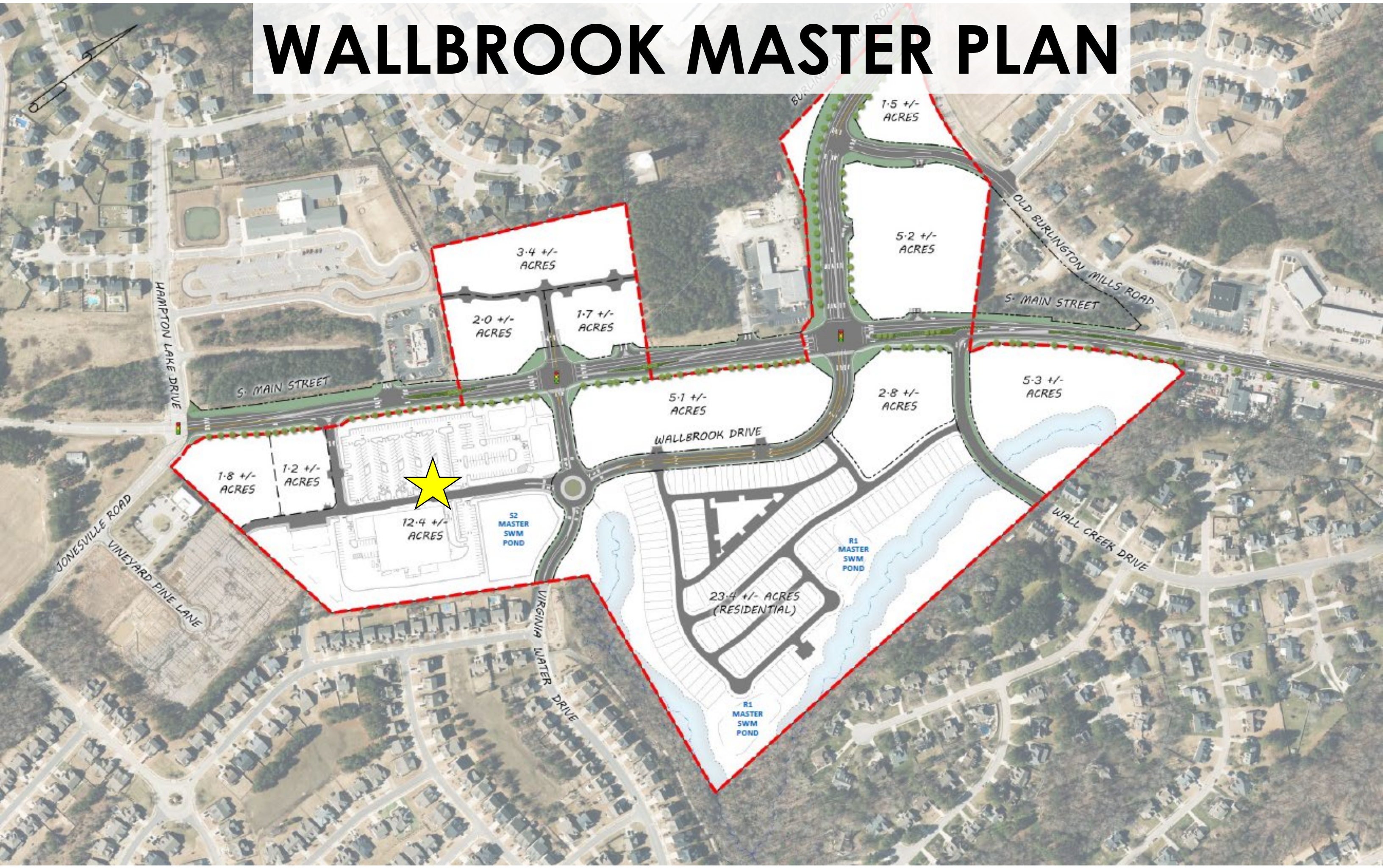




SP 22-03: WALLBROOK – PUBLIX SITE PLAN

EVIDENTIARY HEARING – AUGUST 2, 2022

WALLBROOK MASTER PLAN



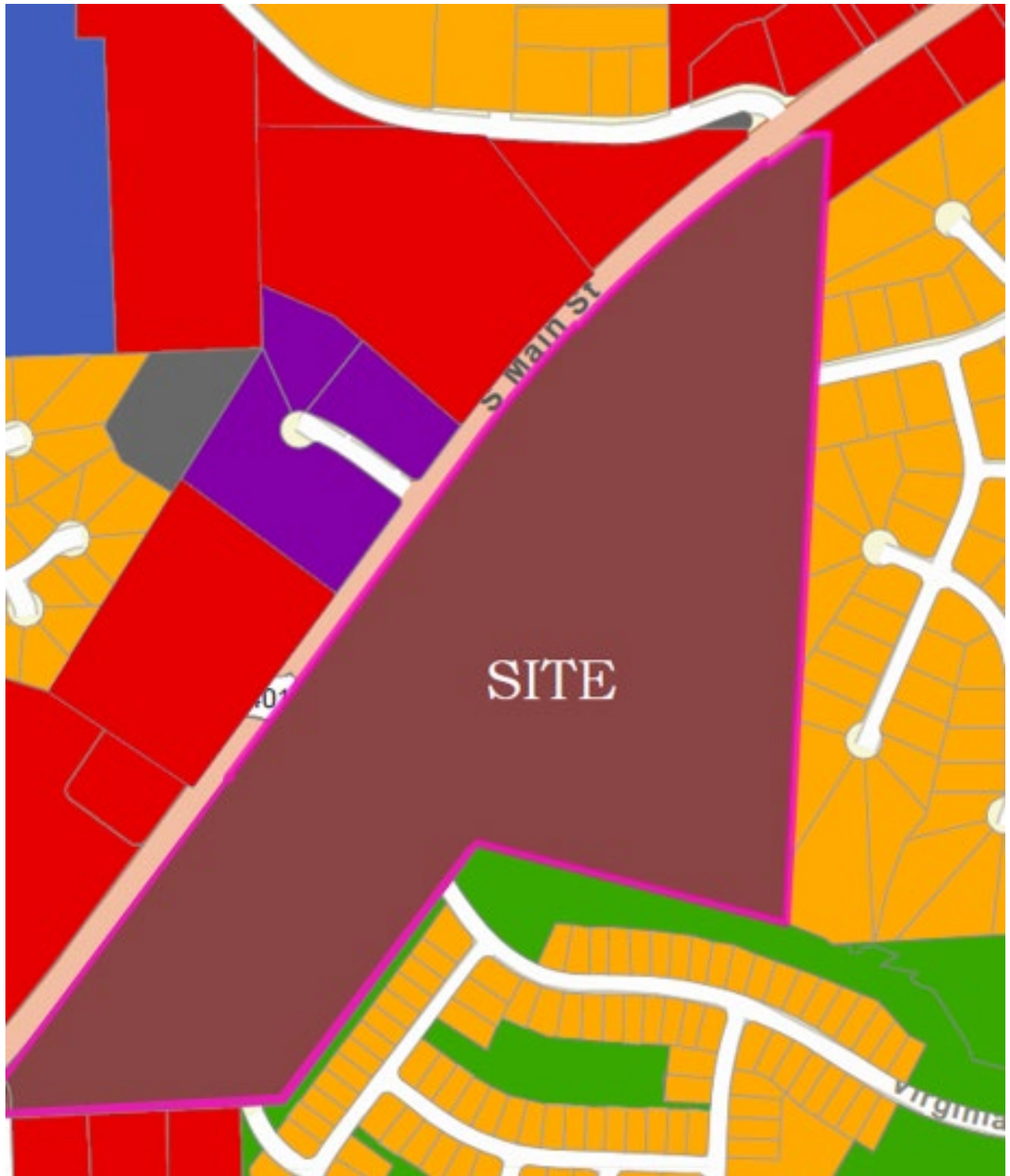
Approval Type	Current Status	Description	Review Authority
Special Use Permit SUP 20-02	Approved 3/2/21	Allows townhome use in CO-SUD district (lot 6)	UDO
Annexation ANX 21-06	Approved 2/1/22	Annexed entire project boundary (lots 1-12) into Rolesville corporate limits	
Rezoning MA 21-09	Approved 2/1/22	Rezoned the 3 parcels north of Main Street to GC-CZ	LDO
Preliminary Subdivision Plat PR 21-04	Approved 6/7/22	Subdivide portion of project south of Main Street into 8 lots	LDO/UDO
Site Plan SP 21-02	Approved 6/7/22	Site plan for 140 townhomes on lot 6	UDO
Site Plan SP 22-03	Under Review	Site plan for 4 commercial buildings on lots 1-4, including Publix	LDO
Construction Drawings CD 22-02	Under Review	CDs for mass grading and sewer line realignment for lots 1-5, 12	LDO
Construction Drawings CD 22-04	Under Review	CDs for townhome development on lot 6	UDO

Approval Process: Zoning/Use Permit ➡ Subdivision Plat ➡ Site Plan ➡ Construction Drawings

APPROVAL CRITERIA

- A. The proposed special use will be in general conformance with the comprehensive plan and other relevant town plans;
- B. Demonstrated measures will be taken to provide ingress, egress, minimize traffic hazards, and minimize traffic congestion on the public roads;
- C. The proposed use will not be dangerous or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
- D. The establishment of the proposed use will not inhibit the orderly development of adjacent and surrounding property for uses permitted within the particular zoning district;
- E. The proposed special use will not endanger the public health, safety, or general welfare; and
- F. The proposed use complies with all applicable provisions of the LDO.

ROLESVILLE FUTURE LAND USE MAP



- | | | |
|----------------------------|--------------------------|----------------------|
| ETJ Boundary | High Density Residential | Industrial |
| Town Boundary | Town Center | School |
| Water Supply Watershed | Mixed Use Neighborhood | Preserved Open Space |
| Low Density Residential | Commercial | Water Sewer Services |
| Medium Density Residential | Business Park | |

MAIN STREET VISION PLAN

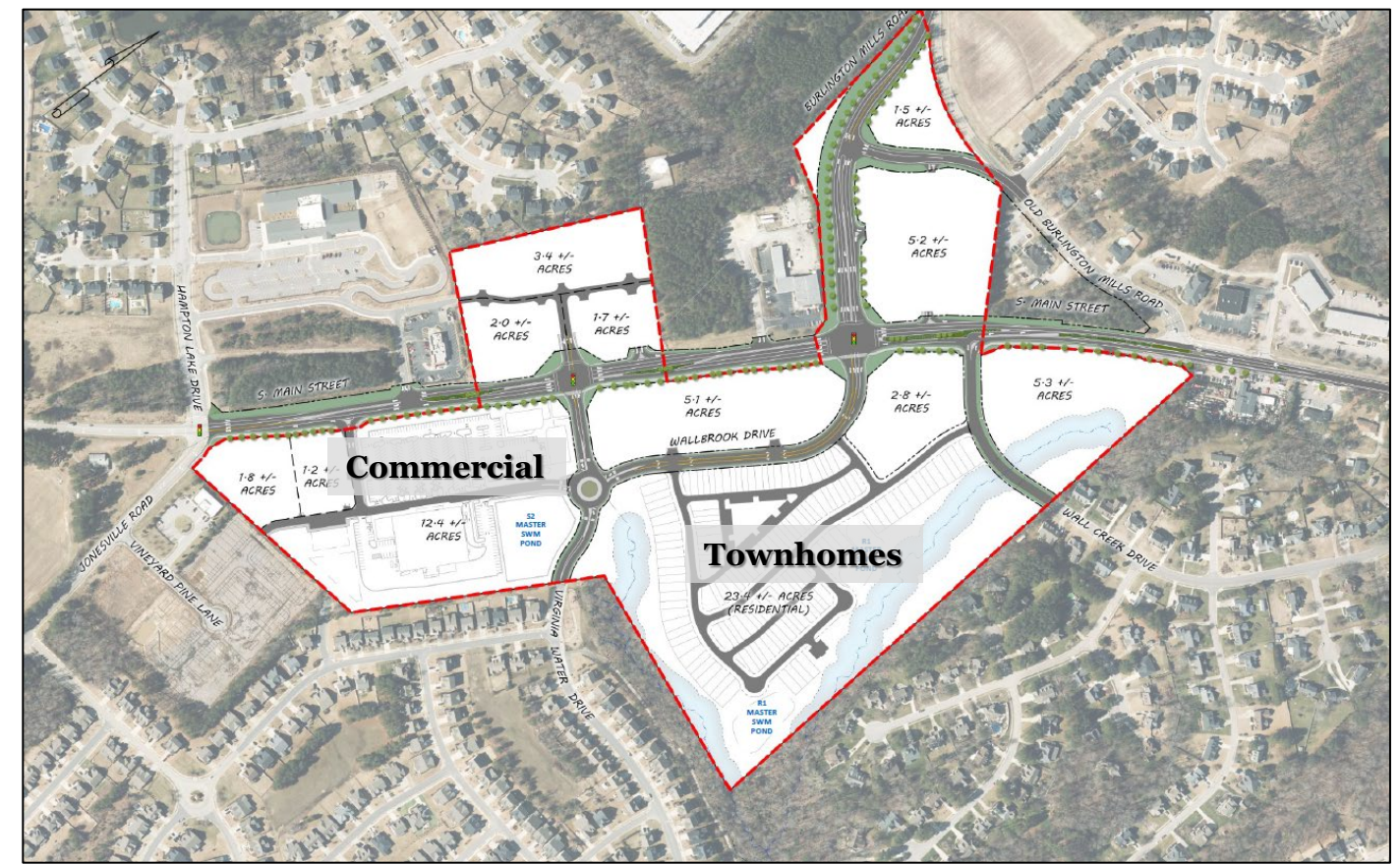
Main Street Vision Plan Recommendations

- 1) Rebuild Main Street into 2-lane divided roadway with a meandering 10' - 12' side path from US 410 Bypass to Burlington Mills Road;
- 2) Realign Burlington Mills Road to address problematic skew, creating a new intersection with Main Street; and
- 3) Connect Wall Creek Drive to new intersection at Burlington Mills/Main Street (including sidewalk on one side).

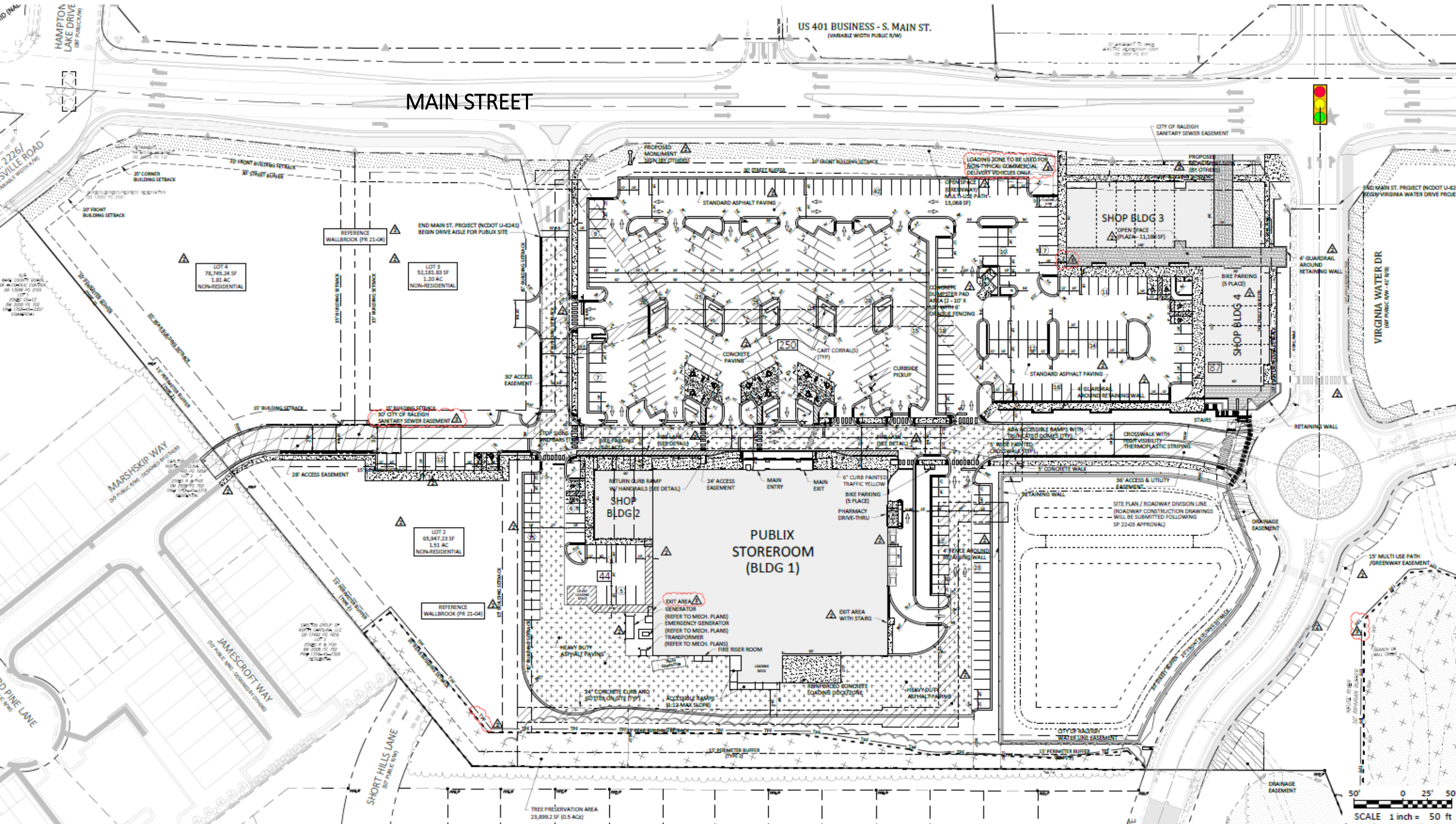
Main Street Vision Plan

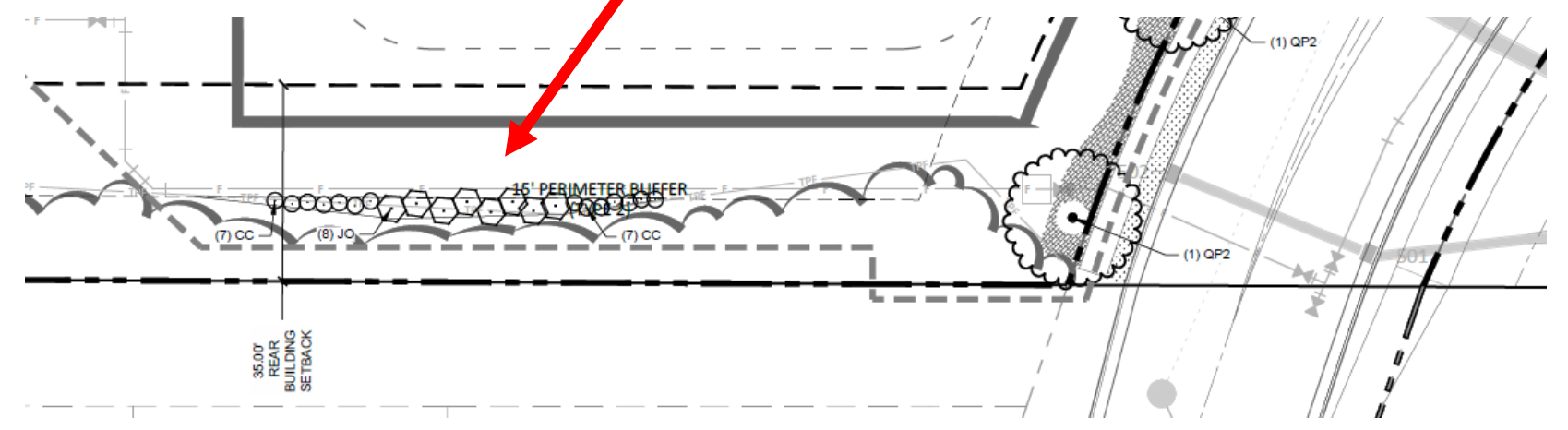
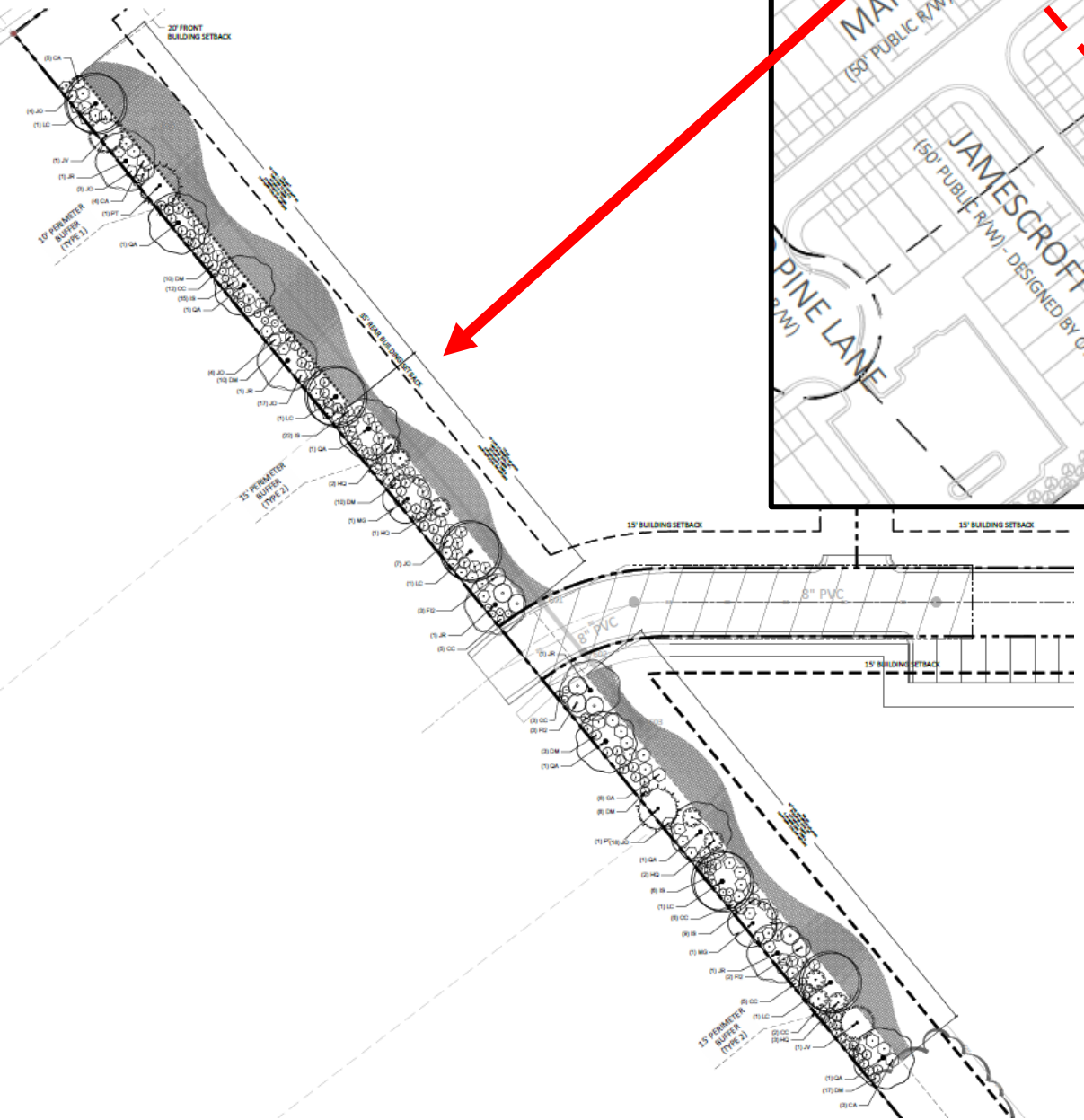
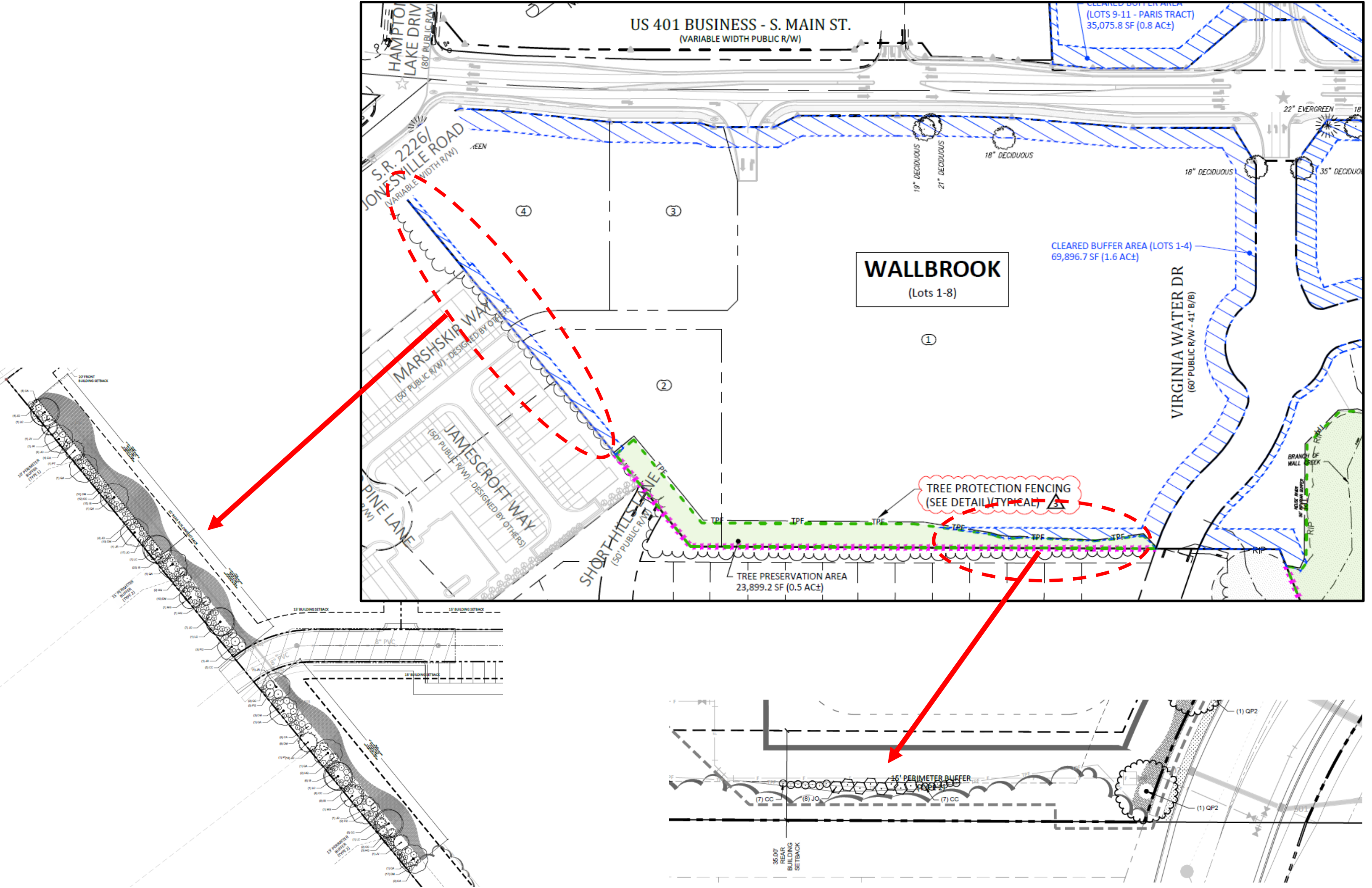


Wallbrook Master Plan



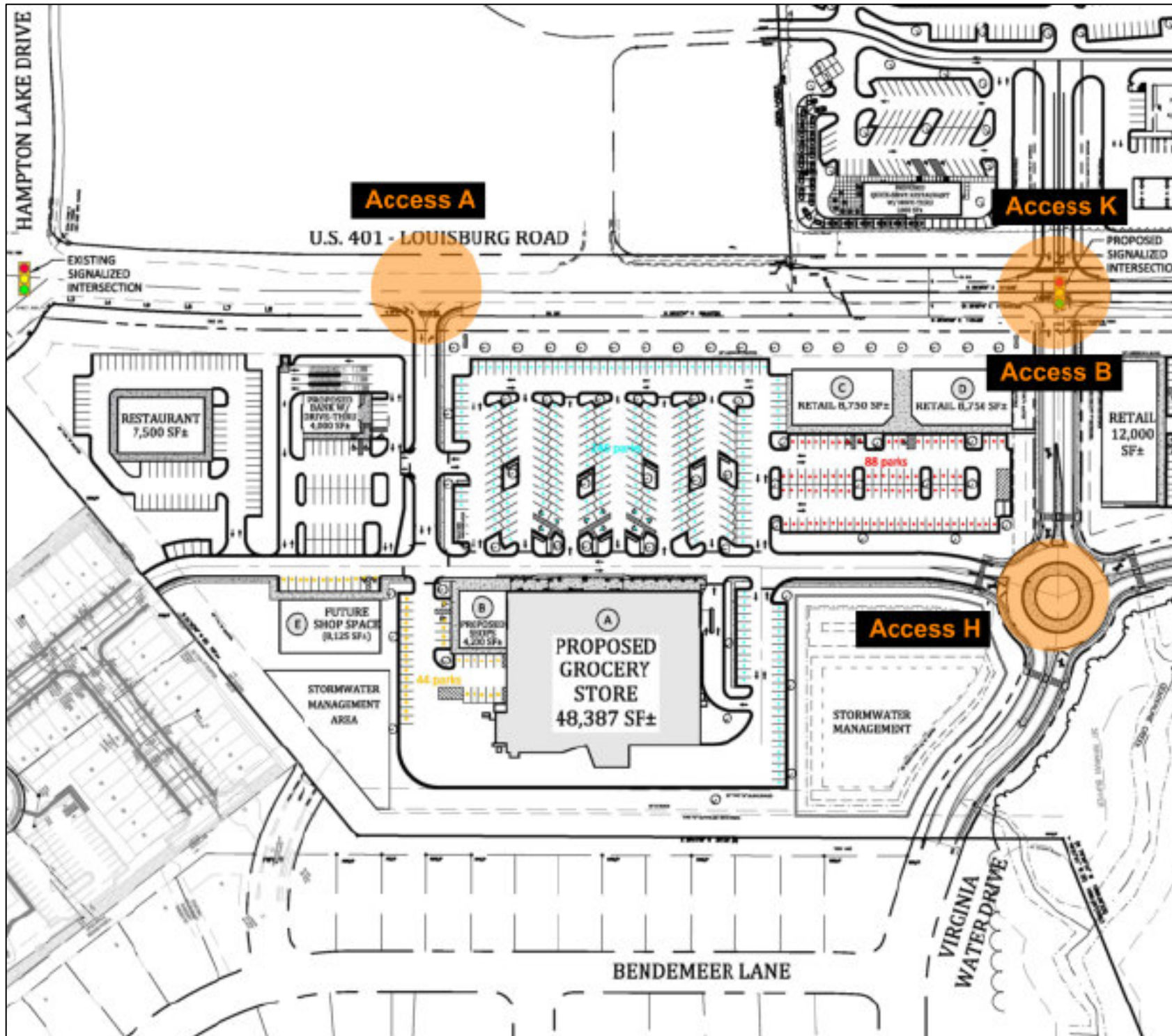
OVERALL SITE PLAN





WALLBROOK TIA RECOMMENDATIONS

Site Plan from 2020 TIA



- **Main Street at Access A**
 - Construct Access A as a northbound right-in right-out intersection, and a northbound right-turn lane with 100 ft of full width storage.
- **Main Street at Access B/Access K**
 - Construct Access B and Access K as a full-movement intersection onto Main St
- **Access H**
 - Construct as single-lane roundabout on Virginia Water Drive



Granite Ridge

K Brown

Tuckahoe

Rolesville Middle School

Wall Creek

Cedar Lakes

Hampton Pointe

Main Street
Wallbrook

Pine Glen

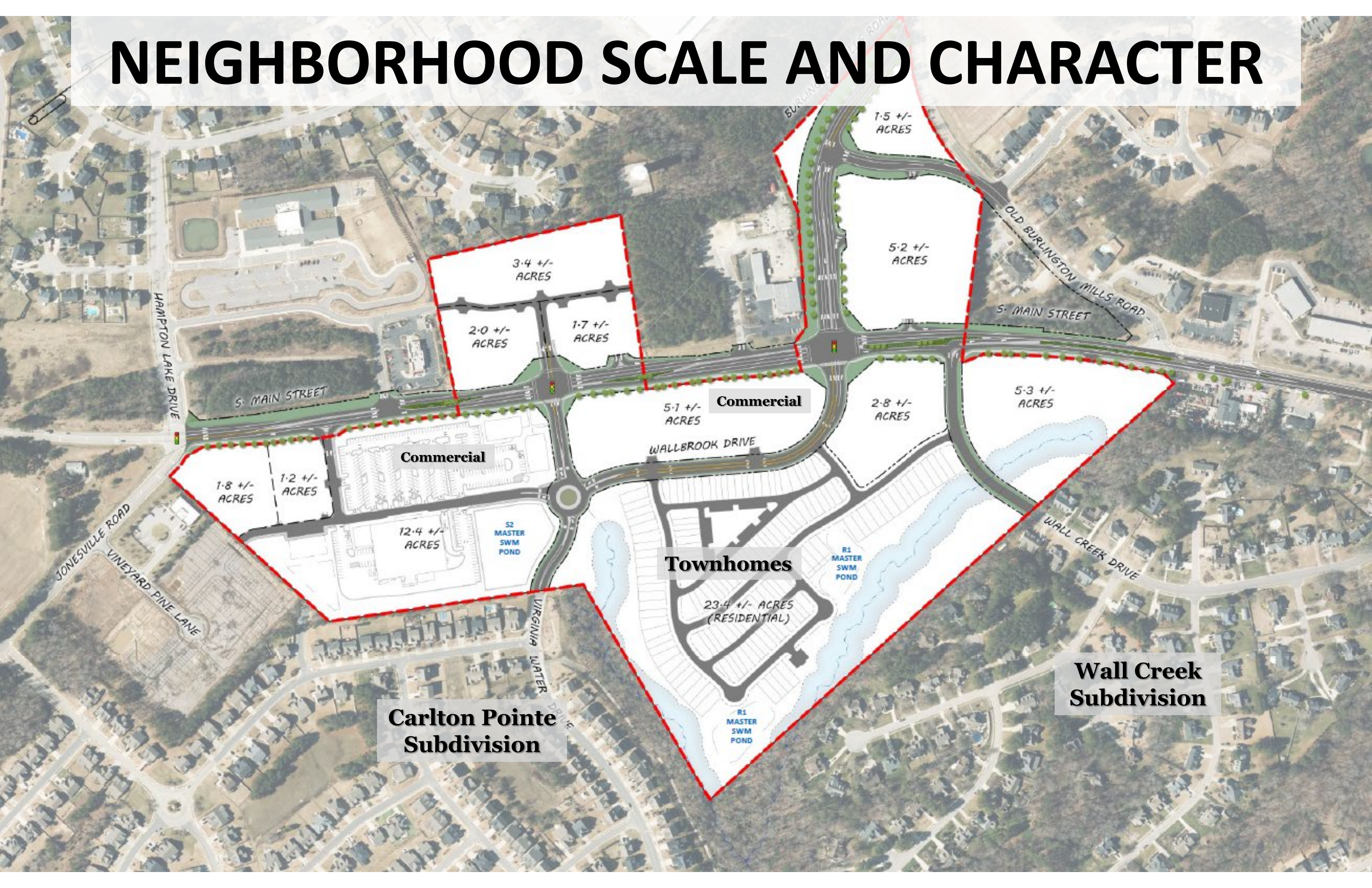
Villages of Rolesville

Carlton Pointe

401

North Creek

NEIGHBORHOOD SCALE AND CHARACTER



**Carlton Pointe
Subdivision**

**Wall Creek
Subdivision**

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The image is an architectural rendering of a commercial development. It features a large, multi-story brick building with a dark roof and large glass windows. The building is divided into sections, with a central white brick section. A large, mature green tree stands in the center of the courtyard. People are shown walking on a paved path and sitting on a bench in the courtyard. The sky is blue with light clouds. In the top right corner, there is a logo consisting of three stylized leaves above the text 'WALLBROOK' and 'ROLESVILLE, NC' below it.

WALLBROOK
ROLESVILLE, NC

FARM
BREW
PLATE

LETTIE & BASIL