



Memo

To: Town of Rolesville Planning Board
From: Meredith Gruber, Planning Director
Date: May 28, 2024
Re: PIN 1758479244
Rezoning REZ-24-03

Background

The Town of Rolesville Planning Department received an initial Rezoning application (See Attachment 4) in March 2024 for 3.778 acres consisting of one (1) lot on the western side of S. Main Street just north of Jonesville Road and south of Burlington Mills. The property is not within the Town's Corporate Limits but rather lies in the Town's Extraterritorial Jurisdiction (ETJ). The request is to change the zoning from the existing General Industrial (GI) Zoning District to a General Commercial Conditional Zoning District (GC-CZ). The submittal includes a set of proposed Conditions of Approval (See Attachment 6) which specify the intent to exclude the following Principal Uses from the Permitted Use Table:

Bars and Nightclubs	Funeral Homes	Gas Station
Schools (K-12)	Vehicle, Minor Service	Vehicle, Rental, and Sales
Tattoo Establishment	Telecommunications Tower	Water Storage Tower

Voluntary Annexation Petition ANX 24-03

A contiguous, voluntary Annexation Petition has been submitted, reviewed, and processed simultaneously with this Rezoning application request. This will be presented in companion with the Rezoning request via a combined Legislative hearing at a future Town Board of Commissioners meeting.

Applicant Justification

The Applicant included a justification statement (See Attachment 5) with the initial application for the rezoning request. This provides responses to the LDO Appendix A, Section 2.3. Rezoning (Zoning Map Amendment). A conditional rezoning shall comply with the below standards:

- a. Are proposed and/or agreed upon by the owner(s) of the land.
- b. Incorporate any proposed modifications to use, intensity, or development standards applicable in the parallel base district; and
- c. Are limited to conditions that address conformance of the allowable development and use of the rezoning site with Town regulations and adopted plans and impacts reasonably expected to be generated by the allowable development or use of the site.

d. A site plan may be approved as part of a conditional zoning. If it is incorporated as a condition in conditional zoning, it is part of that legislative decision. If it is required and approved as part of an administrative or evidentiary decision, it is a development approval.

e. Conditions and site-specific standards imposed in a conditional district shall be limited to those that address the conformance of the development and use of the site to Town ordinances, or the impacts reasonably expected to be generated by the development or use of the site.

Neighborhood Meetings

The Applicant conducted a neighborhood meeting on May 20, 2024, and the neighborhood meeting package is attached (See Attachment 7).

Comprehensive Plan

Land Use

The 2017 Comprehensive Plan's Future Land Use Map designates the subject property as appropriate for **Industrial** development.

Community Transportation Plan

The Town of Rolesville's Community Transportation Plan (CTP, adopted 2021) has no recommendations adjacent to this property. S. Main Street is identified as a 2-lane median divided roadway with a sidewalk and Sidepath, and the Main Street Improvement project is constructing Main Street to that cross-section. This property would construct any unbuilt sidewalk and pedestrian facilities along its frontage at the time of development.

Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, a Sidepath is proposed along the east side of South Main Street, and this is being constructed as part of the Main Street improvement project.

Consistency

The Applicant's rezoning request is inconsistent with the Town of Rolesville's Comprehensive Plan Future Land Use Plan but is consistent with the Main Street Vision Plan, whereby commercial, service, and retail development is more appropriate directly fronting and accessed from S. Main Street than are typical industrial uses facilitated by the existing General Industrial zoning district.

Traffic / Traffic Impact Analysis

Due to the lack of specifics entailed in this request – there is no development proposed in a Concept Site Plan nor any quantifiable physical development detailed in the Condition of Approval, the Land Development Administrator (LDA) waived the requirement for a TIA at this point of rezoning entitlement. Traffic generation will be considered upon review of a Subdivision plat or Site Development Plan for the ultimate development of the property.

Development Review

The Technical Review Committee (TRC) reviewed one submittal of the Rezoning application; the Planning Staff worked with the Applicant on the proposed Conditions of Approval language.

Staff Recommendation

Staff recommends approval of Rezoning request REZ-24-03 due to its consistency with the Main Street Vision plan, alignment with other surrounding tracts that have been rezoned to General Commercial Districts in recent years, and the synergy this tract, as a GC district, will have with the nearby Wallbrook development and the soon to be completed Main Street and Burlington Mills Road realignment improvements.

Proposed Motion

Motion to recommend (Approval or Denial, along with mention of consistency or inconsistency with the Comprehensive Plan) to the Town Board of Commissioners of REZ-24-03, PIN 1758479244.

Attachments

1	Vicinity Map
2	Existing Zoning Map
3	Future Land Use Map
4	Map Amendment Application
5	Applicant Statement of Justification dated May 17, 2024
6	Proposed Conditions of Approval
7	Neighborhood Meeting Package dated May 20, 2024



Case: REZ-24-03 TIDAL WAVE AUTO SPA
Address: 0 SOUTH MAIN STREET
PIN: 1758479244
Date: 2024.05.23

Vicinity Map



WALLBROOK

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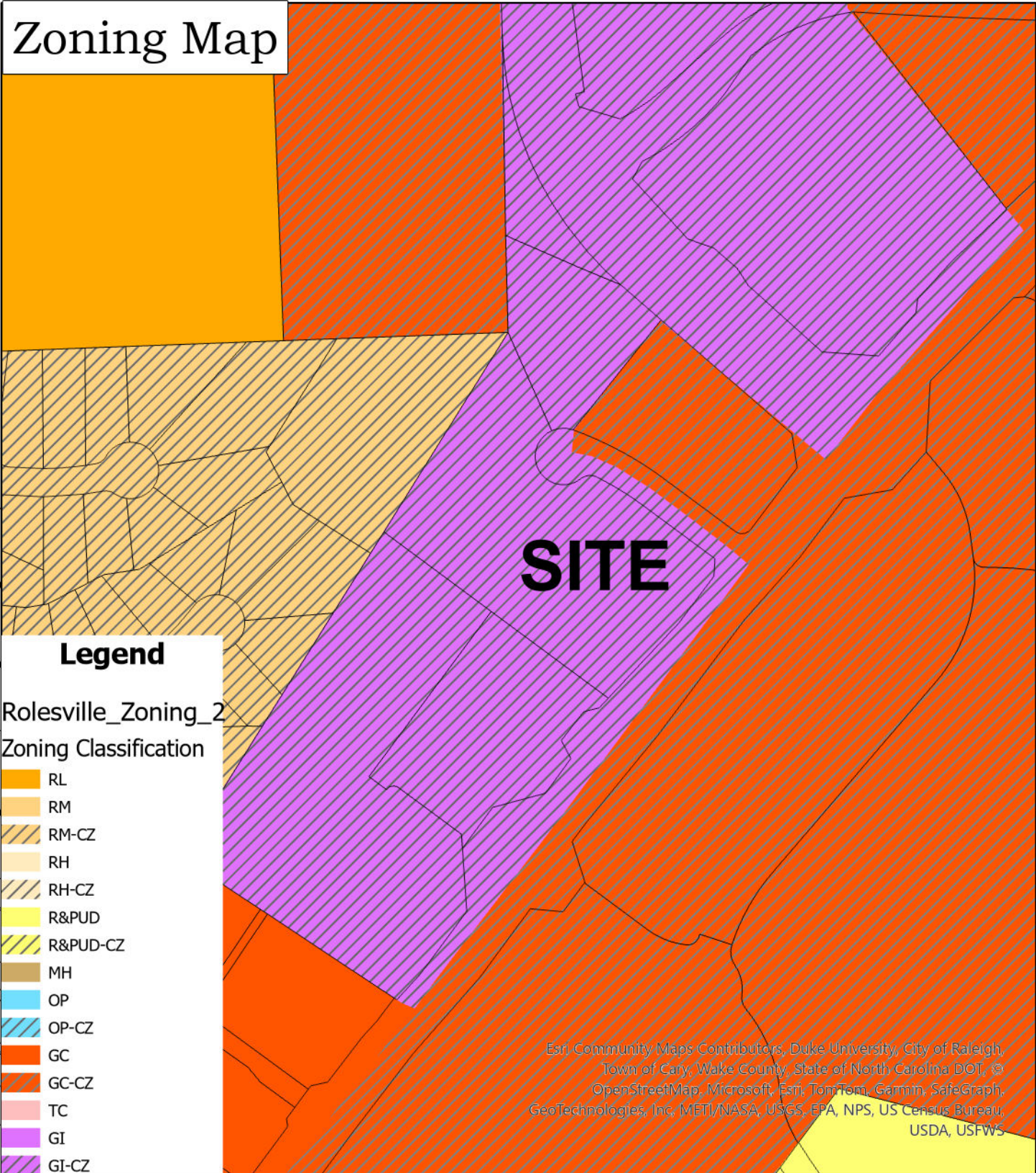


Case: REZ-24-03 TIDAL WAVE AUTO SPA
Address: 0 SOUTH MAIN STREET
PIN: 1758479244

Zoning Map

Date Saved: 5/23/2024 7:50 AM

Path: C:\Users\SRaby\ Desktop\GIS\2024 Projects\REZ-24-03 TIDAL WAVE\REZ-24-03 TIDAL WAVE_BASE_MAP.aprx



Legend

Rolesville_Zoning_2

Zoning Classification

- RL
- RM
- RM-CZ
- RH
- RH-CZ
- R&PUD
- R&PUD-CZ
- MH
- OP
- OP-CZ
- GC
- GC-CZ
- TC
- GI
- GI-CZ

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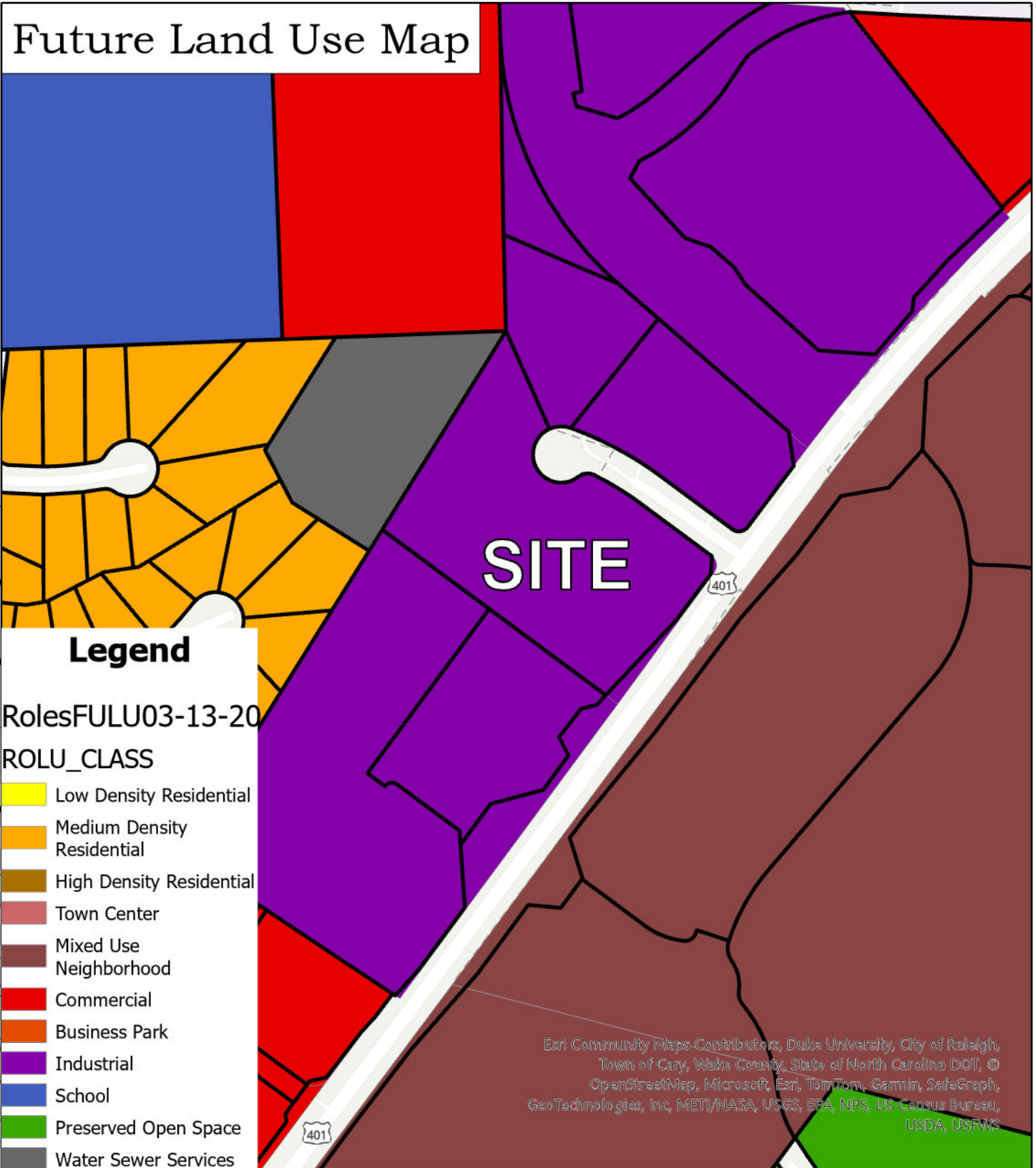


Case: REZ-24-03 TIDAL WAVE AUTO SPA
Address: 0 SOUTH MAIN STREET
PIN: 1758479244

Future Land Use Map

Date Saved: 5/23/2024 7:54 AM

Path: C:\Users\SRaby\Desktop\GIS\2024 Projects\REZ-24-03_TIDAL WAVE_BASE_MAP.aprx



Legend

RolesFULU03-13-20
ROLU_CLASS

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

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Zoning Map Change (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesville.nc.gov

Planning Department Home Page: [Official Town Webpage](#)

APPLICATION INFORMATION:	
Site Address(es): 0 South Main Street	Site Area (in acres): 3.80
Rezoning Type: <input checked="" type="checkbox"/> General <input type="checkbox"/> Conditional	Location: <input type="checkbox"/> County Limits <input type="checkbox"/> Town Limits <input checked="" type="checkbox"/> ETJ
Existing Zoning District(s): General Industrial (GI)	Proposed Zoning District(s): General Commercial (GC)
Zoning Overlay(s):	Associated Previous Case Number(s): SDP-23-08
PIN(s): 1758479244	
PID(s):	
Current Use(s): Vacant	Proposed Use(s): Carwash
APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::	
<input checked="" type="checkbox"/> Completed application and checklist below.	
<input checked="" type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3., submittal shall include a separate document being a list of written Conditions of Approval that can include exhibits, plans, maps, etc. Provide a Date and space for revision Dates; this document will always be referenced including its Date.	<input type="checkbox"/> A Concept (nee site) Plan may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be clearly incorporated into a written condition for "general compliance" upon future Development Application reviews and approvals. Provide a Date and space for revision Dates; this document will always be referenced including its Date. See Next page for details.
<input checked="" type="checkbox"/> Completed Property Owner's Consent Form . If multiple owners, each owner must complete their own form.	<input type="checkbox"/> Presubmittal meeting notes and date (if applicable).
<input type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or Letter/Email from Planning staff confirming TIA is not required. (LDO Section 8.C.5)	<input type="checkbox"/> The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts shall require submittal of a Concept (nee site) Plan per LDO Sections 3.4.1 and 3.4.2.
<input type="checkbox"/> Upon application receipt and completeness check, an INVOICE for the application fee will be created and issued via email to Applicant.	
<input checked="" type="checkbox"/> Any additional supporting documents that may have been requested by Staff may have been provided.	

Contact Information

Property Owner(s) Grand Park Properties LLC

Address 2636 Wait Ave City/State/Zip Wake Forest, NC 27587

Phone _____ Email _____

Applicant / Agent (Business & Contact Name) SHJ Development LLC

Address 124 East Thompson Street City/State/Zip Thomaston, GA 30286

Phone (478) 957-3777 Email martie@shjconstructiongroup.com

Engineer/Architect (Business & Contact Name) SeamonWhiteside

Phone (864) 612-6101 Email pevans@seamonwhiteside.com

Preferred Point of Contact: Owner Applicant Engineer/Architect Registered Agent/Attorney

Concept Plan Minimum Requirements (Required for AC or NC Districts, optional for Conditional Districts.) :

<input type="checkbox"/>	A vicinity map of the site, illustrating the boundaries of the site, north arrow, and scale reference
<input type="checkbox"/>	Site Data Table of typical property information (Property Legal Description, acreage/square footage, etc) <ul style="list-style-type: none"> <input type="checkbox"/> If Commercial - Square footage of proposed building/use/development on, approximate proposed Impervious Coverage, approximate parking calculations, if multi-family the number of Dwelling units, etc. <input type="checkbox"/> If Residential – Number of proposed development lots (including by type of lots/use), density (proposed/permitted), approximate parking calculations, <input type="checkbox"/> Required/Provided calculations for open space
<input type="checkbox"/>	Existing and Proposed Use and Zoning District of property and adjacent properties
<input type="checkbox"/>	Drawing depicting the details provided above and general concept of development such as – <ul style="list-style-type: none"> <input type="checkbox"/> Lot layout and size/dimension of lots, <input type="checkbox"/> Proposed building layout and/or general footprint locations <input type="checkbox"/> Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private) <input type="checkbox"/> Pedestrian circulation including Greenways / Sidepaths / Bike Lanes, <input type="checkbox"/> General Utility access and points of connection / extensions, <input type="checkbox"/> Buffers (Street/Perimeter), Open/communal spaces, stormwater control measures etc.
<input type="checkbox"/>	Name, address, and contact information for property owner and/or Applicant
<input type="checkbox"/>	Name/information of professional who created Concept Plan
<input type="checkbox"/>	Any other information requested by Planning Department staff

Rezoning Justification

Provide a **separate document** titled “Statement of Justification” (including Date) that addresses each/all of the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Is the application in conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present at the time it was adopted?
4. Does the rezoning allow uses that are compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no greater impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Property Owner Notification List

Per UDO **TBD**, provide list of all property owners within 300 feet of the subject site (per Wake County tax records at the time of filing this application) as they will be required to receive a Notification Letter regarding the Public Hearing before the Town Board of Commissioners (when scheduled). If needed, provide additional sheets to insure all are included.

WAKE COUNTY PIN	NAME	MAILING ADDRESS	ZIP CODE
1758474075	Shawn K Kline and Michelle Stewart	809 Middle Ground Ave, Rolesville, NC	27571
1758475117	Jorge Romero Perez	801 Middle Ground Ave, Rolesville, NC	27571
1758474234	Hoang M Tran and Hang Nguyen	800 Middle Ground Ave, Rolesville, NC	27571
1758473364	Robert and Susan Fernicola	1003 Evening Shade Ave, Rolesville, NC	27571
1758474408	John and Jennifer Briand	1000 Evening Shade Ave, Rolesville, NC	27571
1758475494	City of Raleigh	PO Box 590	27602
1758486155	Brothers Forty Six LLC	1220 Old Watkins Road, Raleigh, NC	27616
1758479681	Grand Park Properties LLC	2636 Wait Ave, Wake Forest, NC	27587
1758571481	Grand Park Properties LLC	2636 Wait Ave, Wake Forest, NC	27587
1758468940	Wallbrook CStore LLC	801 East Boulevard, Charlotte, NC	28203

March 27, 2024

Town of Rolesville
Planning Department
PO Box 250
Rolesville, NC 27571
(919) 554-6517

Statement of Justification Zoning Map Amendment (Rezoning) Application

See below for responses the Town of Rolesville zoning map amendment (rezoning) review standards for PIN 1758479244.

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
Yes – the application aligns with all of Town of Rolesville’s development goals. This project will enhance pedestrian and bicycle traffic with the construction of a greenway to connect adjacent developments and neighborhoods. A diverse landscape plan is also proposed as part of this project which will enhance the aesthetic of the new Main Street area.
2. Is the application in conflict with any provision of the LDO or the Town Code of Ordinances?
No – the application is not in conflict with any provision of LDO or Town Code of Ordinances.
3. Does the application correct any errors in the existing zoning present at the time it was adopted?
No – application corrects no errors in existing zoning.
4. Does the rezoning allow uses that are compatible with existing and permitted uses on surrounding land/properties?
Several other adjacent properties are currently zoned as General Commercial. As of early 2021, many of these properties were zoned as General Industrial. A carwash is listed as a permitted use under General Commercial per LDO Table 5.1. Both adjacent properties are currently zoned general commercial. The existing Tire & Auto store on the property to the northeast (PIN 1758571481) is a vehicular centered commercial use. The proposed gas station development currently under review (SDP-23-04) on the property to the southwest (PIN 1758467822) of our site is also vehicular centered commercial use. We believe a carwash, a vehicular centered commercial use, would be compatible with the adjacent existing and proposed developments.
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
Yes – the goal of undergoing Main Street Project is to encourage new development while providing an adequate and safe transportation network. City of Raleigh Utilities has sufficient capacity for the water and sewer demand for the proposed development. The proposed sidewalks and greenway will provide cohesive ADA pedestrian access to surrounding developments.

6. Would the application result in a logical and orderly development pattern?
Yes – the project would allow access to several other commercial developments via a proposed cross access road connecting Grand Park Drive and proposed Virginia Water Drive (SDP-23-04) . This would allow access to several commercial developments while bypassing S Main Street.

7. Would the application result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
The application would cause no adverse effects to the functionality of the existing environment. A large amount of unmanicured vegetation would have to be removed, however a biodiverse and aesthetically pleasing landscape plan is proposed. Stormwater will be managed according to the Wake County Stormwater Design Manual to ensure there is no degradation in water quality or to the surrounding environment. There are no existing wetlands on the property.

8. If a Conditional district providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no greater impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.
No conditional zoning district proposed.

Thank you for your assistance.

SEAMON, WHITESIDE & ASSOCIATES, INC.

Clinton B. McConnaughey-Cohens, Jr.
CMCConnaughey-Cohens@SeamonWhiteside.com
(980) 312-5450 ext. 303

cc: Trey Little
Parker Evans
10772

Attachment 6

REZ-24-03 / PIN 1758479244

Conditions of Approval

May 17, 2024

1. The subject property, Wake County Pin 1758479244, shall exclude or Prohibit the development/establishment of the following Zoning Specific uses listed as either Permitted or Special Uses within the General Commercial Zoning District per Land Development Ordinance Table 5.1. Permitted Principal Use Table:
 - School (K-12)
 - Bars and Nightclubs
 - Gas Station
 - Vehicle, Rental and Sales
 - Vehicle, Minor Service
 - Funeral Home
 - Tattoo Establishment
 - Water Storage Tower
 - Telecommunications Tower

Community Meeting Minutes

Location: Rolesville Community Center

514 Southtown Circle Rolesville, NC

Time: 4:00 PM – 6:00 PM

Attendees:

Shawn Kline 809 middle ground ave

Michelle Kline 809 middle ground ave

Heather Hoover 701 quite Circle

Alex Perry Tidal Wave Representative

John Wells Tidal Wave Representative

Minutes:

Three of the Residents north of the property in question attended the meeting to inquire about the project. We discussed the reason for the rezoning and annexation requests and describe the characteristics of the rezoning from industrial down to commercial restricting some of the uses allowed on the property that would allow for the removal of the zoning buffer between our site and the future 7 11 property. We then answered questions from the residents about Tidal Wave and our operations. The residents were informed that the Tidal Wave Development plans are not specific to the rezoning request but are the current intentions for the southern half of the parcel. We address comments about sounds, smells, and light coming from the proposed Tidal Wave. For sounds our vacuum producers are enclosed in masonry structures that reduce any sound generated to low levels, we do not have any intrusive waste products that produce bad smells similar to a gas station or fast food; lighting will meet all the ordinance requirement for foot candles at the boundaries of the property.



Dear Rolesville Resident,

You are receiving this letter because your property is within 500 feet of the proposed Tidal Wave Auto Spa.

We are holding a Neighborhood Meeting on Monday May 20, 2024, from 4:00 pm to 6:00 pm at the Rolesville Community Center 514 Southtown Circle Rolesville, NC so we can go over details of the Tidal Wave Auto Spa Express Car Wash we will be building at 0 S Main Street (once the subdivision is processed for our property the address will be 601 Grand Park Drive) & also the Annexation of the site into the City.

If you would like to discuss this matter, please join us at the meeting & we will be happy to go over the Tidal Wave Auto Spa details with you.

Warm regards,

Martie Murphy
Director of Entitlement
Tidal Wave Auto Spa
SHJ Development LLC
124 E Thompson Street
Thomaston, GA 30286

Tidal Wave Auto Spa Neighborhood Meeting list of Names & Addresses within 500 feet of the site

Name	Street Address	City	State	Zip Code
Jorge Romero Perez	801 Middle Gound Ave.	Rolesville	NC	27571-9342
Shawn Stewart & Michelle Kline	809 Middle Ground Ave.	Rolesville	NC	27571-9342
Amboka & Annie Bumba	813 Middle Ground Ave.	Rolesville	NC	27571-9342
Jonathan & Heather Hoover	701 Quiet Walk Cir.	Rolesville	NC	27571-9360
Glenn & Kristen Cruickshank	705 Quiet Walk Cir.	Rolesville	NC	27571-9360
Hang Tran	800 Middle Ground Ave.	Rolesville	NC	27571-9341
Jimmy Privette & Natasha Jones	810 Middle Ground Ave.	Rolesville	NC	27571-9341
Jeffrey & Shannon Handschumacher	818 Middle Ground Ave.	Rolesville	NC	27571-9341
Tricia Poole	822 Middle Ground Ave.	Rolesville	NC	27571-9341
Donald Wayne Mason II	1007 Evening Shade Ave.	Rolesville	NC	27571-9348
Michael & Hanna Calvo	1005 Evening Shade Ave.	Rolesville	NC	27571-9348
Robert & Susan Ferricola	1003 Evening Shade Ave.	Rolesville	NC	27571-9348
John & Jennifer Briand	1000 Evening Shade Ave.	Rolesville	NC	27571-9347
Majeda Muhammad	1004 Evening Shade Ave.	Rolesville	NC	27571-9347
Adelia Gomez	1008 Evening Shade Ave.	Rolesville	NC	27571-9347
Grand Park Properties LLC	2636 Wait Ave.	Wake Forest	NC	27587-6808
Wallbrook Landco LLC	3 Keel St. Ste. 2	Wrightsville Beach	NC	28480-1709
Wallbrook Cstore LLC Austin Williams	801 East Blvd.	Charlotte	NC	28203-5115
CRP/C4 Wallbrook Village Owner LLC	801 East Blvd.	Charlotte	NC	28203-5155

Meeting set for 05/20/2024 4-6 pm at the Community Center