Day Care		Breweries and Distilleries	Gas Station	Vape & Tobacco Store		Industrial, Heavy	

Latney Rogers House



Background

- Built in 1839, making it one of the oldest (if not the oldest) existing homes in Rolesville
- Significant remodeling and enlargement done in the 1960s, impacting the historical integrity
- If 1960s work can be reversed, it would be worthy of preservation and potentially a historic landmark

Steps Toward Preservation

- Brooke has met with multiple construction companies with experience bring historical buildings up to Commercial Code
- Met with Capital Area Preservation, Inc. and the North Carolina State Preservation Office
- Brooke has submitted a Study List application to the State Historic Preservation Office
 - Preliminary step in nominations to the National Register
 - If approved, lowers the standards and costs necessary for rehab and preservation
- The Joel Fund intends to incorporate the Latney Rogers House into the overall development

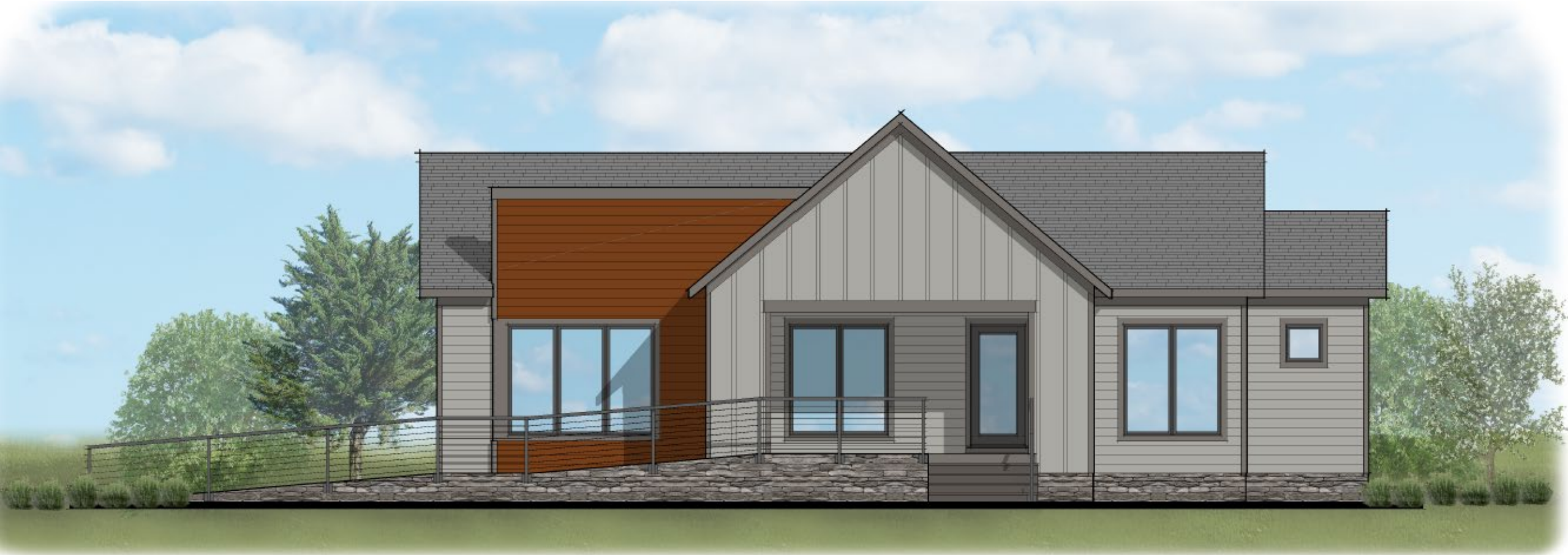
Lane House in Cary



Zoning Conditions to Increase Chances of Preservation

1. No demolition permit for the existing home at 113 W. Young Street (PIN 1769-01-4840) (Deed Book 16593, Page 1043, Wake County Registry) shall be filed within 365 days following approval of REZ-23-07.
2. Requirement to document the structure through photographs and detailed elevation drawings if the House cannot be saved
3. 180 days prior to demolition, The Joel Fund must advertise the opportunity for a third party to relocate the House. Third party is responsible for cost of relocation
4. If no one has relocated the House within 30 days of scheduled demolition, The Joel Fund will allow the Town of Rolesville or other local organization at least 15 days to remove any items or building materials of historical significance for reuse

Potential Renovations to 115 W. Young Street Home



Summary of REZ-23-07

- Proposed GC-CZ zoning district and development intensity conditions are consistent with the Medium Density Residential FLUM designation
- Approval will facilitate a veteran community and development center within the heart of Rolesville
- The Joel Fund is actively taking steps with building firms, and local and State preservation organizations to preserve the Latney Rogers House
- The Joel Fund has offered conditions to delay and mitigate the possibility of the House's removal
- The request is both reasonable and in the public interest

ORDINANCE 2024-O-08

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF ROLESVILLE TO CHANGE THE ZONING OF APPROXIMATELY 1.57 ACRES LOCATED AT 111, 113, and 115 W. YOUNG STREET , BEING WAKE COUNTY TAX PINS 1769014751, 1769014840, AND 1769014849 FROM THE RESIDENTIAL LOW DENSITY DISTRICT (RL) TO A GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICT (GC-CZ)

REZ-23-07, 111-113-115 W. YOUNG STREET

WHEREAS, the application submitted by The Joel Fund on behalf of property owners Wesley and Roxey Wilkins for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board was presented the application for Recommendation on March 25, 2024 and the Board of Commissioners held a Legislative hearing on May 7, 2024; and

WHEREAS, mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending Approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Rolesville, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in **Exhibit 1 – Legal Description**, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1769014751, 1769014840, AND 1769014849, and described in **Exhibit 1**, are located within the Town’s Corporate Limits.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning District Map which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from RESIDENTIAL LOW DENSITY DISTRICT (RL) to GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICT (GC-CZ), subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all of the standards and conditions in **Exhibit 2 – Conditions of Approval dated April 29, 2024**, which are voluntarily imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative hearing and the Town of Rolesville plans, policies and ordinances, the Rolesville Board of Commissioners find the Rezoning map amendment request reasonable and consistent with the 2017 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

Section 7: The “Rezoned Lands” shall be perpetually bound to the Conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this the 7th day of May 2024.

Ronnie Currin
Mayor

ATTEST:

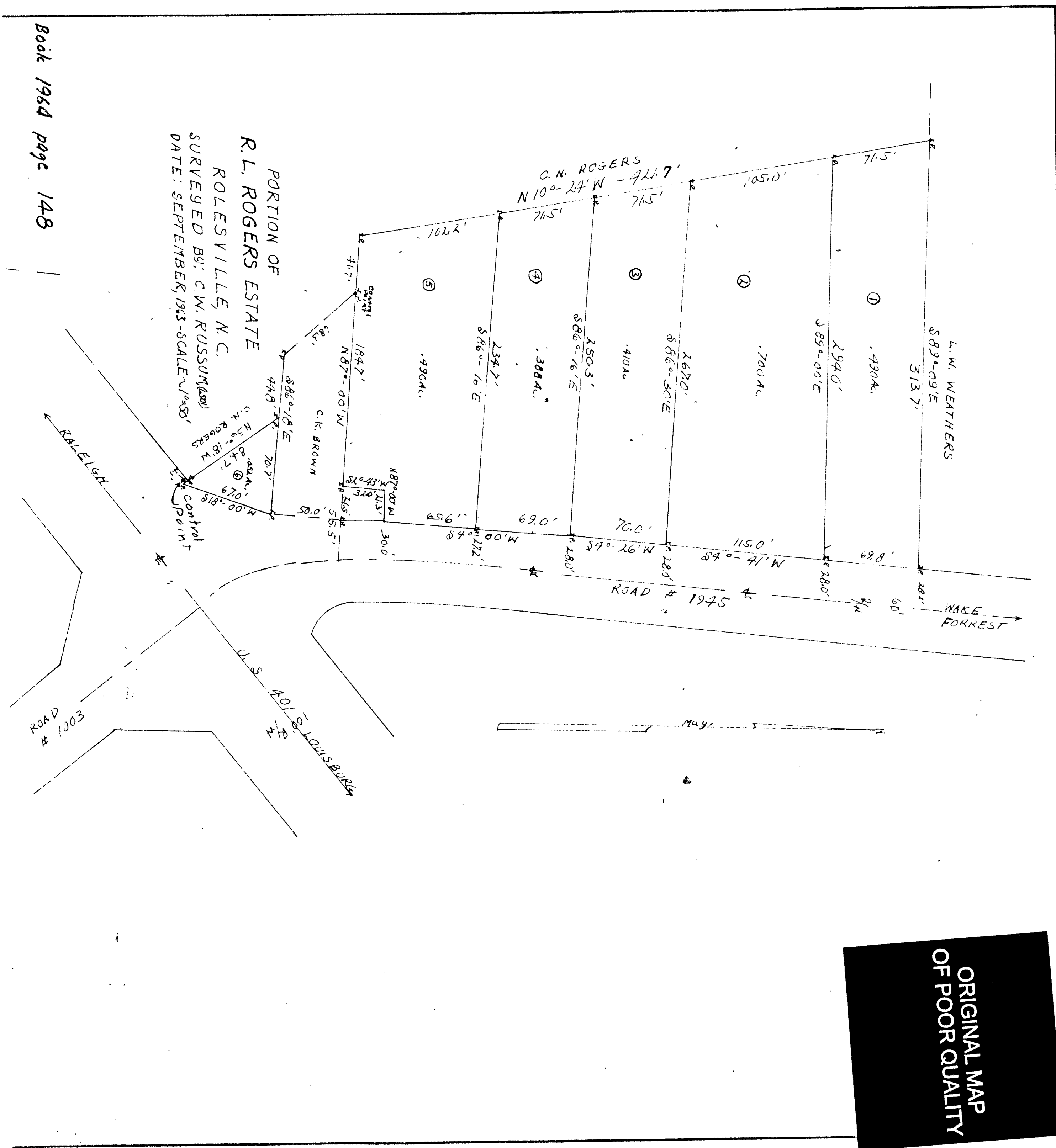
APPROVED AS TO FORM:

Robin Peyton
Town Clerk

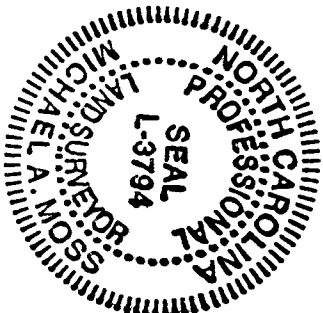
David J. Neill
Town Attorney

ORDINANCE 2024-O-08 for REZ-23-07

Legal Descriptions - Book of Maps BM1964/Pg 148 and BM2009/Pg928



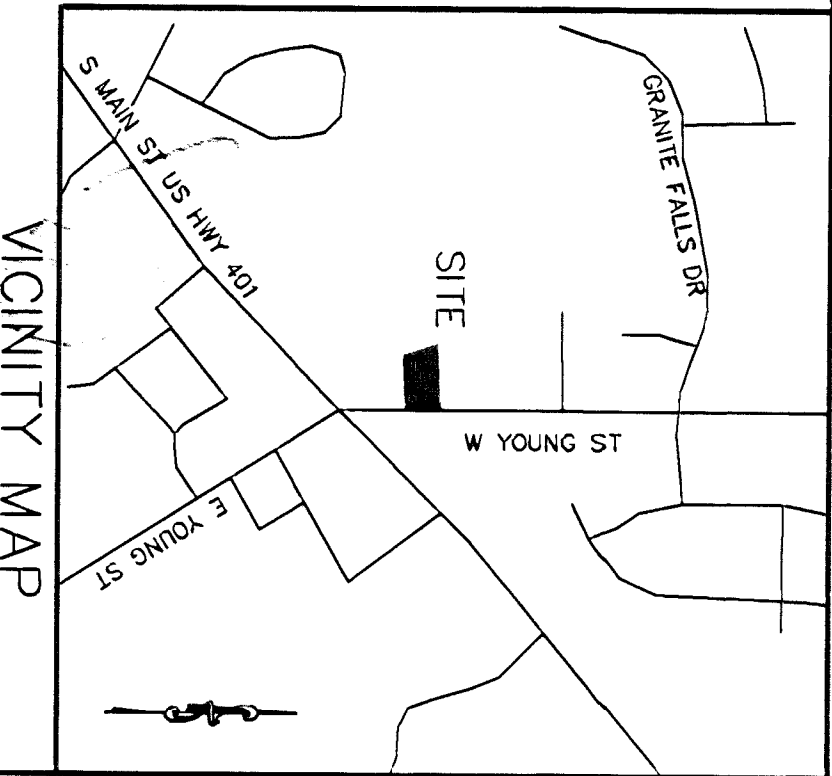
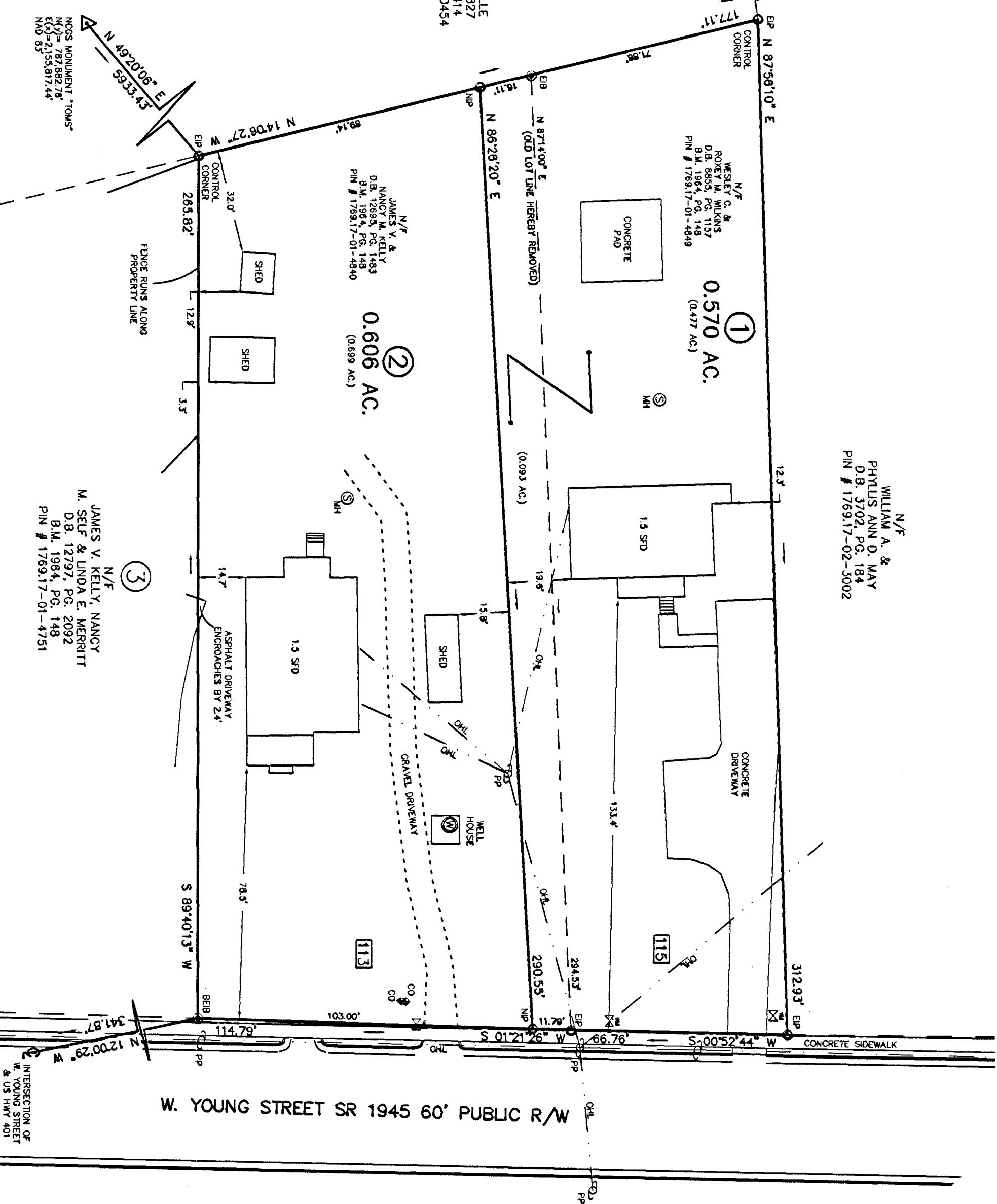
I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, THIS 3RD DAY OF AUGUST, 2009.



Michael A. Moss
PROFESSIONAL LAND SURVEYOR (L-3794)

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED

Roxey M. Wilkins 8-13-09
OWNERS
Nancy M. Kelly 8-13-09
DATE



- LEGEND:**
- EP - EXISTING IRON PIPE
 - EPK - EXISTING PK NAIL
 - NIP - NEW IRON PIPE SET
 - R/W - RIGHT OF WAY
 - CAV - CABLE TV BOX
 - EB - ELECTRIC BOX
 - TEL - TELEPHONE PEDISTAL
 - PP - POWER POLE
 - OHL - OVERHEAD LINE
 - LP - LIGHT POLE
 - WM - WATER METER
 - WV - WATER VALVE
 - CO - SEWER CLEAN-OUT
 - [BBB] - ADDRESS

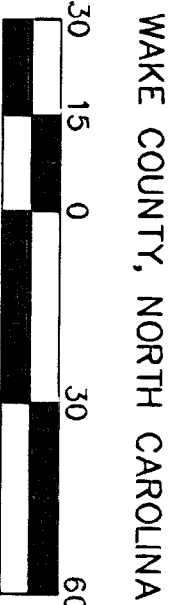
NOTE:
- AREA COMPUTED BY COORDINATE METHOD.

LINE TABLE		
LINE	LENGTH	BEARING
L-1	184.93'	S 81°41'12" W
L-2	59.08'	S 81°14'33" W

LINE TYPE LEGEND	
	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY LINE - LINE NOT SURVEYED
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	EASEMENT
	BUFFER
	FLOOD HAZARD SOILS

**RECOMBINATION SURVEY FOR
WESLEY C. WILKINS**

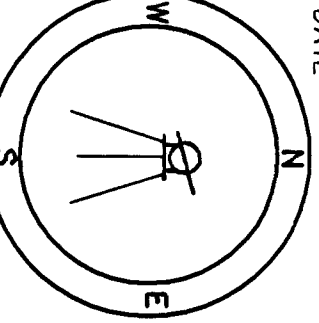
LOTS 1 & 2, R.L. ROGERS ESTATE
OWNERS LOT 1: WESLEY C. & ROXEY M. WILKINS
OWNERS LOT 2: JAMES V. & NANCY M. KELLY
REF: D.B. 8855, PG. 1157 (LOT 1)
REF: D.B. 12695, PG. 1483 (LOT 2)
REF: B.M. 1964, PG. 148



JULY 22, 2009
ZONED R-1

PIN # 1769.17-01-4849 (LOT 1)
PIN # 1769.17-01-4840 (LOT 2)

CAWTHORNE, MOSS & PANCIERA, P.C. PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



RECORDED IN B.M. 2009, PAGE 928

TIME:

FILED FOR REGISTRATION
WAKE COUNTY, NC 347
LAURA M. RIDDICK
REGISTERED & RECORDED ON
08/20/2009 AT 16:03:44
WAKE COUNTY
BOOK: B12809 PAGE: 08928

I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Michael A. Moss
MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794

ORDINANCE 2024-O-08 for REZ-23-07 - Conditions of Approval

REZ-23-07, W. Young Street Conditions of Approval April 29, 2024

1. The proposed General Commercial Conditional Zoning (GC-CZ) District shall allow Principal Uses per Exhibit A (Uses Permitted, Uses by Special Use Permit, Uses Prohibited).
2. No more than seven (7) upper-story dwelling units shall be permitted on the Property.
3. Nonresidential uses shall not be less than 5,000 square feet of gross floor area, and shall not exceed 30,000 square feet of gross floor area.
4. A traffic impact analysis shall be required for a Site Development Plan that includes at least 20,000 square feet of gross floor area of Office and Medical Uses as defined in LDO Section 5.1.1.
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Wesley C. Wilkins


Roxey M. Wilkins

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