

REZ-23-07, W. Young Street  
Conditions of Approval  
April 29, 2024

1. The proposed General Commercial Conditional Zoning (GC-CZ) District shall allow Principal Uses per Exhibit A (Uses Permitted, Uses by Special Use Permit, Uses Prohibited).
2. No more than seven (7) upper-story dwelling units shall be permitted on the Property.
3. Nonresidential uses shall not be less than 5,000 square feet of gross floor area, and shall not exceed 30,000 square feet of gross floor area.
4. A traffic impact analysis shall be required for a Site Development Plan that includes at least 20,000 square feet of gross floor area of Office and Medical Uses as defined in LDO Section 5.1.1.
5. No demolition permit for the existing home at 113 W. Young Street (PIN 1769-01-4840) (Deed Book 16593, Page 1043, Wake County Registry) shall be filed within 365 days following approval of REZ-23-07.
6. Prior to the submittal of a demolition permit for the removal of the single-family home at 113 W. Young Street (PIN 1769-01-4840), the Development shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development will allow any non-profit entity, individual, or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development, so long as the party relocating the single-family home is solely responsible for the relocation, including, without limitation, securing all permits and approvals required by law. The Development will provide general public notice in the News & Observer of the offer for relocation. Public notice shall occur at least 180 days prior to the scheduled demolition of the single-family home. Prior to demolition of the single-family home that has not been relocated within 30 days prior to demolition, and after the Development has removed any items or building materials for its reuse, the Development will allow the Town of Rolesville or any local organization at least 15 days to remove items of historic significance and building materials for reuse.

  
Wesley C. Wilkins

  
Roxey M. Wilkins

**EXHIBIT A**

REZ-23-07 / 111, 113, 115 W. Young Street --- LDO Table 5.1 Permitted Principal Use Table.

- The General Commercial (GC) District Permits 48 total Zoning Uses – 40 are Permitted By-right, while 8 Require a Special Use Permit approval by Town BOC.
- The Property shall be governed by the below modified list of Permitted Uses - **Prohibiting 20** and thereby Permitting **24 By-right**, and 4 by Special Use Permit.

**PERMITTED – 24**

RESIDENTIAL	CIVIC	COMMERCIAL	OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE			
Dwelling, Upper-Story Unit	Assembly / Church	Public Safety Facility	Eating Establish.	Event Center	Retail Sales & Service, Neighborhood	Dental Facility	Artisanal Manufacturing	Minor Utility
	Cultural Facility	Parks / Public Recreation		Funeral Home	Retail Sales & Service – Community	Medical Facility		Major Utility
	Govt. Office	Preserved Open Space		Recreation, Indoor		Professional Office		Minor Transportation Installation
	Lodge or Private clubs	Public Facilities		Recreation, Outdoor				Water Storage Tank

**Permitted by Special Use Permit – 4**

RESIDENTIAL	CIVIC	COMMERCIAL	OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
	Social Services	Lodging			Major Transportation Installation
					Telecom. Tower

**PROHIBITED – 20**

RESIDENTIAL	CIVIC	COMMERCIAL	OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE			
	College/University	Schools K-12	Bank	Commercial Parking	Golf Course	Animal Care	Flex	
	Day Care		Bars and Nightclubs	Carwash	Retail Sales & Service – Shopping Center	Hospital	Fulfillment Center	
			Breweries and Distilleries	Gas Station	Tattoo Establishment	Urgent Care		
			Vehicle Rental and Sales	Vehicle, Minor Service	Vape & Tobacco Store			