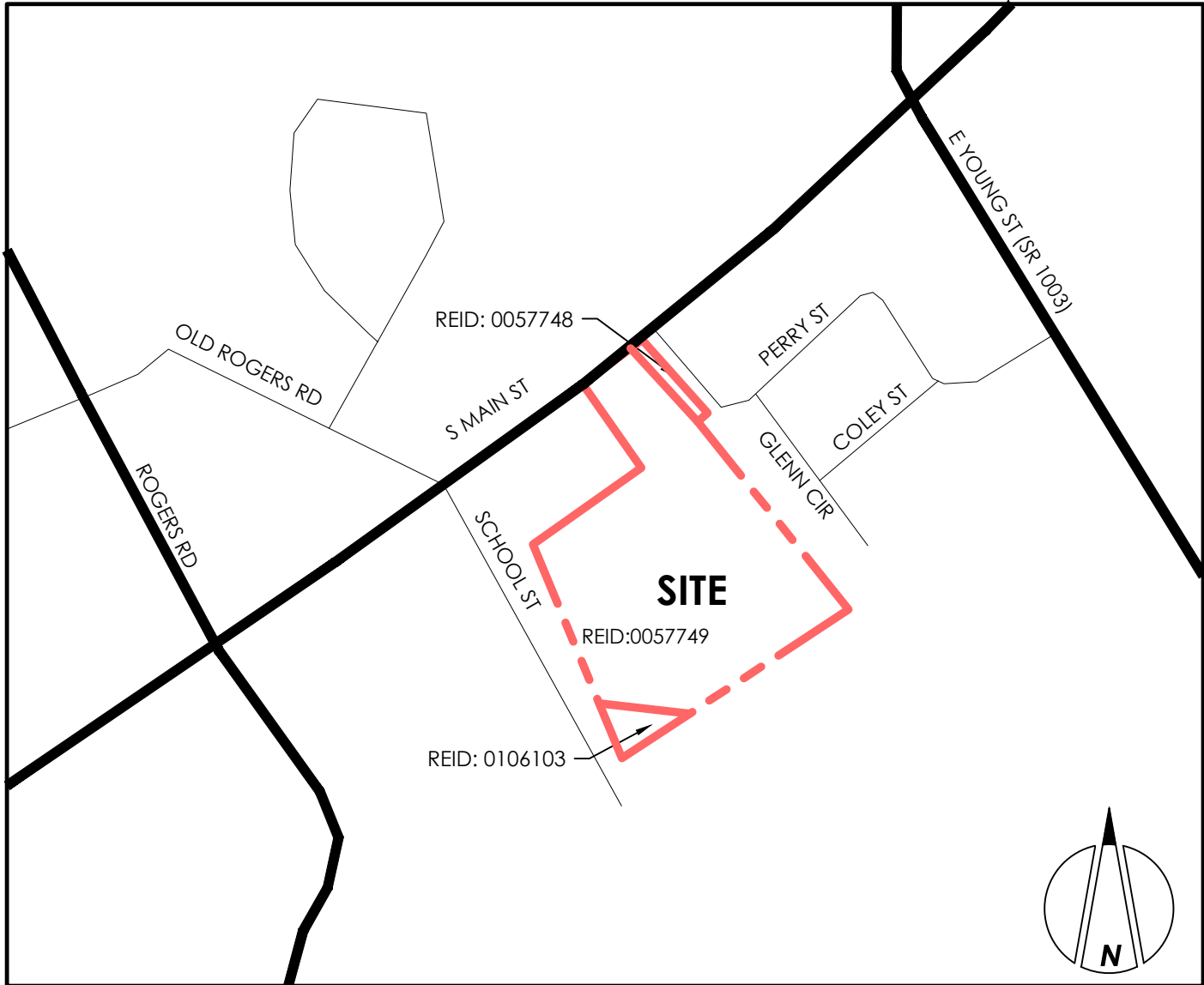


CONDITIONAL REZONING

SCARBORO VILLAGE

0 MAIN ST, 201 S. MAIN ST, 200 SCHOOL ST, ROLESVILLE, NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 500'

OWNER
COMM DEV,LLC
MATTHEW SHUEY
1340 CLIFTON POND ROAD
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MATT@COMMANDCS.COM

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LANDSCAPE
ARCHITECTURE

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NORTH CAROLINA BOARD OF
EXAMINERS FOR ENGINEERS AND
SURVEYORS LICENSE NO.: C-0676

SCARBORO
VILLAGE

0 MAIN ST, 201 S MAIN ST,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA



811 - CALL BEFORE YOU DIG	
DRAWN BY:	CHECKED BY:
CRM	JEW
DATE	07/01/2025
PROJECT NO.	2273
SHEET NO.	

C000

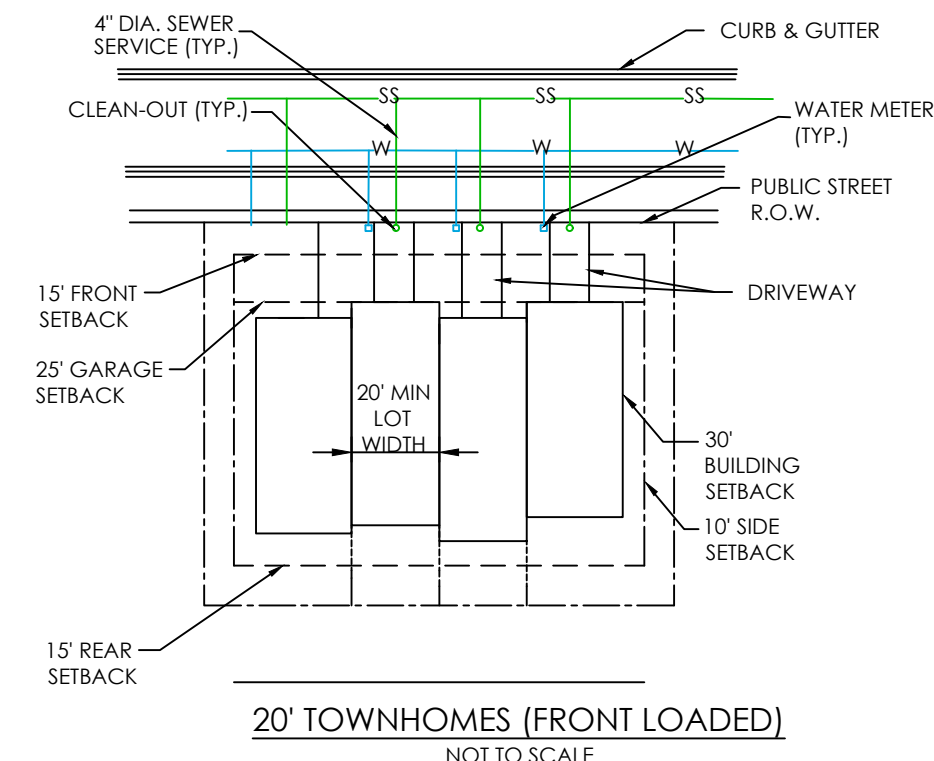
<CONDITIONAL REZONING>



PIN: 1759-90-9525 RED: 0057748	PIN: 1758998909 RED: 0057749	PIN: 1758998560 RED: 0106103
PROJECT INFORMATION		
SITE SUMMARY		
GROSS LAND AREA:	572,727 SF (13.15 AC)	
PROPOSED RIGHT OF WAY DEDICATION:	42,633 SF (1.44 AC)	
EXISTING ZONING:	RL	
PROPOSED PARCEL 1 AREA:	58,828 SF (1.35 AC)	
PROPOSED ZONING:	GC	
PROPOSED PARCEL 2 AREA:	451,266 SF (10.36 AC)	
PROPOSED ZONING:	RH	
PARCEL 1 LOT SUMMARY		
MAXIMUM BUILDING HEIGHT:	35'	
FRONT SETBACK:	20'	
SIDE SETBACK:	15'	
REAR SETBACK:	35'	
CORNER SETBACK:	25'	
*SETBACK REDUCTIONS ALLOWED WITH STIPULATIONS		
LOT WIDTH:	100' MIN	
LOT AREA:	20,000 SF MIN	
PARKING		
VEHICULAR REQUIRED:	2.5 SPACES / 1,000 SF	
BICYCLE REQUIRED:	MIN: 1 SPACE / 5,000 GFA MAX: 20 SPACES	
OPEN SPACE SUMMARY		
REQUIRED:	2,942 SF (5%) MIN TO INCLUDE 1 SMALL SPACE TYPE	
PARCEL 2 LOT SUMMARY		
MAXIMUM ALLOWED DENSITY:	9 UNITS/ AC	
PROPOSED DENSITY:	6.08 UNITS/ AC (63 UNITS/ 10.36 AC) 63 FRONT LOADED	
MAXIMUM BUILDING HEIGHT:		
FRONT SETBACK:	35'	
SIDE SETBACK:	15'	
REAR SETBACK:	10' END UNIT, 0' INTERNAL	
CORNER SETBACK:	15'	
BUILDING SEPARATION:	30'	
LOT WIDTH:	20' MIN	
LOT AREA:	2,000 SF MIN	
PARKING		
REQUIRED:	140 SPACES	
RESIDENTIAL BUILDING:	2 / UNIT = 126 SPACES	
GUEST PARKING:	25/ UNIT = 16 SPACES	
PROPOSED:		
	126 GARAGE / DRIVEWAY SPACES 16 SURFACE SPACES	
OPEN SPACE SUMMARY		
REQUIRED:	67,690 SF (15%) MIN TO INCLUDE 1 SMALL & 1 MEDIUM OPEN SPACE TYPES	
PROPOSED:		
ACTIVE RECREATION:	76,514 SF	
ENVIRONMENTALLY SENSITIVE LAND:	23,373 SF (35%)	
STORMWATER FACILITY:	13,538 SF (20%) 30,779 SF (45%)	

LEGEND

- JURISDICTIONAL STREAM BUFFER
- ACTIVE RECREATIONAL OPEN SPACE AREA
- RIGHT OF WAY DEDICATION
- STORMWATER FACILITY AREA
- ZONING BOUNDARY



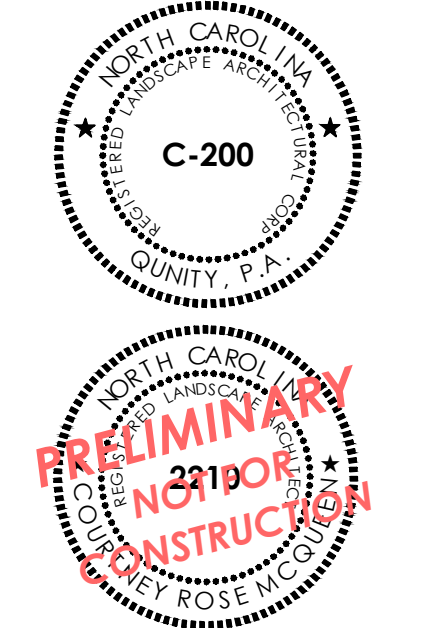
PROPERTY	PN	RED	OWNER	ZONING	USE
A	1769000577	0053005	NC FOR THE FUTURE LLC 248 CHARACTER DR ROLESVILLE NC 27078-9384	RL	SINGLFAM
B	1769001347	0001209	EDDIE'S FAMILY LLC 6105 HOPE FARM LN WAKE FOREST NC 27878-8426	RL	SINGLFAM
C	1769002216	0007256	WAKE FOREST NC 27878-8426 HURLEY, JENNIE B ROLESVILLE NC 27078-9408	RL	SINGLFAM
D	1769002188	0014661	COOKE, DOROTHY F 104 GLENN CIR ROLESVILLE NC 27078-9408	RL	SINGLFAM
E	1759083719	0316781	BECTON, WILLIAM BRYANT BECTON, AMIE W 1607 OLD COLLEGE DR WAKE FOREST NC 27878-3823	RL	SINGLFAM
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 108 GLENN CIR ROLESVILLE NC 27078-9408	RL	SINGLFAM
G	1768094992	0047017	HENDERSON, EDDIE C HENDERSON, PATRICIA A 112 GLENN CIR ROLESVILLE NC 27078-9408	RL	SINGLFAM
H	1768098727	0001209	PO BOX 290 ROLESVILLE NC 27078-0250	RL	SINGLFAM
I	1768091558	0219717	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
J	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 833 OAK GROVE CHURCH RD WAKE FOREST NC 27878-7803	RL	N/A
L	1758999444	0023551	DUNK, RICHARD T WOODS, M ARDENIA 204 SCHOOL ST ROLESVILLE NC 27078-9418	RL	SINGLFAM
M	1758998460	0022033	DEBIAW, MICHAEL T 240 WOODROW AVE BRIDLEPORT CT 06606-3938	RL	SINGLFAM
N	1758997386	0037218	PROCTOR, DOROTHY JONES 2108 US HWY FRANKLIN NC 27625-8710	RL	SINGLFAM
O	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 145 STONEBRIDGE DR	RL	N/A
P	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 360 ROCK QUARRY RD EDDIE'S FAMILY LLC	RL	SCHOOL
Q	1759904024	0054369	EDDIE'S FAMILY LLC 6105 HOPE FARM LN WAKE FOREST NC 27878-8426	RL	SINGLFAM
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 700 SILVER CANYON CT RALEIGH NC 27614-9359	RL	RES/BUS
S	1759905245	0067163	COOPER, 209 LLC PO BOX 1811 WAKE FOREST NC 27888-1811	RL	TWOFAM
T	1759906321	0040273	ELKARD, OWAN NEAL KARD, BRIE E 207 S MAIN ST ROLESVILLE NC 27078-9660	RL	SINGLFAM
U	1759907307	0060335	EAGLES, COLUMBUS F EAGLES, PAMELA S 210 S MAIN ST ROLESVILLE NC 27078-9660	RL	SINGLFAM



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SCARBORO VILLAGE
0 MAIN ST, 201 S MAIN ST,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA

CONCEPT PLAN



811 - CALL BEFORE YOU DIG
DRAWN BY: CRM CHECKED BY: JEW
DATE: 07/01/2025
PROJECT NO.: 2273
SHEET NO.: C100
<CONDITIONAL REZONING>