

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): 4724 Burlington Mills Road & 0 S Main Street	Site Area (in acres): 17.65
Rezoning Type: <input type="checkbox"/> General <input checked="" type="checkbox"/> Conditional	Location: <input type="checkbox"/> County Limits <input checked="" type="checkbox"/> Town Limits <input type="checkbox"/> ETJ
Existing Zoning District(s): RH-CZ & GI-CZ	Proposed Zoning District(s): TC-CZ
Zoning Overlay(s): N/A	Associated Previous Case Number(s): MA 22-10
PIN(s): 1758486155 & 1758582090	
PID(s): 0074571 & 0224145	
Current Use(s): Vacant	Proposed Use(s): Multifamily and commercial

APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::

<input checked="" type="checkbox"/> Completed Application and checklist below.	<input checked="" type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner.
<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 (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. See Next page for details.
<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 type="checkbox"/> * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts shall require submittal of a Concept (see site) Plan per LDO Sections 3.4.1 and 3.4.2.
<input checked="" type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).	<input checked="" type="checkbox"/> Any additional supporting documents (ask Staff).
<input type="checkbox"/> Note: INVOICE issued for the application fee payment during the completeness check or following application review.	

Financially Responsible Party Ellen Allred

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address 801 East Blvd, Suite 200 City/State/Zip Charlotte, NC 28203

Phone _____ Email eallred@csere.com

Property Owner(s) Wallbrook LandCo LLC (if more than 1 use separate sheet)

Address 801 East Blvd, Suite 200 City/State/Zip Charlotte, NC 28203

Phone _____ Email awilliams@csere.com

Applicant / Engineer / Architect / Attorney / Agents

Name: Austin Williams (applicant) Phone: 704-621-6430 Email: awilliams@csere.com

Name: Mark Frederick (attorney) Phone: 919-835-4023 Email: markfrederick@parkerpoe.com

Name: Laura Holloman (agent) Phone: 919-361-5000 Email: Holloman@mcadamsco.com

Name: Michael Vampran (architect) Phone: 919-287-0818 Email: vampran@mcadamsco.com

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

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(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address 801 East Blvd, Suite 200 City/State/Zip Charlotte, NC 28203

Phone _____ Email eallred@csere.com

Property Owner(s) Brothers Forty Six LLC (if more than 1 use separate sheet)

Address 1220 Old Watkins Road City/State/Zip Raleigh, NC 27616

Phone _____ Email awilliams@csere.com

Applicant / Engineer / Architect / Attorney / Agents

Name: Austin Williams (applicant) Phone: 704-621-6430 Email: awilliams@csere.com

Name: Mark Frederick (attorney) Phone: 919-835-4023 Email: markfrederick@parkerpoe.com

Name: Laura Holloman (agent) Phone: 919-361-5000 Email: Holloman@mcadamsco.com

Name: Michael Vampran (architect) Phone: 919-287-0818 Email: vampran@mcadamsco.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 as a general concept of the development, including such as –
 - Residential - Lot layout and a “typical” lot size/dimension exhibit;
 - Non-Res/multifamily - 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 general Greenways / Sidepaths / Bike Lane locations;
 - General Utility access and points of connection / extensions,
 - Buffer Spaces (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 LDO Appendix A/2.3, provide list of all property owners within 500 feet of the subject property, as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they will be required to receive a Notification Letter regarding the Legislative 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
See attached.			

Conditions of Approval
Wallbrook Flats Rezoning Application
April 1, 2025

1. Development of the property shall be in substantial conformance with the accompanying Wallbrook Flats Concept Plan, dated _____. Locations shown for committed elements including, but not limited to, setbacks, greenways, streets, and open areas shown on the Concept Plan are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
2. An Alternative Parking Plan (APP) with a minimum rate of 1.5 parking spaces per dwelling unit shall replace the off-street parking requirements otherwise applicable to residential uses on the property.

Statement of Justification
Wallbrook Flats Rezoning Application
April 1, 2025

Project Summary

Crosland Southeast is requesting this zoning map amendment to facilitate future phases of their Wallbrook development along S Main Street. The proposed Town Center zoning will allow retail and office uses at a prominent location on S Main Street and place additional residential density in the Main Street corridor to support a walkable downtown core (the “Rezoning”). The attached Wallbrook Flats Concept Plan includes multifamily uses at 4724 Burlington Mills Road/PIN 1758486155 and commercial uses at 0 S Main Street/PIN 1758582090 (the “Project”).

Rezoning Justification

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?

Response: The proposed zoning is consistent with the Town’s long range plans as set forth in the Comprehensive Plan, Community Transportation Plan, the Main Street Vision Plan, the Parks and Recreation Comprehensive Master Plan, and the Greenway Plan.

- Main Street Vision Plan, Corridor Development Strategy 1 for the Central - Lifestyle Village (Main & Burlington Mills): “Support market rate housing development with mix of product types: townhomes, apartments, senior housing.” *Main Street Vision Plan, pg. 80.*
- Main Street Vision Plan, Corridor Development Strategy 3 for the Central - Lifestyle Village (Main & Burlington Mills): “Housing product to incorporate higher densities.” *Main Street Vision Plan, pg. 80.*
- Main Street Vision Plan, Corridor Development Strategy 8 for the Central - Lifestyle Village (Main & Burlington Mills): “Provide opportunities for additional small office for service/professional services.” *Main Street Vision Plan, pg. 80.*
- Main Street Vision Plan, Corridor Development Strategy 1 for All Areas: “Facilitate expanded new housing options along the corridor.” *Main Street Vision Plan, pg. 80.*
- Main Street Vision Plan, Goal #2: Promote diverse housing stock for multiple age groups and income levels: “One of the top issues raised by residents of Rolesville and people who want to move to Town is the lack of diverse housing. There are *few multifamily options* and most of the single-family housing starts at \$300,000, well out of the budget of workforce buyers and renters. By *diversifying the housing* for millennials and aging retirees, the opportunity arises for more people to live, work, and shop in Rolesville, boosting the local economy and creating the opportunity for multiple

generations of families to remain in the community they made a life in.” *Main Street Vision Plan, pg. 16 (emphasis added)*.

- Comprehensive Plan Goal LU1. Encourage a walkable, connected Town in the face of rapid growth. *Comprehensive Plan pg. 42*.
- Comprehensive Plan Goal D1.1. Take actions to ensure that new housing stock provides diverse options around Main Street. “New neighborhoods that are developed should provide a ***mix of housing options for young adults, families, senior citizens, etc.*** so that citizens can age in place and have options for their housing expectations.” *Comprehensive Plan pg. 83 (emphasis added)*. This Project is strategically located to take advantage of the Main Street improvements already underway and future redevelopment along the Main Street corridor. The residential uses will front on the new realigned Burlington Mills Road, just a short walk from existing shops and restaurants along Main Street. Residents will have convenient access to a grocery store and the Project will bring much needed daytime foot traffic to Rolesville to patronize shops and restaurants and promote the development of additional retail shops downtown.

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

Response: No. The Project is consistent with all provisions of the LDO.

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

Response: There are no errors in the existing zoning to correct.

4. Does the rezoning allow uses that are compatible with existing and permitted uses on surrounding land/properties?

Response: Yes. The existing land uses along the Main Street corridor include commercial, residential, and civic uses. The proposed multifamily and commercial uses will integrate with the existing uses in a cohesive and compatible manner. Landscaped buffers provide transitions where appropriate.

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?

Response: Yes. The ongoing improvements to the surrounding streets and the pedestrian network are designed to accommodate the proposed uses. Additional improvements proposed by this project will ensure public facilities are safe and efficient.

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

Response: Yes. The Town has adopted specific plans and policies to promote development along the Main Street corridor in order to create a walkable, vibrant town center. This Project, as an extension of the Wallbrook development, will continue the positive momentum of development along Main Street. Additional residential density will bring much needed daytime foot traffic to Rolesville to patronize shops and restaurants and promote the development of additional retail shops downtown.

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?

Response: No adverse impacts are anticipated as a result of this Project.

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.

Response: The proposed zoning conditions will require development consistent with the Wallbrook Flats Concept Plan, which can be enforced through the subsequent site plan approval process. The proposed parking reduction is based on the findings of a parking reduction study consistent with the requirements of LDO Section 6.4.3.K.

Owner

AMIANO, MITCHELL C AMIANO, SAMANTHA A
BARRINGTON COMMUNITY ASSOCIATION INC
BRIAND, JOHN PHILLIP III BRIAND, JENNIFER ANN
BROTHERS FORTY SIX LLC
CALVO, MICHAEL D CALVO, HANNA K
CRP/C4 WALLBROOK VILLAGE OWNER LLC
DAVIS, JASON DAVIS, JULIA
FERNICOLA, ROBERT FERNICOLA, SUSAN
FH-HOF-ROLESVILLE LLC
GEORGE, CHRISTOPHER S GEORGE, AMBER MICHELLE
GOMEZ, ADELIA M ESPIN
GRAND PARK PROPERTIES LLC
HAMPTON POINTE HOA
HANDSCHUMACHER, JEFFREY D HANDSCHUMACHER, SHANNON F
HAYMAN, PETER M HAYMAN, MEGAN P
HUNTER, LINDA J
JOHNSON, WILLIAM JOHNSON, BREANNA
KENION, LEONARD LEMONT KENION, TONI LAKETHEA
KLINE, SHAWN K STEWART, MICHELLE
MASON, DONNA RAE AUTERI, DONALD WAYNE II
MOUNT, JAMES RICHARD MOUNT, AMELIA WILLIS
MUHAMMAD, MAMOON SEHWEL, MAJEDA LABEEB
PARKS, WILLARD PARKS, BARBARA FREEMAN
PEREZ, JORGE ROMERO
POWELL, ROY POWELL, SHORENA
PRIVETTE, NATASHIA M JONES, JIMMY D
PURCELL, LYNDA
RACHIS, SUSAN T RACHIS, WILLIAM J
RALEIGH CITY OF
RIDGE, KATHRYN E RIDGE, ADAM H
RVH REALTY LLC
RYAN, LINDA
SISI LITTLE ONES HOME ACADEMY INC
STEFFENHAGEN, COURTNEY MARY MYERS, BENJAMIN MICHAEL
TAYLOR, REGINALD TAYLOR, PENNY
THAXTON, WILLIAM JR THAXTON, SHARON T
TOWN OF ROLESVILLE
TRAN, HOANG M NGUYEN, HANG
TRUSTEE OF LAURA V LARGEY SEPARATE PROPERTY TRUST
WAKE CNTY BOARD OF EDUCATION
WALLBROOK CSTORE LLC
WALLBROOK LANDCO LLC
WIGGINS, BERTIE WALL DIXON, BESSIE WAKE

Mailing Address 1

4900 BURLINGTON MILLS RD
10244 DURANT RD STE 107
1000 EVENING SHADE AVE
1220 OLD WATKINS RD
1005 EVENING SHADE AVE
801 EAST BLVD
544 BARRINGTON HALL DR
1003 EVENING SHADE AVE
1122 OBERLIN RD STE 218
655 PRISTINE LN
1008 EVENING SHADE AVE
2636 WAIT AVE
PO BOX 79032
818 MIDDLE GROUND AVE
1012 EVENING SHADE AVE
4904 BURLINGTON MILLS RD
532 BARRINGTON HALL DR
520 BARRINGTON HALL DR
809 MIDDLE GROUND AVE
1007 EVENING SHADE AVE
524 BARRINGTON HALL DR
1004 EVENING SHADE AVE
4725 BURLINGTON MILLS RD
801 MIDDLE GROUND AVE
417 LINDSAYS RUN
810 MIDDLE GROUND AVE
4906 BURLINGTON MILLS RD
127 HAZEL PARK DR
PO BOX 590
528 BARRINGTON HALL DR
325 NASH ST E
413 LINDSAYS RUN
127 NATIONAL DR
409 LINDSAYS RUN
1011 EVENING SHADE AVE
536 BARRINGTON HALL DR
PO BOX 250
800 MIDDLE GROUND AVE
421 LINDSAYS RUN
RE SERVICES DIRECTOR
AUSTIN WILLIAMS
HARBOUR RETAIL PARTNERS
PO BOX 70

Mailing Address 2

ROLESVILLE NC 27571-9623
RALEIGH NC 27614-9783
ROLESVILLE NC 27571-9347
RALEIGH NC 27616-8534
ROLESVILLE NC 27571-9348
CHARLOTTE NC 28203-5115
ROLESVILLE NC 27571-9539
ROLESVILLE NC 27571-9348
RALEIGH NC 27605-1549
ROLESVILLE NC 27571-9368
ROLESVILLE NC 27571-9347
WAKE FOREST NC 27587-6808
CHARLOTTE NC 28271
ROLESVILLE NC 27571-9341
ROLESVILLE NC 27571-9347
ROLESVILLE NC 27571-9623
ROLESVILLE NC 27571-9539
ROLESVILLE NC 27571-9539
ROLESVILLE NC 27571-9342
ROLESVILLE NC 27571-9348
ROLESVILLE NC 27571-9539
ROLESVILLE NC 27571-9347
ROLESVILLE NC 27571-9620
ROLESVILLE NC 27571-9342
ROLESVILLE NC 27571-9540
ROLESVILLE NC 27571-9341
ROLESVILLE NC 27571-9623
MOORESVILLE NC 28115-8358
RALEIGH NC 27602-0590
ROLESVILLE NC 27571-9539
WILSON NC 27893-4130
ROLESVILLE NC 27571-9540
CLAYTON NC 27527-5114
ROLESVILLE NC 27571-9540
ROLESVILLE NC 27571-9348
ROLESVILLE NC 27571-9539
ROLESVILLE NC 27571-0250
ROLESVILLE NC 27571-9341
ROLESVILLE NC 27571-9540
1551 ROCK QUARRY RD
801 EAST BLVD
801 EAST BLVD STE 200
ROLESVILLE NC 27571-0070

Mailing Address 3

RALEIGH NC 27610-4145
CHARLOTTE NC 28203-5115
CHARLOTTE NC 28203-5115