

Zoning Map Change (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesville.nc.gov

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

APPLICATION INFORMATION:	
Site Address(es): 0 South Main Street	Site Area (in acres): 3.80
Rezoning Type: <input checked="" type="checkbox"/> General <input type="checkbox"/> Conditional	Location: <input type="checkbox"/> County Limits <input type="checkbox"/> Town Limits <input checked="" type="checkbox"/> ETJ
Existing Zoning District(s): General Industrial (GI)	Proposed Zoning District(s): General Commercial (GC)
Zoning Overlay(s):	Associated Previous Case Number(s): SDP-23-08
PIN(s): 1758479244	
PID(s):	
Current Use(s): Vacant	Proposed Use(s): Carwash

APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::	
<input checked="" type="checkbox"/> Completed application and checklist below.	
<input checked="" type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3., submittal shall include a separate document being a list of written Conditions of Approval that can include exhibits, plans, maps, etc. Provide a Date and space for revision Dates; this document will always be referenced including its Date.	<input checked="" type="checkbox"/> A Concept (nee site) Plan may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be clearly incorporated into a written condition for "general compliance" upon future Development Application reviews and approvals. Provide a Date and space for revision Dates; this document will always be referenced including its Date. See Next page for details.
<input checked="" type="checkbox"/> Completed Property Owner's Consent Form . If multiple owners, each owner must complete their own form.	<input checked="" type="checkbox"/> Presubmittal meeting notes and date (if applicable).
<input checked="" type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or Letter/Email from Planning staff confirming TIA is not required. (LDO Section 8.C.5)	<input checked="" type="checkbox"/> The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts shall require submittal of a Concept (nee site) Plan per LDO Sections 3.4.1 and 3.4.2.
<input checked="" type="checkbox"/> Upon application receipt and completeness check, an INVOICE for the application fee will be created and issued via email to Applicant.	
<input checked="" type="checkbox"/> Any additional supporting documents that may have been requested by Staff may have been provided.	

Contact Information

Property Owner(s) Grand Park Properties LLC

Address 2636 Wait Ave City/State/Zip Wake Forest, NC 27587

Phone _____ Email _____

Applicant / Agent (Business & Contact Name) SHJ Development LLC

Address 124 East Thompson Street City/State/Zip Thomaston, GA 30286

Phone (478) 957-3777 Email martie@shjconstructiongroup.com

Engineer/Architect (Business & Contact Name) SeamonWhiteside

Phone (864) 612-6101 Email pevans@seamonwhiteside.com

Preferred Point of Contact: Owner Applicant Engineer/Architect Registered Agent/Attorney

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, north arrow, and scale reference
- Site Data Table of typical property information (Property Legal Description, acreage/square footage, etc)
 - If Commercial - Square footage of proposed building/use/development on, approximate proposed Impervious Coverage, approximate parking calculations, if multi-family the number of Dwelling units, etc.
 - If Residential – Number of proposed development lots (including by type of lots/use), density (proposed/permitted), approximate parking calculations,
 - Required/Provided calculations for open space
- Existing and Proposed Use and Zoning District of property and adjacent properties
- Drawing depicting the details provided above and general concept of development such as –
 - Lot layout and size/dimension of lots,
 - 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 Greenways / Sidepaths / Bike Lanes,
 - General Utility access and points of connection / extensions,
 - Buffers (Street/Perimeter), Open/communal spaces, stormwater control measures etc.
- Name, address, and contact information for property owner and/or Applicant
- Name/information of professional who created Concept Plan
- Any other information requested by Planning Department staff

Rezoning Justification

Provide a **separate document** titled “Statement of Justification” (including Date) that addresses each/all of 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. Is the application in 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 at the time it was adopted?
4. Does the rezoning allow uses that are 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, storm water 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 greater 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.

Property Owner Notification List

Per UDO **TBD**, provide list of all property owners within 300 feet of the subject site (per Wake County tax records at the time of filing this application) as they will be required to receive a Notification Letter regarding the Public Hearing before the Town Board of Commissioners (when scheduled). If needed, provide additional sheets to insure all are included.

WAKE COUNTY PIN	NAME	MAILING ADDRESS	ZIP CODE
1758474075	Shawn K Kline and Michelle Stewart	809 Middle Ground Ave, Rolesville, NC	27571
1758475117	Jorge Romero Perez	801 Middle Ground Ave, Rolesville, NC	27571
1758474234	Hoang M Tran and Hang Nguyen	800 Middle Ground Ave, Rolesville, NC	27571
1758473364	Robert and Susan Fernicola	1003 Evening Shade Ave, Rolesville, NC	27571
1758474408	John and Jennifer Briand	1000 Evening Shade Ave, Rolesville, NC	27571
1758475494	City of Raleigh	PO Box 590	27602
1758486155	Brothers Forty Six LLC	1220 Old Watkins Road, Raleigh, NC	27616
1758479681	Grand Park Properties LLC	2636 Wait Ave, Wake Forest, NC	27587
1758571481	Grand Park Properties LLC	2636 Wait Ave, Wake Forest, NC	27587
1758468940	Wallbrook CStore LLC	801 East Boulevard, Charlotte, NC	28203

