



Board of Commissioners

Work Session

September 16, 2025

6:30 PM

AGENDA

1. Call to Order
2. Consideration of Agenda
3. Consideration of Consent:
 - a. Board Meeting Date Change from October 7, 2025, to October 9, 2025
4. LDO Text Amendment and Main Street Zoning Updates – Michael Elabarger, Interim Planning Department Director
5. Closed Session to consult with the Town Attorney to preserve attorney-client privilege pursuant to Chapter 143, Section 318.11(a)(3) of the North Carolina General Statutes.
 - a. The Board expects to receive information regarding the Town of Rolesville v. Eddins Family, LLC eminent domain matters.
6. Adjourn

This meeting is designed as a work session for board members to receive, review, and discuss information prepared by staff. Only staff and board members are allowed to speak during this meeting, without express special permission. Citizens are reminded that during the public comment period of regular board meetings, which occur on the first Tuesday of each month, they have the opportunity to ask questions and express concerns. Citizens are also welcome to contact the Mayor or the board at other times by phone or email.

Memorandum



To: Mayor and Town Board
From: Eric Marsh, Town Manager
Date: September 10, 2025
Re: Request to Reschedule October Town Board Meeting Date

The purpose of this memorandum is to request rescheduling of the Town Board's regular business meeting currently set for **Tuesday, October 7, 2025**, to **Thursday, October 9, 2025**.

Background and Recommendation

This year's **National Night Out (NNO)** celebration—an important community engagement event hosted by the Rolesville Police Department—will also take place on **Tuesday, October 7th**, creating a direct conflict. NNO is a nationally recognized program focused on strengthening police-community partnerships. Aligning our event with the officially sanctioned October date allows us to use the National Association of Town Watch's official logo and branding, which enhances the visibility and credibility of our event.

To avoid this conflict, I recommend the Board reschedule its regular business meeting to **Thursday, October 9, 2025**. In past years, the meeting calendar was adjusted to accommodate NNO, though this step was not taken when the 2025 schedule was adopted. Rescheduling will allow the Board and staff to fully participate in this important community event while still conducting Board business within the same week.

It is important to note that the October agenda will include two key legislative hearings—the **Town of Rolesville Comprehensive Plan** and the **10-Year Affordable Housing Plan**—which must be advertised before **September 8, 2025**. Therefore, the Board's direction on this adjustment is needed promptly to meet legal advertising requirements.

I will bring this matter forward at the September 16th work session for consideration.

Recommended Action

I move that the Town Board reschedule its regular business meeting from **Tuesday, October 7, 2025**, to **Thursday, October 9, 2025**, in order to avoid a conflict with the Town's National Night Out celebration.

Attachments:

- None

Memo

To: Mayor Currin & Town Board of Commissioners
From: Michael Elabarger, Interim Planning Director & Planning Staff
Date: September 10, 2025 for the September 16, 2025 Work Session
Re: Land Development Ordinance (LDO) Text Amendments Update

Background

As a follow up to discussion on LDO Section 6.1. Sign Ordinance and LDO Principal Uses in the Main Street Corridor and at the August Town Board Work Session, as well as discussion of TA-25-06 Self-Storage, Enclosed and Development Agreements at the September Town Board Business Meeting, staff will be present at the September 2025 Work Session to continue these discussions as per the Town Board of Commissioners' request.

TA-25-07 - Land Development Ordinance (LDO) Text Amendments to Section 6.1. Signs

Land Development Ordinance (LDO) Text Amendment Application TA-25-07 had been created to address the Town Board of Commissioners' questions and concerns about Rolesville's Sign Ordinance. Planning staff have prepared a mark-up of LDO Section 6.1. Signs for the Town Board's input.

Zoning and Principal Uses in the Main Street Corridor

Planning staff have prepared a series of maps of the Main Street Corridor area, detailing the variety of commercial zoning district designations that exist. 4 maps are provided each with a unique header and call outs that relate to the Zoning District information shown. Staff will discuss these with the Board.

TA-25-06, Part 1 – Self-Storage, Enclosed

The analysis of the prior item can be extrapolated to discuss the actual property locations for where this Use, if approved, would be permitted to develop in the future – based on existing Zoning.

Attachments

1. LDO Section 6.1. Signs – Initial Staff Mark-up
2. Main Street Corridor – 4 Maps and accompanying Table
3. LDO Text Amendment TA-25-06 – draft revised language

6. DEVELOPMENT STANDARDS

6.1. SIGNS

6.1.1. PURPOSE, INTENT, AND APPLICABILITY

A. **Purpose and Intent.** The provisions of this section governs all signs within the town and its ETJ. It is the purpose of this section to promote the public health, safety, and general welfare through reasonable, consistent, content-neutral, and non-discriminatory sign standards. No sign may be constructed, erected, altered, replaced, or modified except in accordance with the requirements of this LDO. The provisions of this section are intended to support aesthetic improvement of the town through diverse sign types and historic preservation, and to protect the general safety of pedestrians and motorists. No portion of this section is intended to violate free speech rights. Any type of sign not expressly permitted or exempted in this LDO is prohibited. This section intends to:

1. Encourage effective use of signs as a means of communication for businesses, organizations, and individuals in the town;
2. Enhance property values and aesthetics of land and structures by promoting high quality designs; and
3. Minimize adverse effects of signs on nearby properties and rights-of-way.

B. **Applicability.** The provisions of this section shall apply to signs erected, affixed, placed, painted, or otherwise established after the effective date of this LDO, unless exempted in accordance with Section 6.1.3: Nonconforming Signs, 6.1.6: Prohibited Signs, or 6.1.7: Exempt Signs.

6.1.2. GENERAL STANDARDS

A. **Location.** Signs authorized by this section are permitted in zoning districts as identified in Table 6.1.2. A sign permit is required for each sign prior to construction, installation or display unless exempted by this section.

ROLESVILLE LAND DEVELOPMENT ORDINANCE

Table 6.1.2. Permitted Sign Types By District

PERMITTED SIGN TYPES	KEY: "P" = PERMITTED, "-" = PROHIBITED											
	RL	RM	RH	MH	GC	CH	OP	BT	GI	TC	AC	NC
BUILDING SIGNS												
WALL SIGNS	P	P	P	P	P	P	P	P	P	P	P	P
CANOPY/AWNING	P	P	P	P	P	-	-	-	-	P	P	P
PROJECTING/BLADE	P	P	P	P	P	-	P	P	-	P	P	P
GROUND SIGNS												
MONUMENT	P	P	P	P	P	P	P	P	P	P	P	P
COMMUNITY/SUBDIVISION	P	P	P	P	-	-	-	-	-	-	P	P
PYLON/FREESTANDING	P	P	P	P	P	P	P	P	P	-	-	-
OTHER SIGNS												
SIDEWALK	-	-	-	-	<u>P</u>	-	<u>P</u>	<u>P</u>	-	P	P	<u>P</u>
WINDOW	-	-	-	-	P	P	P	P	-	P	P	P
NOTES												
Multiple family developments may be permitted a wall sign and monument or community sign.												

B. Design Standards.

1. Signs shall be, or appear to be, constructed of stone, masonry, metal, ceramic, glass, plastic, or wood, and shall utilize similar architectural styles and treatments to the primary structure.
2. Fluorescent and/or iridescent colors are understood to be a potential safety risk for motorists and are prohibited.

C. Landscaping. Free-standing signs shall, to the extent practicable, be placed in a landscaped setting appropriate to the size and scale of the sign, and character of the site.

1. In no case shall the planted area be less than fifty (50) square feet, unless restricted by the amount or size of land upon which the sign is situated that is owned or controlled by the applicant.
2. The planted landscape area shall contain materials such as, but not limited to: vegetative ground covers, perennials, shrubs, ornamental trees, and mulch, but excluding paving and artificial plant materials.
3. A sketch plan of the landscaped area with the name, quantity and spacing of plants shall be presented to the Land Development Administrator (LDA) as part of applying for sign permit.

D. ~~Intersection~~Sight Visibility Triangle.

1. No sign structure may obstruct any cross-visibility area or traffic control device.
2. In the ~~intersection~~sight visibility triangle, no ground sign may exceed thirty (30) inches in height above the established grade of the street property line, unless the sign is setback a minimum of five (5) feet from the street right-of-way.

E. Illumination. Permanent signs may be illuminated by internal or external illumination and comply with the following standards:

1. **External Illumination.**
 - a. Only stationary and shielded light sources directed solely onto the sign

are permitted.

- b. External illumination shall not shine directly on rights-of-way or residential uses.
- c. Flashing and intermittent lights are prohibited. Window signs, interior tube lighting along windows, or signs within an establishment below four (4) square feet are excluded from this requirement.
- d. Spotlights for grand openings or permitted temporary uses may be used upon approval by the LDA.

2. Internal Illumination.

- a. Only illumination with a designation of “white” or “daylight” shall be emitted.
- b. Poles and other supporting structures shall not be internally illuminated.

- 3. Notwithstanding the foregoing, outline or strip lighting and neon tube on the exterior of structures are not permitted.
- 4. Illumination in signs may not impair the vision of motor vehicle drivers.
- 5. Signs shall not exceed 0.2 footcandles at the property line.

F. Changeable Copy. Changeable copy on monument and wall signs is permitted per the following standards:

- 1. Up to fifty (50) percent of the maximum area of the monument and wall signs may be used for changeable copy.
- 2. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.
- 3. Message must remain static for at least ten (10) seconds.
- 4. Changeable copy signs are also understood to include prices of goods and services provided on premises.

G. Construction. All signs must be erected in compliance with building, electrical, and fire codes, and with the following requirements as applicable:

- 1. Supports and braces shall be designed as an integral part of the sign structure and be hidden from public view to the extent technically feasible.
- 2. Audio components are prohibited as part of any sign ~~with the exception of~~ except for drive-through menu signs.

- H. **Maintenance.** All signs must be maintained to be safe and present a neat, clean appearance. Signs shall be maintained in their approved state.
- I. **Total Number of Signs.** A total of three (3) signs may be permitted per business.
- J. **Master Signage Plan.**
1. Master sign plans intend to allow an orderly process to provide for signs which are integrated and contextually designed to enhance the buildings and site which they occupy.
 2. Master sign plans are required for all multi-tenant complexes, in any district, excluding residential apartments.
 3. The master signage plan shall specify:
 - a. Number of signs;
 - b. General location of signs for freestanding signs and building signs;
 - c. Types of signs;
 - d. Material components of proposed sign structures and sign surfaces;
 - e. Height and size of signs using the standards defined in this section;
 - f. Style and color of proposed signs, including illustrations of style and color pallet for all signs;
 - g. Accessory/ornamental structures or fences/walls in which a sign may be placed (if applicable); and
 - h. Typical landscaping for freestanding signs.
- K. **Public Rights-of-Way.** Signs are prohibited within any public right-of-way except where the North Carolina Department of Transportation or the Board of Commissioners has granted, in writing, such encroachment pursuant to its regular procedures for reviewing and approving encroachments within public rights-of-way. No signs, other than the exempted signs below, may be placed in the rights-of-way:
1. Regulatory signage erected by the Town of Rolesville;
 2. Traffic control signs;

3. Signage erected by NCDOT; and
 4. At work signs or emergency signage erected by a governmental agency, utility or contractor performing permitted work.
- L. **Drive-Through Signs.** For each parcel with a lawful, permitted use that utilizes a drive-through lane, a maximum three (3) drive-through menu signs shall be allowed for each drive-through lane.
1. Each allowed drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed forty (40) square feet in sign area and ten (10) feet in height.
 2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this section.
 3. Drive-through signs shall require a permit.
- M. **Audio.** Audio components or speakers are prohibited as part of any sign, except drive-through signs, consistent with Section 6.1.6: Prohibited Signs.
- N. **Temporary Signs.** Temporary signs may be permitted in any district for a maximum thirty (30) days unless otherwise noted below. The following temporary signs are permitted in addition to any allowed sign above and such temporary signs requires a sign permit.
1. Street banners. The Town Manager or his/her designee may issue a permit for the placement of a street banner in conjunction with a special event permit approved by the Board of Commissioners. The lowermost portion of the street banner shall not extend below 15 feet above the grade of the right-of-way. Street banners shall be limited ~~in size to~~ 110 square feet per face. The applicant shall provide proof of coordination with the owner(s) of the pole(s) to which the banner will be attached and shall accept ~~any and~~ all liability associated with the street banner and its means of attachment. Street banners are to be maintained in connection with an approved special event. As such, a street banner may be hung no more than 15 days prior to the event, and shall be removed no later than 72 hours following the conclusion of the event. Such street banners ~~is~~ are subject to an encroachment agreement or other license from the governmental

authority having control of such right-of-way.

2. Construction site identification signs. Naming the project, developer, contractors, and others connected with the construction, sale or lease of structures, and related information, are permitted. Not more than one such sign may be erected per site, and it may not exceed 32 square feet in area or six feet in height. Permits for such signs shall be limited to 18 months, with an 18-month permit renewable option. Permits for such signs shall be limited to a maximum of three years, which includes the original permit time period provided:
 - a. Such signs are not erected prior to development permit approval of the project identified;
 - b. That such permit has not expired and;
 - c. The signs are maintained in good condition and appearance as determined by the Planning Director.
 - d. Any such sign shall be removed within ten days after the issuance of the final occupancy permit or where a site, development permit approval has expired. A one-year permit renewal beyond the three-year maximum time period may be granted only in limited instances if the Planning Director finds conditions such as extreme financial hardships, changes in project ownership status, or similar issues are preventing the sale or completion of the project.
3. Special events signs. Signs or banners advertising special events must be on private property and shall not be permitted within public rights-of-way. Permits for such banners or signs shall be limited to thirty (30) days and no more than three times each year. Any such banner or sign shall be removed within ten days after the event was advertised, and it shall not exceed thirty-two (32) square feet in area or six (6) feet in height.
4. Temporary Directional Signs. A temporary directional sign, provided to direct vehicular or pedestrian traffic to a location on premise or off-premises shall be permitted in any zoning district in accordance with the following standards:
 - a. Sign Surface Area. A temporary directional sign shall not exceed six (6) square feet.
 - b. Setback. In compliance with this Article, no sign shall be located in a

public right-of-way. Further, temporary directional sign~~age~~ shall be located a minimum of five (5) feet from the back of a sidewalk, or ten (10) feet from the edge of pavement or back of curb where no sidewalk exists and shall not interfere with clear sight triangles at driveways or intersections.

- c. Maximum Height. The maximum height of a temporary directional sign shall be forty-two (42) inches.
- d. Duration of Display. Temporary directional sign shall be permitted from 5:00 p.m. on Friday through 9:00 a.m. on the following Monday. Where a sign is not erected in compliance with these provisions, such sign(s) is subject to forfeiture to the Town. The Town is not responsible for loss or damage to such signs.
- e. Anchoring. A temporary directional sign shall be temporarily secured to prevent such sign~~s~~ from creating a hazard due to high winds or storms. It is the responsibility of the sign owner to secure such sign.
- f. Maximum Quantity. No more than six (6) temporary directional sign~~s~~ shall be permitted at any time.
- g. Prohibited Use. Use of appurtenances with temporary directional sign~~s~~ is prohibited.
- h. Permit expiration. Permits for such temporary directional sign~~s~~ shall be issued up to maximum of twelve (12) months and shall expire on December 31 of each year. Permits for such signs shall be subject to an annual renewal beginning January 1 of each year as a new permit.
- i. Sign Location. The provisions of this section shall only apply along the major streets or road~~s~~ maintained by the NC Department of Transportation and Town maintained, Granite Falls Blvd. All other areas not along these listed streets shall be subject to the following:
 - I. Sign Surface Area. A temporary directional sign shall not exceed six square feet.
 - II. Setback. In compliance with this Article, sign~~s~~ may be located in a public right-of-way of any Town~~-maintained~~ed street. Further, temporary directional sign~~s~~ shall be located a minimum of three (3) feet from the back of any

sidewalk, or from the edge of pavement or back of curb where no sidewalk exists and shall not interfere with ~~clear~~ sight visibility triangles at driveways or intersections.

III. Maximum Height. The maximum height of a temporary directional sign shall be forty-two (42) inches.

IV. Prohibited Use. Use of appurtenances with temporary directional signs is prohibited.

5. The application for a permit under the above noted sections and the enjoyment of the rights to display signage pursuant to this section constitute an authorization by the owner of the sign that the Town may remove and destroy the sign if the owner fails to remove the sign within ten days of the expiration of the last permit issued for the sign. If the sign is located on private property, the application for the permit for the sign and the enjoyment of the right to display such signage constitutes authorization for the Town to enter upon such private property to remove the sign pursuant to the above noted sections.

O. Free-Standing Signs.

1. Free-standing signs shall be securely fastened to the ground so that there is virtually no danger that the sign may be moved by wind or other forces of nature and cause injury to persons or property.
2. All applications for a free-standing sign permit shall be accompanied by an engineer's sealed footing drawing and calculations testifying to the ability of the sign to withstand one-hundred (100) mile-per-hour winds.
3. No freestanding sign (temporary or permanent) shall encroach into any right-of-way, except as permitted by an encroachment agreement or other license executed by the governmental authority having control of such right-of-way.
4. Applicants shall provide the town with evidence of such encroachment agreement or license prior to issuance of any permit. Signs erected in violation of this section are subject to removal by the governmental authority having control of such right-of-way.
5. Poles and other supporting structures shall not be internally illuminated.

6. Free-standing signs shall include the street address number of the site.

P. **Painted Art and Murals.** Murals and painted art shall comply with the following standards:

1. Painted art or printed murals are not considered signage so long it does not incorporate a tradename, trademark, or name of the establishment in the art.
2. If painted art or printed murals contain tradenames, trademarks, or the name of the establishment in the art, it shall be considered a sign and shall meet the standards of this section and require a sign permit and/or site plan approval.
3. All painted art and murals, regardless of whether or not they are considered a sign, shall be regularly maintained, cleaned, and refurbished so the art or mural remains visible and consistent with its approved design.

6.1.3. NONCONFORMING SIGNS

A. **Nonconforming Signs.** Nonconforming signs may not be altered or moved except as otherwise permitted by this section.

1. Normal maintenance of nonconforming signs, including repainting or replacing of the sign face shall not be considered an alteration.
2. Changes to the sign structure shall constitute an alteration of the nonconforming sign.
3. Any nonconforming sign structure which is moved or altered must be brought up to the standards of this section.

6.1.4. CALCULATING SIGN AREA AND SIGN HEIGHT

A. **Calculating Sign Area.** The area of a sign shall include all lettering, wording, designs, and symbols, together with the background, whether open or enclosed, on which they are displayed. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Calculating sign area shall comply with the following standards below:

1. Where a sign consists of individual letters, words or symbols attached to a building, canopy, awning or wall and all such elements are located in the same plane, the sign area shall be the area of the smallest rectangle which completely encompasses all such letters, words or symbols and any accompanying

background of a color different than the natural color of the wall. Where such sign includes multiple words, each word located in the same plane shall be computed separately.

2. Channel letter signs, mounted logos, and similar devices are treated differently than signs in cabinets. The wall area between multiple elements does not count as sign area.
3. The area for a sign with more than one face shall be computed by adding together the area of all sign faces, except where the angle at which the two sign faces are placed does not exceed sixty (60) degrees.
4. It is presumed that where sign faces are placed less than sixty (60) degrees apart, both faces are not readable from any one point.
5. The entire surface area of a multitenant sign that depicts the names of the individual tenants shall count toward the total aggregate area of the sign.

Figure 6.1.4.1. Sign Area

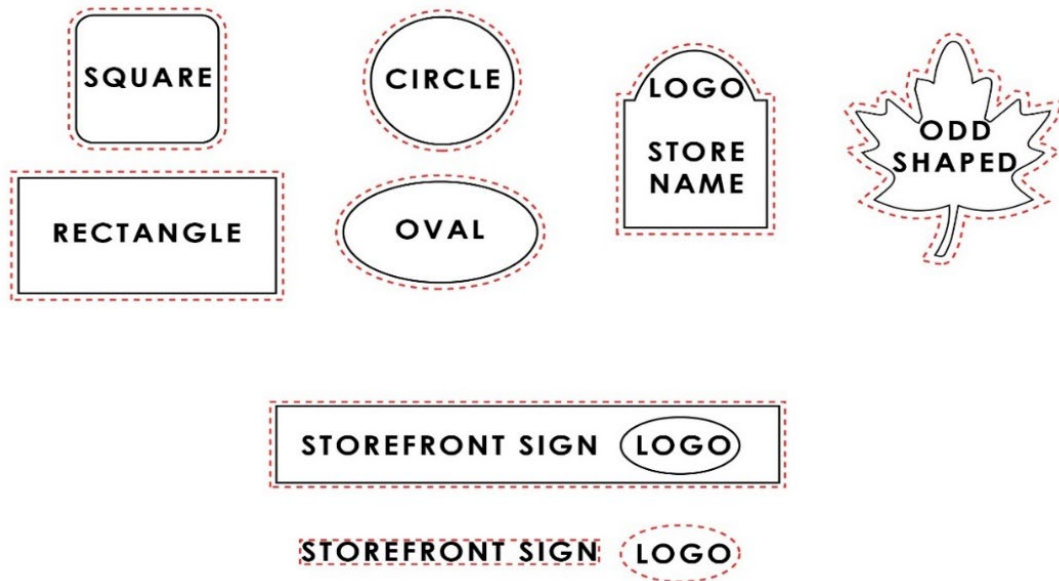
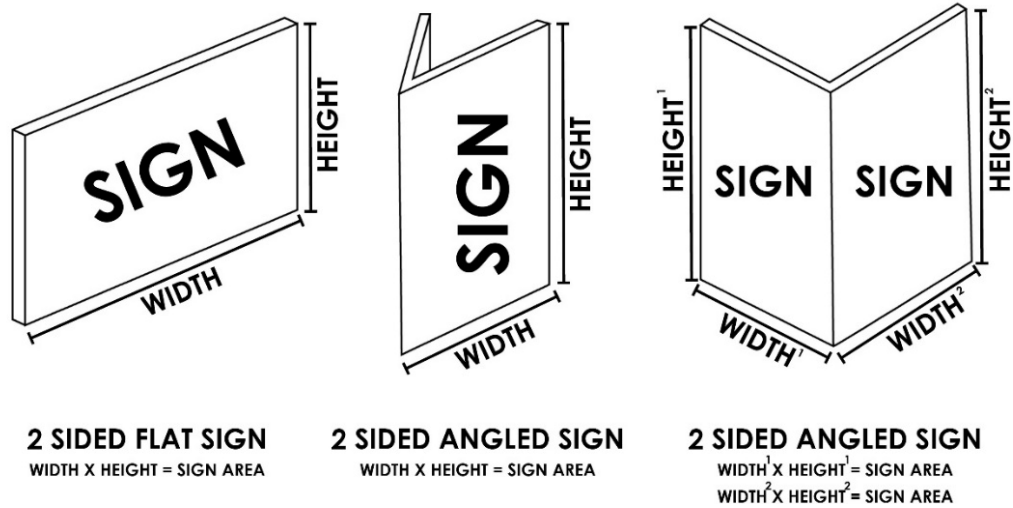


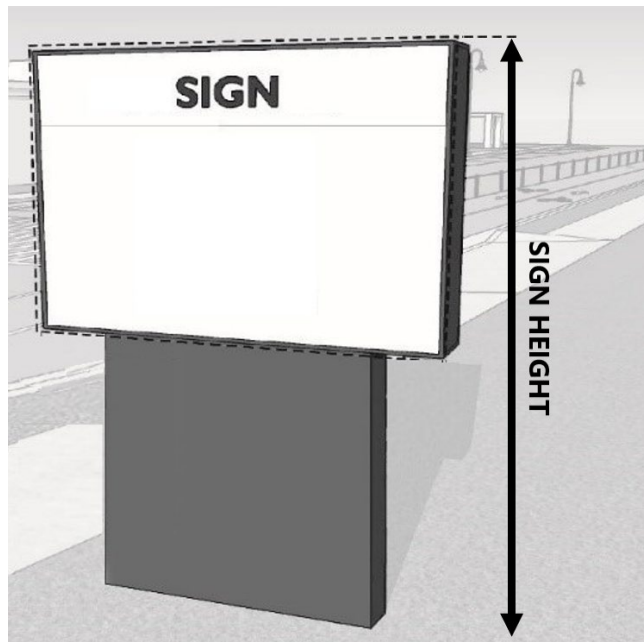
Figure 6.1.4.2. Multiple Faces On A Sign



B. Sign Height and Clearance.

1. Sign height shall be measured as the vertical distance from the base of a sign (or sign structure) to the highest point of the sign (or sign structure).
2. Sign clearance for signs attached to a structure shall be measured vertically from the sidewalk level to the lowest point of the sign.

Figure 6.1.4.3. Height



- C. **Building Signs.** Building signs include wall, window, canopy/awning, and projecting/blade signs. For the purposes of this section, the maximum area of all building signs (combined sign sizes/areas) shall not exceed the standards below. Additional specific provisions may be required for each sign type in Section 6.1.5: Permitted Signs.

1. **Residential Districts.** All permitted building signs in residential districts shall not exceed the standards below:
 - a. Building signs for permitted uses in residential districts shall not exceed twenty-four (24) square feet in sign area.
 - b. No building sign may project more than eighteen (18) inches from the building wall.
 - c. No building sign may project above a roofline (except parapet walls).
 - d. A building sign may extend down from a roof or porch or walkway overhang not more than eighteen (18) inches provided that a minimum clearance of seven (7) feet between the bottom of the sign and walking surface is maintained.
2. **Non-Residential Districts.** All permitted building signs in non-residential districts shall not exceed the standards in Table 6.1.4 and Section 6.1.5: Permitted Signs.

Table 6.1.4. Non-Residential Building Sign

Length of Building or Tenant Space (Requires Public Entrance)	Sign Area Per Building/Tenant Frontage
Up to 100 linear feet of building frontage (single use or multitenant)	2 square feet per linear foot per tenant not to exceed 200 linear feet in total
101 to 200 more linear feet of building frontage (single use or multitenant)	1 square foot per linear foot per tenant not to exceed 200 square feet total
For freestanding single tenant buildings in excess of 50,000 square feet	1 square foot per linear foot or 500 square feet, whichever is less

D. Free-Standing Signs.**1. Residential Districts.**

- a. Free-standing signs shall be limited to eight (8) square feet on residential single-family lots and a maximum thirty-two (32) square feet on all other lots.
- b. Free-standing signs shall be limited to a maximum of four (4) feet in height.
- c. Community/subdivision signs are excluded from this standard and shall comply with the standards of Section 6.1.5.B.5: Community/Subdivision Signs.

2. Non-Residential Districts

- a. Free-standing signs, including monument, community signs/subdivision, and pole signs shall be provided for, including calculations, as identified within each of the respective sign types in Section 6.1.5: Permitted Signs.
- b. Maximum Height. Free-standing signs shall be limited to a maximum as per the standards in Section 6.1.5: Permitted Signs.

6.1.5. PERMITTED SIGNS**A. Permitted Signs.** Permitted signs are defined in Section 6.1.5.B below.

- 1. Sign type definitions include graphic illustrations for permitted signs. Description, locational standards, size standards, and any other requirements are provided for each sign type.
- 2. All permitted sign types require a permit unless expressly stated otherwise in these standards.

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B. Permitted Sign Types.

1. Wall Sign



Description	An on-premise sign attached directly to a building wall above the entrance, limited to one per façade, per building tenant. A wall sign may include murals conveying the name of a business or a commercial message. A sign permit is required.
Location	Directly above entrance, located on the supporting building wall.
Standards	<p>A maximum of three (3) complimenting colors may be permitted per wall sign.</p> <p>May not extend above any parapet wall.</p> <p>May not project more than eighteen (18) inches from the building face.</p> <p>Wall signs shall be uniform vertical and horizontal positions on storefront.</p> <p>Sign materials shall be of similar style; compliment building façade material.</p>

2. Canopy/Awning Sign



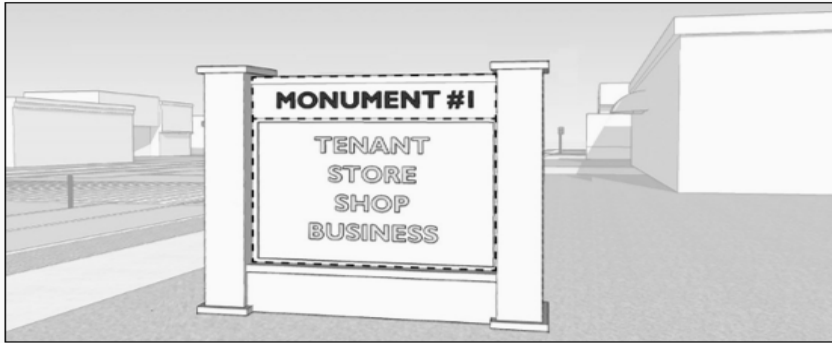
Description	A canopy/awning attached to and extending from the building with attached signage. A sign permit is required.
Location	Canopy/awning signs shall have a minimum clearance of ten (10)-feet from the surface below and a maximum height of four (4)-feet above the clearance.
Standards	<p>Signs may not extend outside the overall length or width of a canopy/awning or extend above the height of the building wall to which the canopy/awning is attached.</p> <p>Sign materials shall be of similar style and compliment building facade material.</p> <p>Only awnings on the ground story may contain signs.</p>

3. Projecting/Blade Sign



Description	<p>A sign attached directly to a supporting building wall and intersecting the building wall at a right angle.</p> <p>A projecting sign typically extends more than one (1) foot from the building wall. The sign may be flat or three dimensional. A sign permit is required.</p>
Location	<p>One (1) sign per tenant, maximum.</p>
Standards	<p>No projecting sign is allowed to extend above the roof line or the parapet wall.</p> <p>Buildings with two (2) or more stories may not have a projecting sign located higher than the second story or twenty-four (24) feet, whichever is less.</p>

4. Monument Sign



Description	A freestanding ground sign with a supporting structure with columns on the ends of the sign. A sign permit is required.
Size	<p>Sign Width: Maximum <u>twenty-five (25) feet</u>, excluding support structures, columns or decorative features without a sign face.</p> <p>Sign Height: Maximum <u>twelve (12) feet</u>, including support structures, columns or other features including sign face. A development over <u>one-hundred thousand (100,000)</u> square feet may be permitted a maximum <u>fifteen (15) foot in height high</u> sign as part of a site plan.</p> <p>Sign Area: For projects/developments up to <u>five (5)</u> acres, a maximum <u>fifty (50)</u> square feet (single tenant) and <u>one-hundred (100)</u> square feet (multi-tenant). For Projects/developments <u>five (5)</u> acres or greater, a maximum <u>one-hundred (100)</u> square feet (single tenant) and <u>two-hundred (200)</u> square feet (multi-tenant).</p>
Location	<p>Projects/developments up to <u>five (5)</u> acres: <u>One (1)</u> primary sign and <u>One (1)</u> secondary sign.</p> <p>Projects/developments <u>five (5)</u> acres or greater: <u>One (1)</u> primary sign and <u>One (1)</u> secondary sign per driveway/location from the public roadway, up to <u>three (3)</u> secondary signs maximum (total).</p> <p>All monument signs shall be located a minimum of <u>ten (10) feet</u> from the road/right-of-way and located outside of the <u>sight</u> visibility triangle.</p>

5. Community/Subdivision Sign



Description	A freestanding ground sign identifying entry to a mixed-use district, neighborhood, or a residential subdivision. A sign permit is required.
Size	<p>Sign Width: Maximum twenty-five (25)-feet, excluding support structures, columns or decorative features without a sign face.</p> <p>Sign Height: Maximum ten (10)-feet, including support structures, columns or other features including sign face.</p> <p>Sign Area: For projects/developments up to five (5) acres, a maximum fifty (50) square feet (single tenant) and one-hundred (100) square feet (multi-tenant). For Projects/developments five (5) acres or greater, a maximum one-hundred (100) square feet (single tenant) and two-hundred (200) square feet (multi-tenant).</p>
Location	<p>Two (2) signs per entrance, maximum.</p> <p>Approval for any right-of-way encroachment required by the owner of the right-of-way, consistent with Section 6.1.2.K.</p>
Standards	Identifying signs may be placed on a subdivision wall or fence provided that no part of the wall or fence exceeds six (6)-feet in height.

6. Pylon/Freestanding Sign



Description	A freestanding sign erected on a supporting base (pole), not attached, supported or suspended to or from any building or structure. A sign permit is required.
Size	Sign Area: Maximum <u>one-hundred (100)</u> square feet per side. Sign Height: Maximum <u>twelve (12)</u> feet.
Location	<u>One (1)</u> sign per street frontage, <u>two (2)</u> maximum.
Standards	All sign braces or uprights shall be self-supporting structures permanently attached to concrete foundations in or upon the ground. No portion of a pylon sign shall encroach into a public right-of-way, drive aisle, parking space, or walkway.

7. Sidewalk/A-Frame Sign



Description	A sidewalk sign (also commonly referred to as a sandwich board or A-Frame) allows for the display of a message on the sidewalk. Each business is limited to one sidewalk sign, located only in front of the entrance. A sign permit is not required.
Size	Sign Text Area: Maximum eight (8) square feet per side Sign Width: Maximum two (2) feet Sign Height: Maximum four (4) feet
Location	Each business is limited to one (1) sidewalk sign, located only in front of the building entrance. A sidewalk sign may not be placed so as to obstruct the normal flow of pedestrian traffic.

8. Window Sign



Description	A sign attached flat, but parallel, to the inside of a window, or within <u>twelve (12) inches</u> of the inside of the window. A sign permit is not required.
Size	Sign Area: Maximum <u>thirty (30) percent</u> of all windows may be covered by a window sign.
Location	Window signs may only be placed on first floor windows of buildings with street frontage.

6.1.6. PROHIBITED SIGNS

A. **Types of Prohibited Signs.** The following signs and sign-types are prohibited within the town and shall not be erected. Any lawfully existing permanent sign or sign-type that is among the prohibited signs and sign-types listed below shall be deemed a nonconforming sign subject to the provisions of Section 6.1.3: Nonconforming Signs.

1. Signs prohibited by federal or state law.
2. Signs that emit sound (except for drive-through signs), vapor, smoke, odor, particles, or gaseous matter.
3. Revolving signs, flashing signs, inflatable signs, and wind signs.
4. Portable signs, except for human held signs which are exempt from this section.
5. Roof signs.
6. Any sign located on real property without the permission of the property owner.
7. Billboards or off-site advertising signs, defined as a sign on a lot without a building or structure on it. Existing billboards of off-site advertising signs are recognized as nonconforming.
8. Signs within landscaped areas. (What does this mean? Landscaping is required around some signs.)
9. Pole ~~and/or pylon~~ signs. (Pylon signs are listed as a permitted sign type as per 6.1.5.B.6.)
10. Off-premises signs that advertise goods provided on a different lot, tract, or site from where the sign is located. This provision shall not apply to neighborhood/subdivision signs. Billboards and outdoor advertising are not permitted but may continue as a nonconforming use and in accordance with Sections 136-126 through 136-140.1 of the North Carolina General Statutes (Outdoor Advertising Control Act).

6.1.7. EXEMPT SIGNS

A. **Types of Exempt Signs.** The following signs are permitted and may be erected in any zoning district, unless otherwise provided, without securing a permit, subject to meeting all requirements of this LDO:

1. Signs required by federal, state, or local laws, ordinances, codes, or regulations.
2. Street address signs.
3. Professional nameplates not exceeding six (6) square feet in area.

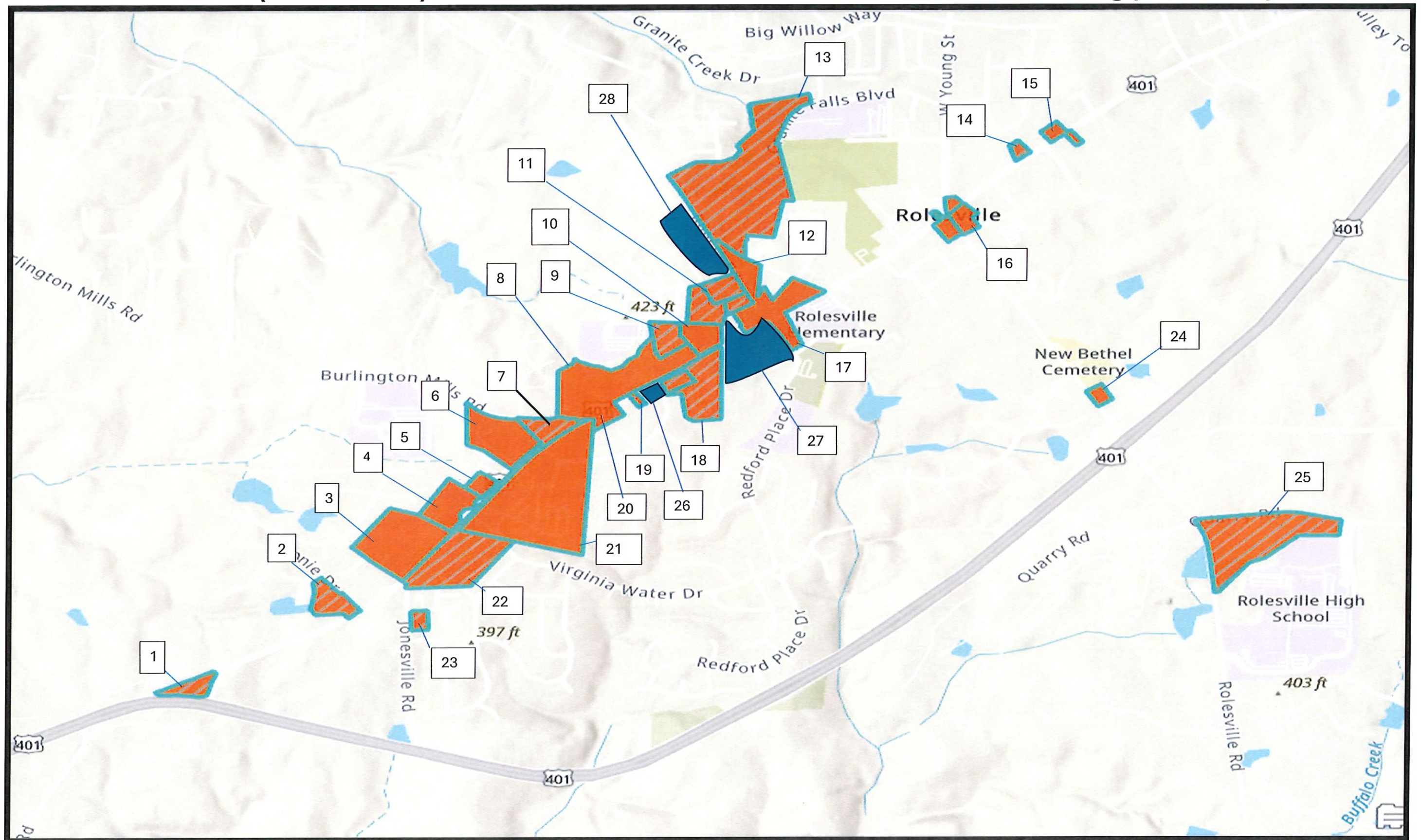
4. Identification signs at the entrance of the property limited to three (3) square feet in area.
5. Signs inside a building or structure or located on property such that they are not visible from ~~a~~ public rights-of-way.
6. On-site directional signs not exceeding three (3) square feet in sign area and three (3) feet in height.
7. On-site parking space signs not exceeding one (1) square foot of sign face per sign. One (1) such sign shall be allowed for each parking space on the property.
8. Government signs located in public rights-of-way.
9. Flagpoles and flags. Flagpoles shall not exceed twenty-five (25) feet in height in residential districts, thirty-five (35) feet in nonresidential districts.
10. Attention flags. A maximum of one (1), ten (10) square feet flag, per thirty (30) feet of frontage, shall be permitted on each parcel for a period of thirty (30) days a year. (Conflicts with prohibition of wind signs above.)
11. Signage on fence wraps affixed to perimeter fencing at a construction site that are exempt pursuant to N.C. Gen. Stat. § 160D-~~907~~ 908.
12. Signs, lights, figurines, and decorations that are temporarily displayed on holidays for a maximum of sixty (60) days at a time, three (3) times a year. Maximum four (4) square feet for any sign.
13. Additional exemptions for residential uses:
 - a. Up to twelve (12) square feet of signage placed in a window or in a yard.
 - b. In addition to signs permitted in a., an additional twelve (12) square feet of signage may be placed in a window or in a yard:
 - i. Beginning forty-five (45) days before, and ending five (5) days after, a federal, state, or local government election;
 - ii. While the property where the sign is located is offered for sale or rent; or
 - iii. Beginning two (2) days before, and ending one (1) day after, an otherwise permitted garage or yard sale.
14. Humanheld signs that do not obstruct the flow of vehicular or pedestrian traffic.
15. Graphics and lettering painted on or attached to vending machines, gas pumps, mailboxes, ice containers, or similar dispensing devices.

B. Standards for Exempt Signs. Except for government signs, exempt signs may not be

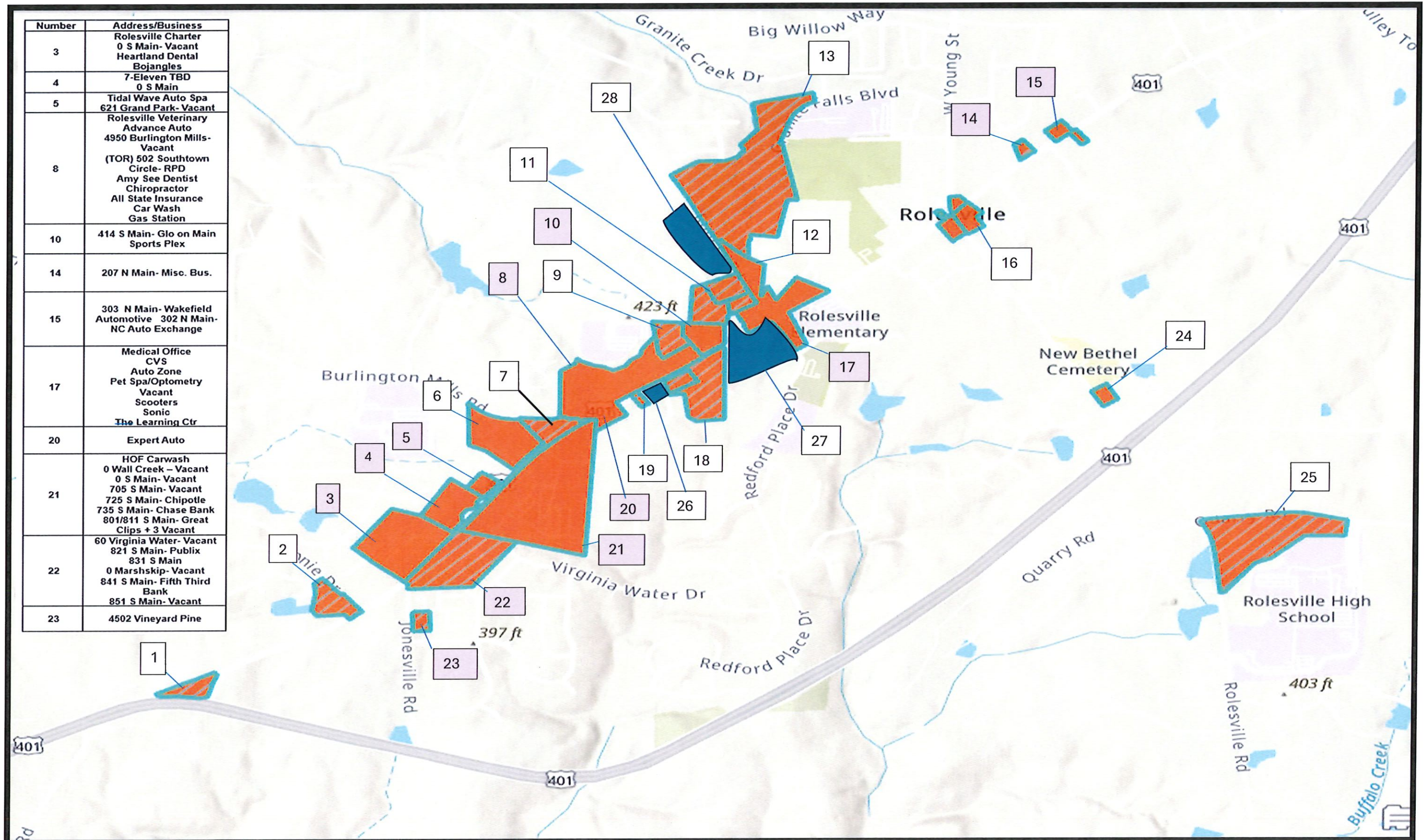
closer than five (5) feet from ~~the~~ the front lot line. No sign may be closer than five (5) feet from any driveway, curb, or edge of pavement. Signs which become visibly damaged must be removed.

GENERAL COMMERCIAL (GC) AND GENERAL COMMERCIAL CONDITIONAL ZONING (GC-CZ)

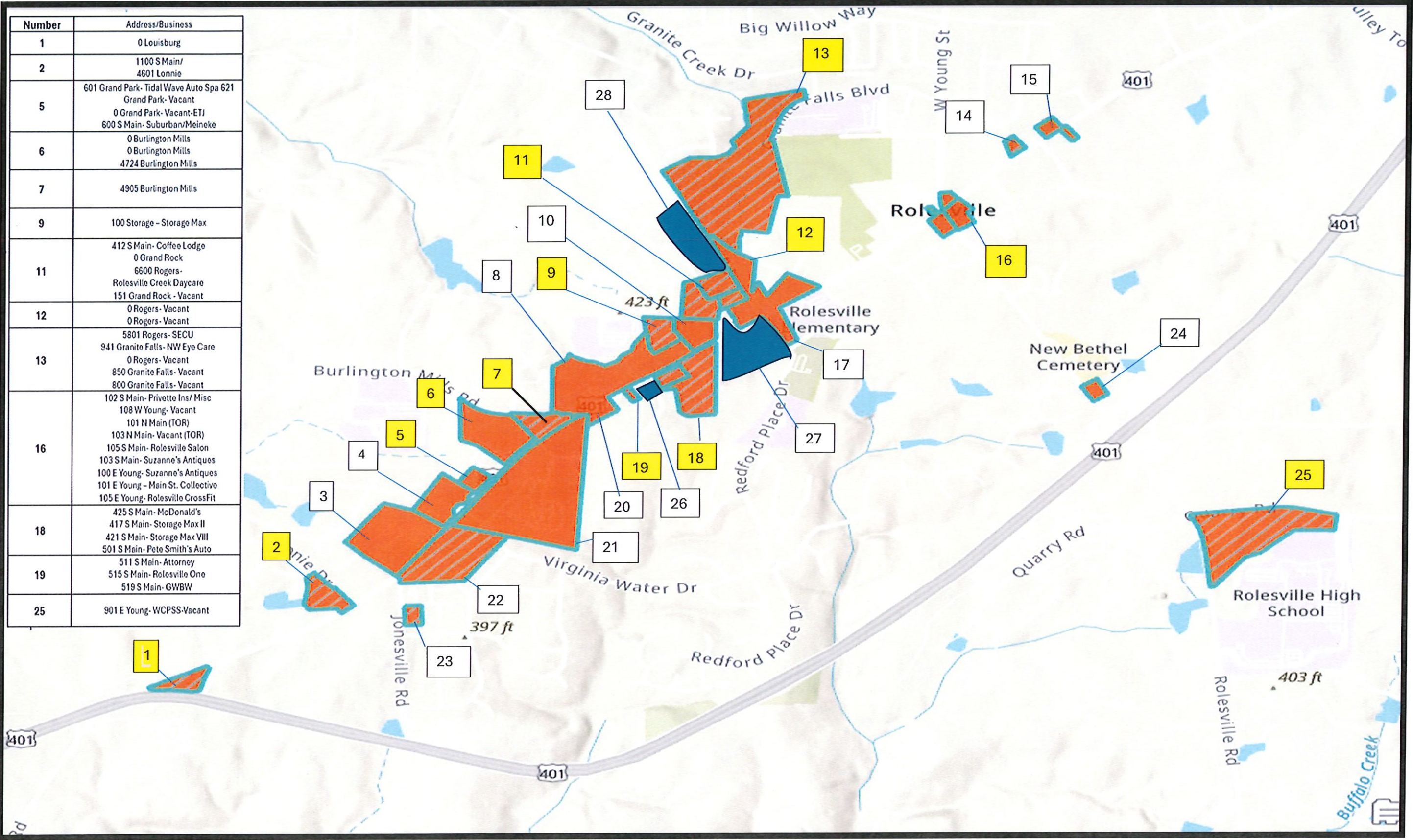
*R&PUD (UDO retired) converted to General Commercial Conditional Zoning (LDO-2021)



(STRAIGHT) GENERAL COMMERCIAL ZONING DISTRICTS (GC) (HIGHLIGHTED IN PINK)

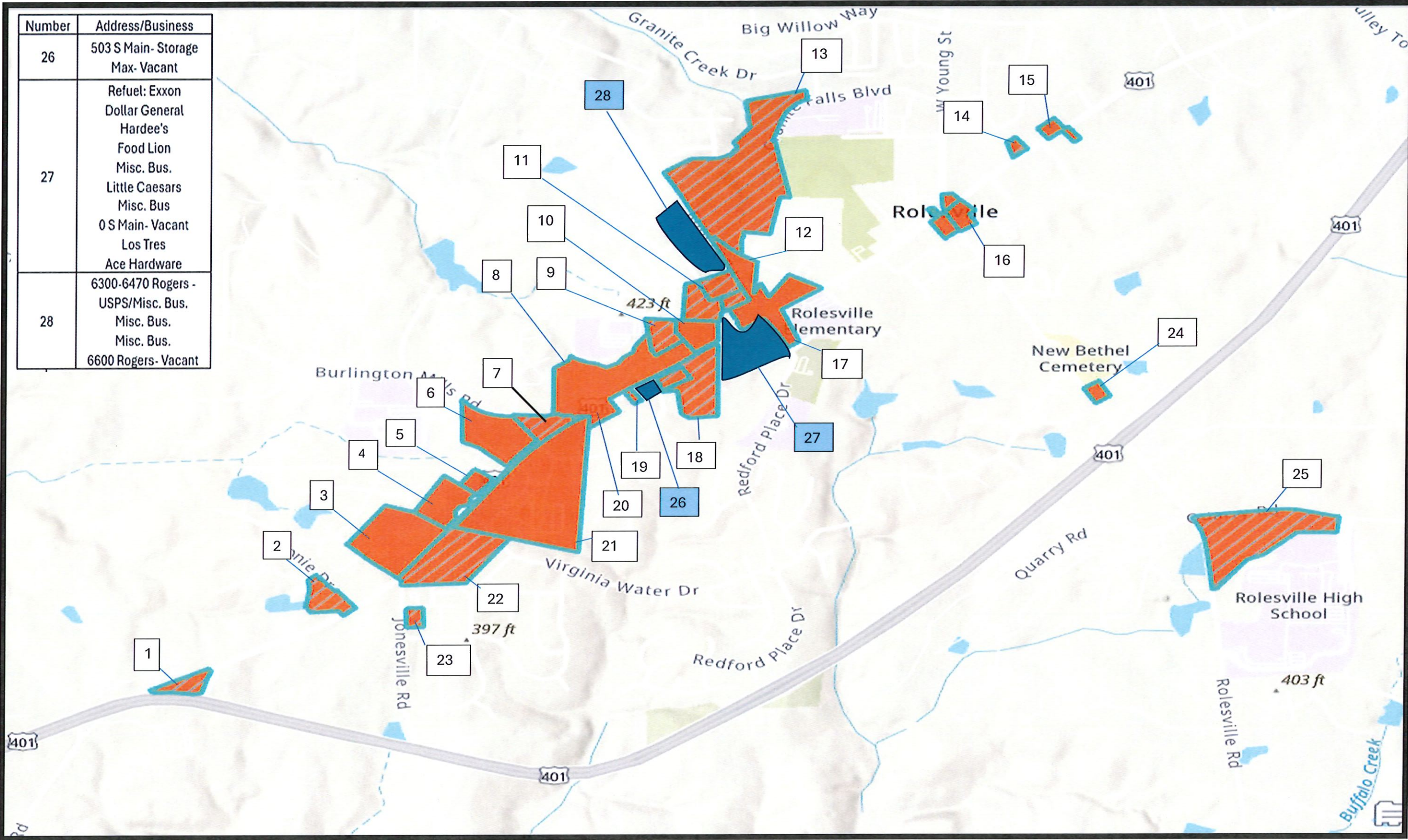


COMMERCIAL SPECIAL USE DISTRICTS (CO-SUD) CONVERTED TO GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICTS (GC-CZ) IN 2021 (HIGHLIGHTED IN YELLOW)



***R&PUD (UDO retired) with portions of GENERAL COMMERCIAL (GC) (HIGHLIGHTED IN BLUE)**

Number	Address/Business
26	503 S Main- Storage Max- Vacant
27	Refuel: Exxon Dollar General Hardee's Food Lion Misc. Bus. Little Caesars Misc. Bus O S Main- Vacant Los Tres Ace Hardware
28	6300-6470 Rogers - USPS/Misc. Bus. Misc. Bus. Misc. Bus. 6600 Rogers- Vacant



General Commercial- Conditional Zoning (GC-CZ UDO) and
General Commercial (GC LDO) Zoning Districts

Number	Acreage	PIN (ac)	Zoning	Address/Business	Conditions
1	6.16	1758133594	GC-CZ/ RL	0 Louisburg	160D-SUD to CZ
2	4.38	1758352248 (3.38) 1758351555 (1.00)	GC-CZ	1100 S Main/ 4601 Lonnie	160D-SUD to CZ
3	15.29	1758369359 (8.96) 1758461044 (4.08) 1758463244 (0.99) 1758465402 (1.26)	GC	908 Eagle Scholars - Rolesville Charter 0 S Main- Vacant 908 S Main- Heartland Dental 900 S Main- Bojangles	
4	7.05	1758465891 (5.11) 1758468940 (1.94)	GC	748 S Main 0 S Main	
5	6.72	1758570146 (1.92) 1758478333 (1.86) 1758479681 (1.25) 1758571481 (1.69)	GC GC *GI-CZ GC-CZ	601 Grand Park- Tidal Wave Auto Spa 621 Grand Park- Vacant 0 Grand Park- Vacant-ETJ 600 S Main- Suburban/Meineke	GC GC 160D-SUD to CZ 160D-SUD to CZ
6	17.11	1758581105 (1.40) 1758574837 (5.13) 1758486155 (10.58)	GC-CZ GC GC-CZ	0 Burlington Mills 0 Burlington Mills 4724 Burlington Mills	160D-SUD to CZ GC 160D-SUD to CZ
7	2.73	1758587077	GC-CZ	4905 Burlington Mills	160D-SUD to CZ
8	18.56	1758681358 (0.77) 1758683453 (1.09) 1758682706 (6.48) 1758684693 (1.18) 1758688911 (5.71) 1758780951 (0.84) 1758781988 (0.46) 1758793130 (1.03) 1758795264 (1.00)	GC	300 Batten- Rolesville Veterinary 530 S Main- Advance Auto 4950 Burlington Mills- Vacant (TOR) 502 Southtown Circle- TOR TH 250 Southtown Circle- RPD/ Misc Bus 0 S Main- Amy See Dentist & Misc Bus 112 Ste 102 Southtown- Chiropractor 112 Ste 108 Southtown- Misc Bus 112 Ste 112 Southtown- Chiropractor 504 S Main- All State Insurance 500 S Main- Car Wash 418 S Main- Gas Station	
9	4.00	1758792469	GC-CZ	100 Storage – Storage Max	160D-SUD to CZ
10	4.23	1758797437	GC-CZ	414 S Main- Glo on Main Sports Plex	
11	7.03	1758799572 (0.40) 1758797957 (3.92) 1759800090 (1.26) 1759800214 (1.45)	GC- CZ	412 S Main- Coffee Lodge 0 Grand Rock 6600 Rogers- Rolesville Creek Daycare 151 Grand Rock - Vacant	160D-SUD to CZ
12	5.52	1759800886 (3.60) 1759802379 (1.92)	GC-CZ	0 Rogers- Vacant 0 Rogers- Vacant	160D-SUD to CZ
13	38.13	1759715987 (4.54) 1759717504 (1.25) 1759812642 (22.29) 1759822247 (1.77) 1759824864 (8.28)	GC-CZ	5801 Rogers- SECU 941 Granite Falls- NW Eye Care 0 Rogers- Vacant 850 Granite Falls- Vacant 800 Granite Falls- Vacant	160D-SUD to CZ
14	1.02	1769124496	GC	207 N Main- Misc. Bus.	

General Commercial- Conditional Zoning (GC-CZ UDO) and
General Commercial (GC LDO) Zoning Districts

15	1.72	1769129706 (1.04) 1769220555 (0.68)	GC	303 N Main- Wakefield Automotive 302 N Main- NC Auto Exchange	
16	3.24	1769015401 (0.19) 1769016663 (0.09) 1769017516 (0.03) 1769017654 (0.42) 1769015157 (0.16) 1769015274 (0.15) 1769016246 (0.10) 1769018387 (2.10)	GC	102 S Main- Privette Ins/ Misc Bus 108 W Young- Vacant 101 N Main (TOR) 103 N Main- Vacant (TOR) 105 S Main- Rolesville Salon 103 S Main- Suzanne's Antiques 100 E Young- Suzanne's Antiques 101 E Young – Main St. Collective 105 E Young- Rolesville CrossFit	160D-SUD to CZ
17	9.31	1758897546 (1.62) 1758892738 (1.72) 1758890677 (1.26) 1759804047 (1.50) 1758896918 (0.30) 1759806076 (0.70) 1759807165 (0.86) 1759808293 (1.25)	GC	101 Redford- Medical Office 402 S Main- CVS 410 S Main- Auto Zone 310 S Main- Pet Spa/Optomtry 0 S Main- Vacant 306 S Main- Scooters 304 S Main- Sonic 302 S Main- The Learning Ctr	
18	9.89	1758798102 (1.36) 1758787576 (4.68) 1758785571 (3.21) 1758786903 (0.64)	GC-CZ	425 S Main- McDonald's 417 S Main- Storage Max II 421 S Main- Storage Max VIII 501 S Main- Pete Smith's Auto	160D-SUD to CZ
19	2.15	1758780692 (0.63) 1758689510 (0.50) 1758687482 (1.02)	GC-CZ GC GC	511 S Main- Attorney 515 S Main- Rolesville One 519 S Main- GWBW	160D-SUD to CZ GC GC
20	2.10	1758685243	GC	603 S Main- Expert Auto	
21	15.44	1758672944 (2.40) 1758671619 (2.93) 1758577481 (2.74) 1758574058 (2.71) 1758562868 (0.73) 1758561750 (1.63) 1758469328 (2.30)	GC	633 S Main- HOF Carwash 0 Wall Creek – Vacant 0 S Main- Vacant 705 S Main- Vacant 725 S Main- Chipotle 735 S Main- Chase Bank 801/811 S Main- Great Clips + 3 Vacant	
22	13.16	175861178 (1.90) 1758458968 (6.78) 1758456679 (1.97) 1758454866 (0.76) 1758453676 (1.75)	GC	60 Virginia Water- Vacant 821 S Main- Publix/ 831 S Main 0 Marshskip- Vacant 841 S Main- Fifth Third Bank 851 S Main- Vacant	
23	1.45	1758453022	GC	4502 Vineyard Pine	
24	2.00	1768286603	GC	701 E Young	MA08-03
25	21.03	1768464343	GC-CZ	901 E Young- WCPSS-Vacant	160D-SUD to CZ

General Commercial- Conditional Zoning (GC-CZ UDO) and
General Commercial (GC LDO) Zoning Districts

*UDO Retired R & PUD Properties with General Commercial portions converted to LDO GC-
CZ in 2021

Number	Acreage	PIN (ac)	Zoning	Address/Business	Conditions
26	1.80	1758784708	R&PUD to GC-CZ	503 S Main- Storage Max- Vacant	
27	12.41	1758890236 (0.93) 1758892338 (0.77) 1758894425 (0.78) 1758895219 (4.74) 1758896157 (0.15) 1758892038 (1.89) 1758882842 (1.14) 1758880834 (2.01)	R&PUD to GC-CZ	413 S Main- Refuel Exxon 411 ½ S Main- Dollar General 403 S Main- Hardees 405 S Main- Food Lion/ Misc. Bus. 405 ½ S Main- Little Caesars 411 S Main- Misc. Bus 0 S Main- Vacant 411 S Main Ste H,I,J- Los Tres/ Ace	
28	6.05	1759708623 (1.98) 1759706980 (0.99) 1759715088 (0.99) 1759714313 (2.09)	R&PUD to GC-CZ	6300-6470 Rogers - USPS/Misc. Bus. 6200-6290 Rogers- Misc. Bus. 6100-6182 Rogers – Misc. Bus. 6600 Rogers- Vacant	

TA-25-06

Proposed Text Amendment combining Applicant and Staff language

“Self-Storage. Enclosed” to Commercial use category in LDO Table 5.1 and LDO 5.1.4.

- Add the following line to Table 5.1

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
COMMERCIAL USES													
Retail Sales and Services, Shopping Center	-	-	-	-	P	P	-	-	-	S	S	S	5.1.4.R.
<u>Self Storage, enclosed</u>	-	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>	<u>5.1.4.</u>
Tattoo Establishment	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.S.
Vape and Tobacco Store	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.T.
Vehicle, Rental and Sales	-	-	-	-	P	P	-	-	-	-	-	-	5.1.4.U.
Vehicle, Minor Service	-	-	-	-	P	P	-	P	P	-	-	-	5.1.4.V.
Vehicle, Major Service	-	-	-	-	-	S	-	P	S	-	-	-	5.1.4.W.

- Add the following section to LDO 5.1.4 as a new alphabetized entry:

Self-Storage, enclosed

- (1) Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.
- (2) Accessory Uses Not Included.
- (3) Examples. Examples include enclosed self-storage facilities
- (4) Use Standards.
 - (a) Building architecture shall comply with LDO Section 6.8.2. Nonresidential Building Standards”
 - (b) Transparency shall be no greater than XXX percent.
 - (c) All transparency features / glazing shall be visually screened so that the entire of the building cannot be seen.

Financial Update

For month ending August 31, 2025



General Fund

The General Fund budget is established by the annual budget ordinance. These appropriations expire on June 30 of each year.

Revenues

	FY24-25 Estimate*	FY25-26 Budget	FY25-26 YTD	YTD %		Percent Received
Ad Valorem	9,178,620	9,570,000	581,906	6%	Ad Valorem	6%
Ad Valorem DMV	800,705	820,000	71,274	9%	Ad Valorem DMV	9%
Local Opt Sales Tax	3,292,705	3,615,000	-	0%	Local Opt Sales Tax	0%
Solid Waste Fees	1,123,622	1,237,100	70,998	6%	Solid Waste Fees	6%
Utility Sales Tax	554,084	670,000	-	0%	Utility Sales Tax	0%
Fund Balance	-	1,608,435	-	0%	Fund Balance	0%
Other Revenue	2,831,136	5,264,240	1,471,338	28%	Other Revenue	28%
Total	17,780,873	22,784,775	2,195,516	10%		

Expenditures

	FY24-25 Estimate*	FY25-26 Budget	FY25-26 YTD	YTD %		Percent Spent
Governing Board	179,372	236,330	16,455	7%	Governing Board	7%
Administration	1,035,601	1,232,330	211,301	17%	Administration	17%
Finance	758,107	841,640	166,489	20%	Finance	20%
Human Resources	345,874	342,610	61,328	18%	Human Resources	18%
Special Approp	1,890,468	5,906,190	-	0%	Special Approp	0%
Planning	1,313,211	1,337,435	145,711	11%	Planning	11%
Com/Econ Dev	199,205	271,770	48,188	18%	Com/Econ Dev	18%
Engineering		485,800	28,902	6%	Engineering	6%
Police	4,291,721	4,512,950	677,400	15%	Police	15%
Fire	1,384,487	2,741,550	381,893	14%	Fire	14%
Public Works	1,093,696	1,234,390	156,942	13%	Public Works	13%
Powell Bill	16,325	1,050,000	11,595	1%	Powell Bill	1%
Solid Waste	1,531,717	1,223,000	321,206	26%	Solid Waste	26%
Parks & Rec	1,270,943	1,368,780	239,790	18%	Parks & Rec	18%
Total	15,310,727	22,784,775	2,467,200	11%		
Fund Balance Change	2,470,146		(271,684)			

GENERAL FUND NOTES

- Overall, the General Fund is performing as expected. Some revenues have up to a 3-month lag in receipt.
- Department expenditures are generally within expected levels.
- Solid Waste is higher than the benchmark due to acquisition of the new yard waste compactor truck early in the year.

Administrative Budget Transfers

The governing board has authorized the Town Manager to approve transfers up to \$50,000. The transfers below occurred during this reporting period.

Date	FROM: Department / Line-Item	TO: Department / Line-Item	Amount	Explanation
8/14/25	Gov Bd / Training & Travel	Gov Bd / Dues & Fees	\$500	Mayor's Assoc dues increase
8/14/25	Gov Bd / Training & Travel	Gov Bd / Meetings & Events	\$2,500	9/11 Tribute, Conv w Civil Servants

* FY24-25 figures are preliminary, based upon cash basis of accounting, all year-end entries are not reflected

Financial Update

For month ending August 31, 2025



Capital Funds

Capital budgets are typically established by a project ordinance, and the budget appropriation is valid for the life of the project.

Capital Projects Fund (Current Fiscal Year)

	FY24-25 Estimate*	FY25-26 Budget	FY25-26 YTD	FY25-26 YTD %
Revenues				
Streets-related	1,348,595		168,905	
Parks-related	1,468,122		193,316	
Fund Balance Approp		2,657,400		0%
All Other Revenues	58,543	2,045,470	9,929	0%
Transfer In	1,285,000	1,028,000		0%
Total	4,160,261	5,730,870	372,150	6%

Expenditures				
Streets & Sidewalks	293,188	598,177	2,496	0%
Parks & Greenways	1,491,434	2,012,790	232,004	12%
General	601,633	3,119,903	44,923	1%
Transfer Out	-			
Total	2,386,255	5,730,870	279,423	5%

Fund Balance Change 1,774,006 92,727

LAPP Grants Fund (Current Fiscal Year)

	FY24-25 Estimate*	FY25-26 Budget	FY25-26 YTD	FY25-26 YTD %
Revenues				
All Other Revenues	227,189		37,234	
Grants - Federal	3,436,908	578,886	-	0%
Grants - State	117,263	1,080,000	-	0%
Grants - Local		652,718	-	0%
Reimbursements	423,312	363,641	-	0%
Transfer In	-	5,162,438	-	0%
Total	4,204,672	7,837,683	37,234	

Expenditures				
LAPP Project	4,462,699	4,421,208	16,832	0%
Wallbrook	423,312	1,683,757	5,931	0%
ADA Curb Ramps	189,472	-	-	
Water/Sewer	67,281	1,732,719	-	0%
Total	5,142,764	7,837,684	22,763	

Fund Balance Change (938,092) 14,471

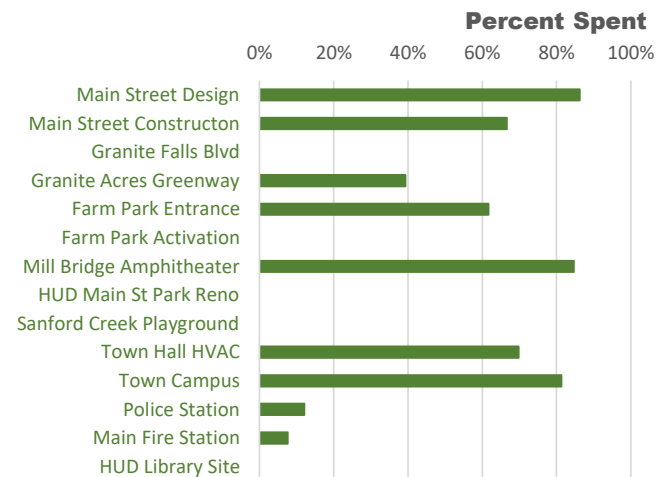
Utility Projects Fund (Current Fiscal Year)

	FY24-25 Estimate*	FY25-26 Budget	FY25-26 YTD	FY25-26 YTD %
Revenues	92,916	-	7,493	
Expenditures	-	-	-	

Fund Balance Change 92,916 - 7,493 -

Project Ordinances (Multiple Fiscal Years)

Project	Budget	Project to Date Actual	% Spent
Main Street Design	2,873,994	2,478,313	86%
Main Street Construction	23,403,339	15,588,419	67%
Granite Falls Blvd	200,000	-	0%
Granite Acres Greenway	323,500	127,157	39%
Farm Park Entrance	1,550,000	955,877	62%
Farm Park Activation	460,000	-	0%
Mill Bridge Amphitheater	470,000	397,798	85%
HUD Main St Park Reno	406,000	-	0%
Sanford Creek Playground	52,000	-	0%
Town Hall HVAC	80,000	55,825	70%
Town Campus	2,652,000	2,157,490	81%
Police Station	1,120,000	135,206	12%
Main Fire Station	1,350,000	103,500	8%
HUD Library Site	325,000	-	0%



Cash & Investments

By Fund

General Fund	16,763,073
Capital Projects Fund	10,924,446
LAPP Grants Fund	4,834,708
Utility Projects Fund	2,107,357
Total	34,629,585

By Type

Checking	630,964
Investment	33,998,621
Total	34,629,585

* FY24-25 figures are preliminary, based upon cash basis of accounting, all year-end entries are not reflected