



Town Board Special Work Session
July 24, 2020 – 8:00 a.m.
502 Southtown Circle, Rolesville, NC 27571

Agenda

This special work session will be conducted utilizing COVID-19 precautionary restrictions. Public comment will not be taken at this meeting but the public is welcome to watch the meeting live on-screen from a room adjacent to the council chambers. Please note, there will be capacity restrictions on public admittance in to Town Hall in accordance with COVID-19 precautionary procedures. Seating will be first-come-first-served and subject to capacity. The public is welcome and encouraged to watch the meeting live on the Town's YouTube channel:

<https://www.youtube.com/user/townofrolesville>

A. CALL TO ORDER

B. ITEM OF DISCUSSION

Discussion of UDO Amendment to R3 Zoning District to Permit Single Family Dwellings (TA 20-01).

C. ADJOURNMENT

Please note the previously scheduled Unified Development Ordinance (UDO Downtown Mixed-Use) agenda item will be rescheduled to a later date.

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting please contact the ADA Coordinator.



Memo

To: Mayor and Town Board of Commissioners

From: Danny Johnson, AICP, Planning Director

Date: July 22, 2020

Re: Item 5. UDO Text Amendment: TA-20-01, Amendment to Article 5: Use And Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 Residential III District of the UDO to add single-family dwellings as a permitted use with lot specification standards.

Summary Information

An application for a Text Amendment to the Unified Development Ordinance was submitted by attorney Beth Trahos, representing Hopper Communities, Inc that requested an amendment to Article 5; Use and Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 Residential III District of the UDO to add single-family dwellings as a permitted use with lot specification standards. The R-III Zoning District current allows only townhomes and multi-family dwellings but not single-family dwellings.

The UDO currently allows single-family homes in the R-I, R-II, and R&PUD districts. R-I district has a minimum lot size of 20,000 square feet. R-II district has a minimum lot size of 10,000 square feet. R&PUD allows with a special use permit for the Planned Unit Development of a minimum lot size of 6,000 square feet in the R1 district of an R&PUD zoning district. Currently, there is not traditional zoning district in the Rolesville UDO with lot sizes less than 15,000 square feet unless it is located in an R&PUD zoning district. The Town Board of Commissioners has directed a policy of not encouraging more R&PUD district and has a UDO Update Study underway. The Town Board of Commissioner approved a new policy titled "Policy for Promoting Conditional Use Rezoning Applications" at a meeting on October 18, 2019. A copy of the adopted policy is attached. However, an application has been presented for a text amendment to Article 5 and Article 6, as stated above.

Planning staff has conducted a study comparison of other Wake County communities of traditional zoning districts with 10,000 or less square feet minimum lot size standards for their zoning districts for comparison to this request and Rolesville's UDO zoning district

standards. Cary, Morrisville, Raleigh, Wake Forest, and Wendell have a traditional zoning District with a minimum lot size standards of 6,000 square feet or less. Zebulon and Holly Springs smallest minimum lot size for one of its zoning district is 8,000 square feet. Garner's smallest minimum lot size for one of its zoning district is 9,000 square feet. Fuquay-Varina's smallest minimum lot size for one of its zoning district is 10,000 square feet but has an Open Space Development option that will allow smaller lots based on the percentage of dedicated open space in the subdivision but keeps the same maximum unit density of the traditional zoning district.

The Rolesville Comprehensive Plan encourages revisions to the Unified Development Ordinance when the current standards are not following current demands and practices of the needs of the community. The proposed text amendment will address such a condition of the UDO and will serve in the public interest. The change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the UDO's R-III zoning district to add single-family dwelling with minimum lot dimensional standards that are similar to surrounding communities.

Planning Staff Recommendation

Staff recommends approval of the UDO TA 20-01, to amend Article 5; Use and Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 R-III Residential II District, and make the necessary statutory findings and recommendations to the Town Board of Commissioners.

Planning Board Recommendation:

On June 1, 2020, the Planning Board unanimously voted to recommend to the Town Board of Commissioners to approve the requested UDO Text Amendment 20-01, Amendment to Article 5, Use and Dimensional Standards, and Article 6 Supplementary District Standards, Section 6.5 R-III Residential II District. The request is reasonable and in the public interest; the change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the UDO's R-III zoning district to add single-family dwelling with minimum lot dimensional standards that are similar to surrounding communities.

Attachments:

- TA 20-01 Amendment to Article 5: Use and Dimensional Standards, and Article 6 Supplementary District Standards
- TA 20-01 Text Amendment Application
- TA 20-01 Wake County Municipality Comparison of Residential Zoning Districts
- Town Policy - Policy for Promoting Conditional Use Rezoning Applications

**PROPOSAL TO AMEND
THE CODE OF ORDINANCES,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number UDO TA 20-01**

WHEREAS, North Carolina General Statute Section NC Chapter 160A; Article 19, Part, Zoning; Section 160A-381, Grant of power; authorizes local governments by ordinance to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards, courts and other open space, the density of population, the location and use of buildings, structures and land’

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Unified Development Ordinance described herein below.

1. **Section 5.1 Table of Permitted Uses** is hereby amended by having the following alterations by additions are noted as *italic text* and deletions are noted as ~~struck through text~~ as follows:

“Section 5.1 Table of Permitted Uses”

	<i>R80 W</i>	<i>R40 W</i>	<i>R 1</i>	<i>R1- S</i>	<i>R1- D</i>	<i>R 2</i>	<i>R2- D</i>	<i>R 3</i>	<i>RM H</i>	<i>RuM H</i>	<i>UM H</i>	<i>C</i>	<i>C O</i>	<i>C H</i>	<i>O P</i>	<i>I</i>
Dwelling – single-family detached	x	x	x	x	x	x	x	<i>x</i>	x	x	x		s	s		
Public recreational parks & centers	x	x	x	x	x	x	x	<i>x</i> s	x	x	x					
Private recreation facilities part of subdivision or HOA	x	x	x	x	x	x	x	<i>x</i>	x	x	x					

2. **Section 5.2 Dimensional Requirements** is hereby amended by having the following alterations by additions are noted as *italic text* and deletions are noted as ~~struck through text~~ as follows:

“Section 5.2 Dimensional Requirements

5.2.1 Table of Dimensional Requirements”

Zoning District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Front Yard Setback (from ROW in feet)	Side Yard Setback (in feet)	Corner Yard Setback (in feet)	Rear Yard Setback (in feet)
R1	20,000	100	30	12	22	25
R1-S	20,000	100	30	12	22	25
R1-D	20,000	100	30	12	22	25
R2	15,000	85	30	12	22	25
R2-D	20,000	100	30	12	22	25
R3 – Single Family	6,000	50	25	5	15	25
R3 – Multi	20,000	100	15	15	10	15
R3 - Townhomes	N/A	20	15	<i>0 with 30' minimum between structures</i>	10	15
RMH	20,000	85	30	12	22	25
RuMH	10,000	50	25	10	20	15
UMH	7,260	50	25 on paved street	10	20	15
C	None except for those required by Health Department	None except for those required by Health Department	None except for those required by Health Department	None or 5 feet if abutting residential use	None or 5 feet if abutting residential use	35
CO	20,000	100	20	15	25	35
CH	20,000	100	20	15	25	35
OP	20,000	75	30	15	25	35
I	20,000	100	30	15	25	35

3. **Section 6.5 RIII – Residential III District** is hereby amended by having the following alterations by additions are noted as **italic text** and deletions are noted as **struck through text** as follows:

“Section 6.5: - R-III - Residential III District

The R-III Residential III District (**“R-III” or “R3”**) is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to

the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

A homeowners association shall be established to maintain appearance and other standards and to oversee the use of open space and community recreational facilities. For rental apartments, property management shall be responsible for the same.

~~An R-III development shall total no more than 20 acres in size. Similar residential densities for developments greater than 20 acres can be found in the R&PUD district (Section 6.2).~~

The requirements set forth in this section (6.5) are established by the Town Board of Commissioners as standards that presumptively will result in the variety of well-planned, attractive housing options contemplated by this section and by the Comprehensive Land Use Plan. The Board recognizes, however, that due to the nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this section (6.5) may be achieved even though the standards are not adhered to with mathematical precision. Therefore, deviations from these standards may be permitted whenever it is determined that the underlying standards can be met without strict adherence to them and because peculiarities in the developer's tract of land or the facilities proposed would make it unreasonable to require strict adherence to these standards.

Whenever some deviation from the standards set forth in this article pursuant to the paragraph immediately above is authorized, the official record of the action taken on the development application shall contain a statement of the reasons for allowing the deviation.

Following approval of the final site or subdivision plan, variances to individual lot dimensions and setbacks of up to ten percent may be approved by the Planning Director.

Special Requirements:

Development of the R-III district must adhere to the appropriate land use requirements discussed elsewhere in the Code of Ordinances. There are, however, special development requirements for the R-III district applicable to the entire R-III, which are listed below, and development requirements that are applicable to each type section identified above and which are discussed in each section's specifications.

- (a) **Sidewalks:** Sidewalks are required on both sides of all public and private streets, except for cul-de-sacs of 250 feet in length or shorter, and alleys. Residential sidewalks shall be a minimum of five feet wide. The widths of all non-residential sidewalks shall be a minimum of five feet, but may be wider, as determined in the approved site or subdivision plan.
- (b) **Planting strips:** Planting strips between six to seven feet in width shall be established between sidewalks and curbing in all residential areas. The width of the planting strips may be reduced to no less than a minimum of four feet as allowed by the available right-of-way.

- (c) **Curb and gutter:** Required for drainage for all public streets.
- (d) **Cul-de-sacs:** Cul-de-sacs shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac) unless necessitated by topography or property accessibility. Cul-de-sac lengths longer than 250 feet will be reviewed for approval on a case-by-case basis. Cul-de-sacs are permitted where topography makes a street connection impracticable.
- (e) **Bike paths:** Bike paths a minimum of four feet wide shall be installed along both sides of minor and major thoroughfares (minor and major arterials). Alternatively, an eight-foot-wide bike path may be installed paralleling the minor or major thoroughfare. In this instance, the bike path can replace the sidewalk normally required on the same side of the roadway.

Density Requirements:

Maximum overall density for an R-III development shall not exceed *eight (8) units per acre for single-family dwelling and eight (8) units per acre for townhouse units or twelve (12) units per gross acre for apartment units.*

6.5.1 - Townhouses and Apartments

6.5.1.1 **Lot Specifications:**

- (a) Minimum lot width: 100 feet for multifamily, 20 feet for townhomes
Minimum front setback: 15 feet from the right-of-way
Minimum rear setback: 15 feet from rear property line
- (b) Townhouses are limited to eight units per structure
- (c) Parking for townhouses shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as "Mailbox Parking Only." Parking for townhouses may be a combination of on-street parking, (located on either public or private streets constructed to Town standards and specifications for streets), off-street parking lots or garage parking within the unit where the garage constitutes the first floor of a townhouse. Front-facing garages shall have at least 20 feet separating neighboring driveways or no more than five feet separating neighboring driveways. If the separation measures five feet or less, the next separation must be at least 20 feet. Rear-facing garages may be accessed by a private alley with no separation requirements.
- (d) Parking space requirements for apartments shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as "Mailbox Parking Only." Parking areas for apartment units, in general, must be to the side of, or behind, the apartment structures and fully contained onsite. Parking areas for apartment

units that abut public streets must be buffered with landscaping, landscaped berms, fences or other opaque screening, as approved in the final site plan.

- (e) The separation between apartment structures shall be a minimum of 30 feet.
- (f) Recreation Land Dedication. A townhouse development shall comply with the requirements of Section 15.4.8.2 Recreation and Open Space.
- (g) Improved Recreation Space and Unimproved Open Space Required. All townhouse and apartments that consist of development sites of over four acres shall provide on-site of the development at least 15 percent of the gross acreage as open space area. Plans for all required 15 percent of the gross acreage as open space shall consist of a minimum of 35 percent as improved recreation space area for specific recreation activity shown on the site plan or preliminary subdivision plan with the remaining 65 percent as unimproved open space area. Required landscaped buffer with fencing and stormwater facilities will be considered as unimproved open space area.

6.5.2 Single-Family Dwellings

6.5.2.1 Lot Specifications:

See Section 5.2 Table of Dimensional Requirements for the R-III (R3) District lot specifications.

4. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this ____ day of _____, 2020 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this ____ day of _____, 2019.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ____ day of _____, 2020.

(seal)

Robin Peyton
Town Clerk



Case No. _____

Date _____

Text Amendment Application

Contact Information

Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

Amendment Information

This petition is to amend the Unified Development Ordinance Section(s) Sections 5.1; 5.2; and 6.5

to allow single-family dwellings, public recreational parks and center, and private recreational facilities part of a subdivision or HOA

as a permitted use conditional use special use

in the in the RIII (R3) zoning district 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 3-13-20

STATE OF NORTH CAROLINA

COUNTY OF Wake

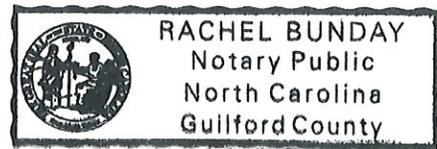
I, a Notary Public, do hereby certify that Beth Trahos

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

the 13th day of March 20 20

My commission expires 5/1/2022.

Signature Seal



* Lot width within cul-de-sacs are to have a minimum of 35 feet width fronting the radius of curvature; the required lot width for the zoning district in which the cul-de-sac is located is to be measured at the front yard setback, along a line that parallels the radius of curvature.

Additional dimensional requirements for multi-family dwellings, townhouses, group housing projects, planned unit developments, and mobile home parks, and in watershed districts are contained in the appropriate sections of this ordinance.

SECTION 3. That Article 5: Use and Dimensional Standards, Section 6.5 R-III – Residential III District (“R3”)- Uses to be amended as follows in green:

The R-III Residential III District (“R3” or “RIII”) is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

A homeowners association shall be established to maintain appearance and other standards and to oversee the use of open space and community recreational facilities. For rental apartments, property management shall be responsible for the same.

~~An R-III development shall total no more than 20 acres in size. Similar residential densities for developments greater than 20 acres can be found in the R&PUD district (Section 6.2)~~

The requirements set forth in this section (6.5) are established by the Town Board of Commissioners as standards that presumptively will result in the variety of well-planned, attractive housing options contemplated by this section and by the Comprehensive Land Use Plan. The Board recognizes, however, that due to the nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this section (6.5) may be achieved even though the standards are not adhered to with mathematical precision. Therefore, deviations from these standards may be permitted whenever it is determined that the underlying standards can be met without strict adherence to them and because peculiarities in the developer’s tract of land or the facilities proposed would make it unreasonable to require strict adherence to these standards.

Whenever some deviation from the standards set forth in this article pursuant to the paragraph immediately above is authorized, the official record of the action taken on the development application shall contain a statement of the reasons for allowing the deviation.

Following approval of the final site or subdivision plan, variances to individual lot dimensions and setbacks of up to 10% may be approved by the Planning Director.

Special Requirements:

Development of the R3 district must adhere to the appropriate land use requirements discussed elsewhere in the Code of Ordinances. There are, however, special development requirements for the R3 district applicable to the entire R3, which are

listed below, and development requirements that are applicable to each type section identified above and which are discussed in each section's specifications.

- (g) **Sidewalks:**
Sidewalks are required on both sides of all public and private streets, except for cul-de-sacs of 250 feet in length or shorter, and alleys. Residential sidewalks shall be a minimum of five (5) feet wide. The widths of all non-residential sidewalks shall be a minimum of five (5) feet, but may be wider, as determined in the approved site or subdivision plan.
- (h) **Planting strips:**
Planting strips between six (6) to seven (7) feet in width shall be established between sidewalks and curbing in all residential areas. The width of the planting strips may be reduced to no less than a minimum of four (4) feet as allowed by the available right-of-way.
- (i) **Curb and Gutter:**
Required for drainage for all public streets.
- (j) **Cul-de-sacs:**
Cul-de-sacs shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac) unless necessitated by topography or property accessibility. Cul-de-sac lengths longer than 250 feet will be reviewed for approval on a case-by-case basis. Cul-de-sacs are permitted where topography makes a street connection impracticable.
- (k) **Bike paths:**
Bike paths a minimum of four feet wide shall be installed along both sides of minor and major thoroughfares (minor and major arterials). Alternatively, an eight-foot-wide bike path may be installed paralleling the minor or major thoroughfare. In this instance, the bike path can replace the sidewalk normally required on the same side of the roadway.

Density Requirements:

Maximum overall density for an R3 development shall not exceed eight (8) units per acre for single family dwellings and townhouse units or twelve (12) units per gross acre for apartment units.

6.5.1 Townhouses and Apartments

6.5.1.1 Lot Specifications:

- (a) Minimum lot width: 100 feet for multifamily, 20 feet for townhomes
Minimum front setback: 15 feet from the right-of-way
Minimum rear setback: 15 feet from rear property line
- (b) Townhouses are limited to eight (8) units per structure

- (c) Parking for townhouses shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as “Mailbox Parking Only.” Parking for townhouses may be a combination of on-street parking, (located on either public or private streets constructed to Town standards and specifications for streets), off-street parking lots or garage parking within the unit where the garage constitutes the first floor of a townhouse. Front-facing garages shall have at least twenty feet (20’) separating neighboring driveways or no more than five feet (5’) separating neighboring driveways. If the separation measures five feet (5’) or less, the next separation must be at least twenty feet (20’). Rear-facing garages may be accessed by a private alley with no separation requirements.
- (d) Parking space requirements for apartments shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as “Mailbox Parking Only.” Parking areas for apartment units, in general, must be to the side of, or behind, the apartment structures and fully contained onsite. Parking areas for apartment units that abut public streets must be buffered with landscaping, landscaped berms, fences or other opaque screening, as approved in the final site plan.
- (e) The separation between apartment structures shall be a minimum of 30 feet.
- (f) Recreation Land Dedication. A townhouse development shall comply with the requirements of Section 15.4.8.2 Recreation and Open Space.
- (g) Improved Recreation Space and Unimproved Open Space Required. All townhouse and apartments that consist of development sites of over four (4) acres shall provide on-site of the development at least 15% of the gross acreage as open space area. Plans for all required 15% of the gross acreage as open space shall consist of a minimum of 35% as improved recreation space area for specific recreation activity shown on the site plan or preliminary subdivision plan with the remaining 65% as unimproved open space area. Required landscaped buffer with fencing and stormwater facilities will be considered as unimproved open space area.

6.5.2 Single Family Homes

6.5.2.1 Lot Specifications:

- (a) Minimum lot width: 50 feet,
Minimum front setback: 25 feet from the right-of-way

Minimum rear setback: 25 feet from rear property line. See Table 5.2 for additional information.

Amendments

10/04/04 to entire document; 04/02/07 to §6.2.3.2 through TA07-05; 4/6/09 to §6.1, 6.1.2, 6.1.5, 6.1.6, 6.3.2.1 through TA09-04; 9/22/09 to §6.1.2 through TA09-08; 9/6/11 to §6.1, §6.1.2, and §6.1.6 through TA11-05; 3/18/14 to §6.5 through TA13-08; 4/22/14 to §6.2.4.1 through TA14-05; 11/9/17 to §6.2.3 and §6.5.1 through TA17-03; 9/4/18 to §6.2, Density Requirements, §6.2.2 & §6.2.3 through TA18-02.

STATEMENT OF JUSTIFICATION

In support of a petition to amend the Town of Rolesville Unified Development Ordinance to allow single-family homes, public and private, HOA related recreational areas in the R3 zoning district, the applicant offers the following information:

The Town of Rolesville is actively discouraging the use of the R&PUD zoning district, which has traditionally been used to accommodate a variety of housing styles and densities within a single community. The R&PUD zoning allows for single-family homes, townhomes, duplexes and apartments under the R1, R2 and R3 zoning districts with flexible lot sizes, setbacks and density requirements.

The current Town of Rolesville Unified Development Ordinance does not allow for single-family homes or private, HOA related recreational areas in the R3 zoning district, and public parks require a special use permit in the R3 district. The Town of Rolesville Comprehensive Plan recommends creating a diversity of new housing types with a focus on single-family detached dwellings. Allowing single-family dwelling in the R3 district will advance this goal.

The Town of Rolesville Comprehensive Plan encourages the provision of parks, greenway trails, ball fields and other recreation amenities throughout the town, indicating that existing parks and recreational opportunities are so popular they are being strained by the capacity of the current system. R3 is the only residential zoning district in which public parks are not permitted by right. The opportunity to locate public parks in the R3 zoning district would make it easier for land owners and developers to accommodate public needs such as public greenway trails.

In addition, it is typical and desirable for communities to provide private recreational facilities such as open space, walking trails, pools, club houses and the like. The opportunity to include these uses in the R3 zoning district will allow developers to accommodate the extension of public greenway, which impacts many parcels in Rolesville, and provide for private, HOA maintained recreation amenities that may take divert some users from crowded public facilities.

The proposed text change advances the goals of the Comprehensive Plan and the Board of Commissioners' policy discouraging the R&PUD zoning district. The proposed text change is reasonable and in the public interest. We request your support for this text change.



Wake County Municipality Comparison

Zoning District	Average Lot Size (SF)	Min. Lot Area (SF)	Min. Lot Width (FT)	Max Density DU/A
Apex				
LD	10,000	N/A	50	3
MD	N/A	N/A	50	6
HDSF	N/A	N/A	40	8
Cary				
R-12	N/A	12,000	80	3.63
R-8	N/A	8,000	60	5.44
TR	N/A	5,000	40	6
Fuquay-Varina				
RMD	N/A	10,000	70	6
RHD	N/A	10,000	60	16
Garner				
R-12	N/A	12,000	70	2.5
R-9	N/A	9,000	60	3
Holly Springs				
R-10	N/A	10,000	70	3.25
R-8	N/A	8,000	60	4.5
Knightdale				
GR3	N/A	N/A	30	3
GR8	N/A	N/A	30	8
UR12	N/A	N/A	30	12
Morrisville				
LDR	N/A	8,000	60	4.5
MDR	N/A	5,000	50	7.5
HDR	N/A	3,500	35	17
Raleigh				
R-4	N/A	10,000	65	4
R-6	N/A	6,000	50	6
R-10	N/A	4,000	45	10
Wake Forest				
GR3	N/A	10,000	50	3
GR5	N/A	7,500	50	5
GR10	N/A	5,000	50	10
Wendell				
R3	N/A	10,000	60	2.48
R4	N/A	6,000	50	3.77
R7	N/A	3,500	24	6.67
Zebulon				
R4	N/A	10,000	75	4.35
R6	N/A	8,000	70	5.44

**Town of Rolesville
Policy for Promoting Conditional Use
Rezoning Applications**

The Town of Rolesville Board of Commissioners (“Board”) is committed to fair and open dialogue during the land use planning review process to fullest extent permitted under state law.

The Town of Rolesville (“Town”) has seen unprecedented growth over the past decade. In part, because of such rapid growth, community involvement in the land use planning process has increased substantially.

The vast majority of rezoning applications received by the Town in recent years have been general use zoning requests linked to quasi-judicial special use or site plan applications. This quasi-judicial setting precludes the open dialogue the Board seeks.

It is the Board’s conclusion that conditional zoning district petitions, as permitted under the Town’s Unified Development Ordinance (“UDO”), will promote better dialogue while permitting the applicants to offer details and conditions for proposed site uses, which can be memorialized for the proposed new zoning district.

It is the conclusion of the Board that such fair and open dialogue encouraged by the conditional zoning district rezoning process benefits Town and its citizens.

It is the observation of the Board that nearby municipalities experience substantially more conditional zoning district requests than general zoning district requests, indicating that such is the preferred process for amending zoning maps.

Therefore, it is the policy of the Rolesville Board of Commissioners to encourage all rezoning petitions be submitted as requests for conditional zoning districts.