



# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Meredith Gruber, Planning Director  
**Date:** November 16, 2023  
**Re:** MA 22-05 – Conditions of Approval Revised

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## Summary Information

On November 8, 2023, the Town Board of Commissioners voted 5-0 on a motion to continue the Legislative Hearing and consideration of MA 22-05 and ANX-23-02 to the November 16, 2023 Work Session in order to consider revised Conditions of Approval that were discussed between the Applicant and the Town Board of Commissioners. At the direction of the Town Board, Staff assisted the Applicant in the writing of the revised Conditions; see Attachment 1, those revised Conditions of Approval, dated November 14, 2023.

Beyond the revised Conditions of Approval, the packet for this item remains unchanged from that published for the November 8, 2023 Town Board meeting. The Rezoning Map Amendment and Voluntary Annexation petition are ready for the Board's consideration.

## Proposed Motions

1. Motion to (approve or deny) Rezoning Map Amendment request MA 22-05 – 1216 Rolesville Road, with the included Conditions of Approval and Concept Site Plan (Pre-Planning Board or Post-Planning Board).
2. (Following approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for MA 22-05.
3. Motion to (approve or deny) the Voluntary Annexation Petition received under G.S. 160A-31 for ANX 23-02 – 1216 Rolesville Road.

*Or*

4. Motion to continue the Legislative Hearing for MA 22-05 and ANX 23-02 to a future Town Board meeting.

## Attachments

1. Revised Conditions of Approval dated November 14, 2023

**MA-22-05**

**1216 Rolesville Road**

**Conditions of Approval**

**Revised November 14, 2023**

1. To the extent compliant with the further requirements of the LDO and TRC, the subject property shall be developed in accordance with that certain plan titled "Sketch Plan" most recently dated 02/27/2023 and prepared by FLM Engineering, Inc. Notwithstanding the foregoing:
  - a. The illustrated location of the Two-Story Non-Residential Building shall not be binding but shall instead be determined as part of the Preliminary Subdivision Plat and/or Site Development Plan submittal, review, and approval process.
  - b. The minimum heated square footage for the proposed Two-Story Non-Residential Building shall be 20,000 square feet.
  - c. In addition to the illustrated northern and southern connectivity, at the time of the Preliminary Subdivision Plat submittal, review, and approval process, a public right-of-way street stub shall be constructed to the western property line adjoining PIN 1768-23-6815. The right-of-way width and construction details of this public street shall be warranted by a Traffic Impact Analysis, the Community Transportation Plan, and Land Development Ordinance based on the expected traffic volumes of this public street.
  
2. The Single-Family Attached dwelling Units (townhomes) shall adhere to the following architectural conditions:
  - a. All elevations of the dwelling units visible to public rights-of-way shall have trim around the windows.
  - b. Front elevations of dwelling units visible from public rights-of-way, shall contain at least three of the following:
    - Bay Window
    - Recessed Window
    - Decorative Window
    - Decorative Shake
    - Porch or Stoop
  - c. Eaves, front, and rear shall project at least 12 inches from the wall of the structure. Side eaves shall be a minimum of 4-inches. Eaves will be allowed to encroach setbacks as allowed in the LDO.
  - d. A varied color palette shall be utilized on residential dwelling unit buildings throughout the development. Each building to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complimenting the siding color.
  - e. Poured concrete foundations, monolithic slabs, concrete block foundations, or smooth-faced concrete masonry unit foundations shall be covered by decks, stoops, or be clad in face brick, stone, or some other masonry material imitating these materials visible from the public right-of-way.
  - f. Roof lines to match architectural building style. Building rooflines cannot be a single mass; it must be broken up horizontally and vertically. The maximum number of

continuous dwelling units within a building without a roof-line break is two. The main roofline will provide a minimum 6:12 pitch and a maximum of 12:12.

- g. Front stoops or porches, if provided, shall be a minimum of 4' in depth.
3. The developer shall construct offsite road improvements as recommended by NCDOT in their *1216 Rolesville Road Traffic Impact Analysis Review Report* dated March 21, 2023.
  4. No fewer than one (1) townhome dwelling unit(s) shall be designated on the preliminary subdivision plat and conveyed without consideration to a charitable non-profit organization that provides homes to veterans, public school teachers, and/or persons with specialized training as first responders (e.g. law enforcement officers, firefighters, paramedics, and emergency medical technicians). A townhome dwelling unit conveyed as provided by this paragraph shall entitle the subdivision to a credit equal to the following Town fees: Recreation Development Fee, Transportation Development Fee, and Residential Permit processing fees. Wake County and/or City of Raleigh Utility fees shall not be waived, reimbursed, credited, etc. by the Town of Rolesville.