



Case No. _____

Date _____

Special Use Permit Application

Contact Information

Property Owner _____

Address _____ City/State/Zip _____

Phone _____ Email _____

Developer _____

Contact Name _____

Address _____ City/State/Zip _____

Phone _____ Email _____

Property Information

Address _____

Wake County PIN(s) _____

Current Zoning District _____ Requested Zoning District _____

Total Acreage _____ Requested Special Use _____

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 _____ Date _____

STATE OF NORTH CAROLINA

COUNTY OF _____

I, a Notary Public, do hereby certify that _____

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This

the _____ day of _____ 20_____ .

My commission expires _____.

Signature _____ Seal _____

Town of Rolesville Planning

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



Special Use Permit Application

Applicant Statement

Provide justification for each statement. If necessary, attach a separate sheet.

1. The proposed development and/or use will not materially endanger public health or safety.

2. The proposed development and/or use will not substantially injure the value of adjoining property.

3. The proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the surrounding area.

4. The proposed development and/or use will generally conform to Rolesville’s Comprehensive Plan and other adopted plans.

5. The proposed development and /or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities.

6. The proposed development will not cause undue traffic congestion or create a traffic hazard.

7. The proposed development and/or use comply with all applicable requirements of the Unified Development Ordinance.



Special Use Permit Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code



Special Use Permit Application

Proposed Conditions

Applicant Statement

1. *The proposed development and/or use will not materially endanger public health or safety.*
 - a. The proposed development will not materially endanger public health or safety. It introduces well-designed development and outdoor space that will be constructed in the interest of public health and safety by providing safe pedestrian facilities that allow access to commercial services. This encourages an active, yet safe lifestyle. Road improvements in conformity with traffic impact analysis recommendations will also be made to ensure public safety.
2. *The proposed development and/or use will not substantially injure the value of adjoining property.*
 - a. The proposed development will not substantially injure the value of adjoining property, but rather will help raise nearby property values. The addition of high-quality homes, recreation space, and access to commercial space will be assets to adjoining properties and to the larger northern Rolesville area.
3. *The proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the surrounding area.*
 - a. The proposed development will with be harmony with the scale, bulk, coverage, density, and character of the surrounding area. Existing and approved developments surround this one, including Elizabeth Springs and Austin Creek, feature similar residential developments. The proposed development will be in context with these adjacent sites by orienting commercial uses to minimize impact on the surrounding residential uses. It will also be in keeping with the context and character of northern Rolesville overall.
4. *The proposed development and/or use will generally conform to Rolesville's Comprehensive Plan and other adopted plans.*
 - a. The proposed development will conform to Rolesville's Comprehensive Plan and other adopted plans. It will provide high-quality housing options, retail development, and create a community space with recreation amenities, which were all aims of the Comprehensive Plan. It also conforms with the adopted Future Land Use Map, which identifies the site as Medium Density Residential, which allows for a mix of housing types with limited non-residential use, as is proposed.
5. *The proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities.*
 - a. The proposed development is appropriately located with respect to transportation facilities, water and sewer supply, and fire and police protection. It is located on several existing and planned thoroughfares that allow for access into and out of the development by residents, visitors, and emergency services. These thoroughfares will benefit from any identified upgrades from the Traffic Impact Analysis as well. The development will utilize water and sewer service from that South that is already being extended for other developments.
6. *The proposed development and/or use will not cause undue traffic congestion or create a traffic hazard.*
 - a. The proposed development will be the subject of a Traffic Impact Analysis. The project will include making necessary transportation improvements to mitigate any potential impacts identified in the forthcoming analysis.

7. *The proposed development and/or use will comply with all applicable requirements of the Unified Development Ordinance.*
 - a. The proposed development will comply with all applicable requirements of the Unified Development Ordinance. The applicant will work with Town Staff throughout the site plan and approval process to ensure that all UDO requirements are met.