

Case No. _____

Date _____

Text Amendment Application

Contact Information

Name Omar EL-Kaissi

Address 10121 Capital Blvd. Ste # 105 City/State/Zip Wake Forest, NC 27587

Phone (330) 573-4030 Email Omar@MeinekeNC.com

Amendment Information

This petition is to amend the Unified Development Ordinance Section(s) 11.7 Definitions


to allow a 400' buffer as the Main Street Corridor for setback reductions

as a permitted use conditional use special use

in the any zoning district occurring inside the 400' buffer zoning district.

Applicant 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 4/11/2023

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, a Notary Public, do hereby certify that OMAR EL KAISSI

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 11th day of April 2023.

My commission expires 1-31-25.

Signature  Seal



Town of Rolesville Planning

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



Case No. _____

Date _____

Text Amendment Application

Description of Proposed Use

~~This text amendment increases the distance of the main street corridor buffer from 300 ft to 400 ft for reduction of setbacks to encourage an urban feel development and walkability along the main street corridor.~~

Justification

~~The 300 foot buffer eliminates properties along areas of intersections that would benefit from a 400 foot buffer to increase the walkable feel of the town, connecting main street to properties without frontage to the corridor to increase the urban feel of the downtown area. The availability of a setback reduction allows for greater design control to allow parking in areas behind the buildings, allowing for more active use areas along the corridors and thoroughfares, bringing the buildings closer to the property line to preserve the downtown look and feel of the area.~~