

March 27, 2024

Town of Rolesville
Planning Department
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Rolesville, NC 27571
(919) 554-6517

Statement of Justification
Zoning Map Amendment (Rezoning) Application

See below for responses the Town of Rolesville zoning map amendment (rezoning) review standards for PIN 1758479244.

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
Yes – the application aligns with all of Town of Rolesville’s development goals. This project will enhance pedestrian and bicycle traffic with the construction of a greenway to connect adjacent developments and neighborhoods. A diverse landscape plan is also proposed as part of this project which will enhance the aesthetic of the new Main Street area.
2. Is the application in conflict with any provision of the LDO or the Town Code of Ordinances?
No – the application is not in conflict with any provision of LDO or Town Code of Ordinances.
3. Does the application correct any errors in the existing zoning present at the time it was adopted?
No – application corrects no errors in existing zoning.
4. Does the rezoning allow uses that are compatible with existing and permitted uses on surrounding land/properties?
Several other adjacent properties are currently zoned as General Commercial. As of early 2021, many of these properties were zoned as General Industrial. A carwash is listed as a permitted use under General Commercial per LDO Table 5.1. Both adjacent properties are currently zoned general commercial. The existing Tire & Auto store on the property to the northeast (PIN 1758571481) is a vehicular centered commercial use. The proposed gas station development currently under review (SDP-23-04) on the property to the southwest (PIN 1758467822) of our site is also vehicular centered commercial use. We believe a carwash, a vehicular centered commercial use, would be compatible with the adjacent existing and proposed developments.
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?
Yes – the goal of undergoing Main Street Project is to encourage new development while providing an adequate and safe transportation network. City of Raleigh Utilities has sufficient capacity for the water and sewer demand for the proposed development. The proposed sidewalks and greenway will provide cohesive ADA pedestrian access to surrounding developments.

6. Would the application result in a logical and orderly development pattern?
Yes – the project would allow access to several other commercial developments via a proposed cross access road connecting Grand Park Drive and proposed Virginia Water Drive (SDP-23-04) . This would allow access to several commercial developments while bypassing S Main Street.

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?
The application would cause no adverse effects to the functionality of the existing environment. A large amount of unmanicured vegetation would have to be removed, however a biodiverse and aesthetically pleasing landscape plan is proposed. Stormwater will be managed according to the Wake County Stormwater Design Manual to ensure there is no degradation in water quality or to the surrounding environment. There are no existing wetlands on the property.

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.
No conditional zoning district proposed.

Thank you for your assistance.

SEAMON, WHITESIDE & ASSOCIATES, INC.

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