



## Board of Commissioners

### Work Session

**May 19, 2026**

**6:30 PM**

#### AGENDA

*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, held on the first Tuesday of each month, they can ask questions and raise concerns, and that they are welcome to contact the Mayor or board at other times by phone or email.*

1. Call to Order
2. Consideration of the Agenda
3. Rolesville Comprehensive Plan 2050 – Stephen Wensman, Planning Director
4. Legislative Hearing – TA-2026-0005 - Omnibus – Stephen Wensman, Planning Director
5. Adjourn

# Memo

**To:** Mayor Currin and Town Board of Commissioners  
**From:** Stephen Wensman, Planning Director; Michael Elabarger, Assistant Planning Director; and Meredith Gruber, Senior Planner  
**Date:** Meeting Held May 19, 2026  
**Re:** TA-26-0005 – Omnibus Text Amendments

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## **Background**

TA-26-0005 staff-initiated Text Amendments cover both substantive and technical amendments in multiple sections of Rolesville's Land Development Ordinance (LDO).

## **Proposed Text Amendments**

A summary of the Text Amendments is listed below; please see the attached Ordinance for TA-26-0005 to read the proposed Text Amendment language.

- **Section 3. Zoning Districts**
  - Section 3.F. – Amendment to add item F. Development Standards including the setback standards moved from LDO Section 11.7. Definitions.
  - Table 3.1.3. Residential High (RH) Development Standards – Amendment to clarify side setbacks between Single Family Attached and Detached housing
  - Table 3.2.4. Business, Industrial, and Technology (BT) Development Standards – Amendment to eliminate setback requirement when Business, Industrial, and Technology (BT) is adjacent to Business, Industrial, and Technology (BT)
  - Miscellaneous minor corrections
- **Section 5. Uses**
  - 5.1.4. Commercial Uses item U. – Amendment to add standard for measuring separation distance for Vape and Tobacco Stores
  - Miscellaneous minor corrections
- **Section 6.2. Open Space, Buffering, Compatibility, Landscaping, and Trees**
  - 6.2.2.1. Perimeter Buffers item D.4. – Amendment to allow parking areas in Office and Professional (OP) and Business, Industrial, and Technology (BT) zoning districts to encroach in the outer 50% of a perimeter buffer
  - 6.2.2.1. Perimeter Buffers items E., F., and G. – Amendments to define standards for opacity that may be achieved by landscaping or a combination of landscaping and a fence or wall
  - Note TA-26-0002 Perimeter Buffer Correction was approved at the May 5 Town Board of Commissioners' meeting
  - Miscellaneous minor corrections

- **Section 6.8. Design Standards**
  - Section 6.8.2. Nonresidential Building Design Standards Item D.1.b. – Amendment to exclude Industrial Uses and Government Facility Uses from roof line standards
  - Section 6.8.2. Nonresidential Building Design Standards Item D.2. – Amendment to exempt Public Safety Uses within Government Facility Uses from transparency requirements
  - Section 6.8.2. Nonresidential Building Design Standards Item D.3. – Amendments to Blank Wall Area for buildings in General Commercial (GC), Commercial (CH), Office and Professional (OP), and Business, Industrial, and Technology (BT) zoning districts
  - Miscellaneous minor corrections
  
- **Section 9. Subdivision Regulations**
  - Section 9.2.1. Streets and Sidewalks item A.1. – Multiple-lot campus style development in Office and Professional (OP), Business, Industrial, and Technology (BT), and General Industrial (GI) zoning districts may access to and abut Private Access Easements
  - Section 9.2.1. Streets and Sidewalks item B.8. – Amendment to require addresses and street names prior to the submittal of Construction Infrastructure Drawings and/or Site Development Plans
  - Note TA-26-0003 Minor Subdivision Correction was approved at the May 5 Town Board of Commissioners’ meeting
  - Miscellaneous minor corrections
  
- **Section 11.7. Definitions**
  - Removal of setbacks definition that includes development standards

**Comprehensive Plan Consistency**

The Rolesville 2050 Comprehensive Plan Focus Areas include looking at challenges and opportunities as they relate to:

- Transportation,
- Economic Development,
- Housing & Land Use, and
- Parks, Recreation, & Community Character.

Having clear and effective development regulations has the potential to support all the Focus Areas in Rolesville’s Comprehensive Plan.

**Planning Board Recommendation**

At their April 26, 2026 meeting, the Planning Board reviewed TA-26-0005 Omnibus Text Amendments. The Board had questions about perimeter buffer width remaining the same with the proposed opacity options as well as how access to lots in the BT and OP zoning districts will function when easements are used. Board members also acknowledged the volume of technical

amendments/corrections. Following discussion, the Planning Board unanimously recommended approval of TA-26-0005 because of its consistency with the Comprehensive Plan.

**Staff Recommendation**

Staff concurs with the Planning Board and recommends approval of TA-26-0005 due to its consistency with the Comprehensive Plan.

**Proposed Motions**

- Motion to (*approve or deny*) **TA-26-0005 – Omnibus Text Amendments** because it is (*consistent or inconsistent*) with the Comprehensive Plan. (*Please include examples of consistency or inconsistency.*)

*If TA-26-0005 is approved:*

- Motion to adopt a Statement of Consistency and Reasonableness as **TA-26-0005** is consistent with Rolesville’s Comprehensive Plan, supporting the plan’s four Focus Areas, and is therefore reasonable

*Or*

- Motion to continue **TA-26-0005 – Omnibus Text Amendments** to a future Town Board of Commissioners’ meeting (*Provide date certain.*)

**Attachment**

- Ordinance ORD-26-\_\_ for TA-26-0005

**PROPOSAL TO AMEND  
THE LAND DEVELOPMENT ORDINANCE,  
TOWN OF ROLESVILLE, NORTH CAROLINA**

**Case Number TA-26-0005 Land Development Ordinance (LDO) Text Amendments to  
Sections 3. Zoning Districts, 5. Uses, 6.2. Open Space, Buffering, Compatibility,  
Landscaping, and Trees, 6.8. Design Standards, 9. Subdivision Regulations, and  
11.7. Definitions  
Ordinance # ORD-2026-\_\_\_\_**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Sections 3. Zoning Districts, 5. Uses, 6.2. Open Space, Buffering, Compatibility, Landscaping, and Trees, 6.8. Design Standards, 9. Subdivision Regulations, and 11.7. Definitions to clarify requirements and make technical corrections in the above noted Sections.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2026) Grant of power; (a) A local government may adopt zoning regulations. Except as provided in subsections (b) and (c) of this section, a zoning regulation may 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 spaces; 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 Land Development Ordinance as described below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That Sections 3. Zoning Districts, 5. Uses, 6.2. Open Space, Buffering, Compatibility, Landscaping, and Trees, 6.8. Design Standards, 9. Subdivision Regulations, and 11.7. Definitions be amended to read as follows:**

- ✓ Addition (additions are **underlined**)
- Deletion (deletions are ~~struck through~~)
- Alteration (additions are **underlined** and deletions are ~~struck through~~)

**3. ZONING DISTRICTS**

**F. Development Standards.**

**1. Building Height. See Section 11.7. Definitions.**

2. **Setbacks.** Required setbacks shall be measured from the closest base of the wall of the structure to the lot line or street right-of-way line. Setbacks are designated by front, corner, side, and rear requirements. Mechanical, electrical, and plumbing equipment (including air-conditioning and pool equipment) are exempt from side and rear yard requirements but shall not be located any closer than three (3) feet from the property line. Uncovered stairs, landings, terraces, porches, balconies, and fire escapes may project into any yard, but such projection may not exceed five (5) feet, and such projection may not be closer than ten feet to any lot line. Architectural projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard, but such projection shall not exceed three (3) feet.

Table 3.1.1. RL Development Standards

STANDARDS		RL REQUIREMENTS
Building Height		Max: 35'
Density		Max: 2 Dwelling Units Per Acre
Building Setbacks (Min.)	Front	30' 20' (Cluster)
	Side	12' 10' (Cluster)
	Rear	25' 20' (Cluster)
	Corner	17' 12' (Cluster)
Lot	Width (Min.)	100' 65' (Cluster)
	Coverage (min./max.)	N/A
	Area (Min.)	20,000 Square Feet (By Right) 10,000 Square Feet (Cluster Development)

Table 3.1.3. RH Development Standards

STANDARDS		RH REQUIREMENTS				
Building Height		Max: 35' Max for Residential Care uses: 60' with the installation of sprinklers and with Conditional Zoning				
Density		Max: 6 Dwelling Units Per Acre (Single Family Detached) Max: 8 Dwelling Units Per Acre (Age Restricted) Max: 9 Dwelling Units Per Acre (Attached) Max: 12 Dwelling Units Per Acre (Multifamily)				
		Single Family Detached	Single Family Detached (Age Restricted)	Attached	Attached (Age Restricted)	Multiple Family
Building Setback (Min./Max.)	Front	15'	15'	15'	15'	20'
	Side	10' <b><u>Min. 30' between Detached and Attached structures</u></b>	10' Aggregate	0' Internal <b><u>5' for structures of three units or less</u></b> 10' End Unit Min. 30' between structures Min. 10' between structures of three units or less <b><u>Min. 30' between Attached and Detached structures</u></b>	0' Internal 5' End Unit Min. 16' Between structures Min. 10' Between two-unit structures	15'
	Rear	15'				
	Corner	15'	15'	15'	15'	20'
Lot	Width (Min.)	75' (Single Family Detached) 40' (Single Family Detached Age Restricted) 20' (Attached)				
	Coverage	N/A				
	Area (Min.)	7,500 Square Feet (Single Family Detached) 4,000 Square Feet (Single Family Detached Age Restricted) 2,000 Square Feet (Attached) 1,900 Square Feet (Attached Age Restricted)				

Special Standards and Notes	<p>No more than 15 gross acres may be assigned to attached or multiple family uses. This acreage limit shall be applied to the total of all attached and multifamily uses within a subdivision. Notwithstanding the foregoing, the acreage limit may be divided within and/or distributed throughout a subdivision. There is no limitation for age restricted residential developments.</p> <p>Two or three-unit single family attached buildings adjacent to a four-unit or greater building will follow the thirty foot (30') building separation requirement.</p>
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Table 3.1.4. MH Development Standards

STANDARDS		MH REQUIREMENTS
Building Height		Max: 35'
Density		Max: 2 Dwelling Units Per Acre
Building Setbacks (Min.)	Front	30'
	Side	12'
	Rear	25'
	Corner	17'
Lot	Width (Min.)	85'
	Coverage (min./max.)	N/A
	Area ( <b>Min.</b> )	20,000 Square Feet

**3.1.4.C. Mobile Home Park Standards**

- h. The exterior siding consists predominately of vinyl or aluminum horizontal lap siding (whose reflectivity does not exceed that of gloss white paint), wood, or ~~hardieplank~~ **fiber cement siding**, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.

Table 3.2.1. GC Development Standards

STANDARDS		GC REQUIREMENTS
Building Height		Max: 42'; Design Alternative to go up to 50'
Building Setbacks (Min.)	Front	20'
	Side	15'
	Rear	35'
	Corner	25'
Lot	Width (Min.)	100'
	FAR/Coverage (min./max.)	N/A
	Area <b>(Min.)</b>	20,000 Square Feet

Table 3.2.2. CH Development Standards

STANDARDS		CH REQUIREMENTS
Building Height		Max: 60'
Building Setbacks	Front	20'
	Side	15'
	Rear	35'
	Corner	25'
Lot	Width (Min.)	100'
	FAR/Coverage (min./max.)	N/A
	Area <b>(Min.)</b>	20,000 Square Feet

Table 3.2.3. OP Development Standards

STANDARDS		OP REQUIREMENTS
Building Height		Max: 42'; Design Alternative to go up to 50'
Building Setbacks (Min.)	Front	20'
	Side	15'
	Rear	35'
	Corner	25'
Lot	Width (Min.)	100'
	FAR/Coverage (min./max.)	N/A
	Area ( <b>Min.</b> )	20,000 square feet

Table 3.2.4. BT Development Standards

STANDARDS		BT REQUIREMENTS
Building Height		Max: 60'
Building Setbacks (Min.)	Front	30'
	Side	15'
	Rear	35'
	Corner	25'
	<b>BT adjacent to BT</b>	<b>0'</b>
Lot	Width (Min.)	100'
	Coverage (Min./Max.)	N/A
	Area ( <b>Min.</b> )	20,000 Square Feet

Table 3.2.5. GI Development Standards

STANDARDS		GI REQUIREMENTS
Building Height		Max: 60'
Building Setbacks (Min.)	Front	30'
	Side	15'
	Rear	35'
	Corner	25'
Lot	Width (Min.)	100'
	Coverage (Min./Max.)	N/A
	Area (Min.)	20,000 Square Feet

### 3.3. CONDITIONAL ZONING DISTRICTS

#### B. Standards.

1. **Concept Site Plan.** A **concept** site plan may be approved as part of a conditional zoning. If a **concept** site plan is incorporated as a condition in conditional zoning, it is part of that legislative decision.

### 3.4 MIXED-USE DISTRICTS

#### E. Special Standards in Mixed-Use Districts.

#### 2. Building Placement.

- b. Building placement dimensions may be varied administratively, by the Land Development Administrator. Where multiple buildings are proposed on the same lot or parcel, the building placement shall apply to the primary building as identified on the **concept** site plan and if mitigating techniques such as liner buildings, streetwalls or similar are provided.

~~c. An administrative exception may be granted for side building placement that utilize fire-rated separation walls within ten (10) feet of side property lines, per compliance with 601 NCSBC-2018, Table 601 and Table 602.~~

Table 3.4.1. TC District Development Standards

STANDARDS		TC REQUIREMENTS
Building Height		Max: 60'
Density		20 Units/Acre (Single-Use Residential Building)  (No Density Standard for Upper Story Residential When Part of a Mixed-Use Building, And/or Live-Work Unit)
Building Placement (Min./Max.)  See also Street Walls	Front	0'/20'
	Side	0'/15'
	Rear	0'/45'
Lot	Length (Min.)	50'
	Width (Min.)	25' 20' (Attached)
	Coverage (Max.)	N/A
Frontage	% Requirement	50%
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)  Maximum AUA Depth: 10'
	Encroachments  (Upper Story Only; Only Where Clear of Public Utilities)	Maximum Length: 50% of Building Frontage  Maximum Encroachment: 6'  Minimum Clearance: 8'  Balconies, Awnings, And Porches Are Permitted Encroachments  Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar

	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas, Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
<b>Building and Site Design</b>		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage, Private Access Easement, or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		35,000 Square Feet No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall		Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature
Minimum Transparency % By Story (Excluding Residential Only Structures)		40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations		Side Or Rear Only; Not Adjacent to The Primary Street
Street Walls Required		Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets or Private Access Easements May Be Utilized to Meet the Building Frontage Requirements
Rooflines		Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
<p>Notes:</p> <p>Any/all development standards in Table 3.4.1. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</p>		

### 3.4.2. ACTIVITY CENTER (AC)

B. **Mixed-Use District by Zoning Map Amendment.** The AC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The AC district shall require a **concept** site plan as part of the zoning map amendment.

Table 3.4.2. AC District Development Standards

STANDARDS		AC REQUIREMENTS
Building Height		Max: 60'
Density		10 Units/Acre (By Right)
Building Placement (Min./Max.)	Front * <sup>1</sup>	15'/75'
	Side * <sup>2</sup>	5'/50'
	Rear * <sup>3</sup>	10'/75'
Lot	Length (Min.)	75'
	Width (Min.)	50' 20' (Attached)
	Coverage (Max.)	N/A
Frontage	% Requirement	35% Outparcel buildings may be used to meet frontage requirements
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum AUA Depth: 10'
	Encroachments	Maximum Length: 50% of Building Frontage Maximum Encroachment: 6'

	(Upper Story Only; Only Where Clear of Public Utilities)	Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar
	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
<b>Building and Site Design</b>		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage, Private Access Easement, or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		50,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall		Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature
Minimum Transparency % By Story (Excluding Residential Only Structures)		40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations		Side Or Rear Only; Not Adjacent to The Primary Street
Street Walls Required		Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets or Private Access Easements May Be Utilized to Meet the Building Frontage Requirements

Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
<p><u>Notes:</u></p> <p>Any/all development standards in Table 3.4.2. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</p> <p>*<sup>1</sup> (Front Setback) Can be increased by a factor of 1.5 where an active use area is provided.</p> <p>*<sup>2</sup> (Side Setback) 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.</p> <p>*<sup>3</sup> (Rear Setback) Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.</p>	

### 3.4.3. NEIGHBORHOOD CENTER (NC)

B. **Mixed-Use District by Zoning Map Amendment.** The NC district can only be implemented via a zoning map amendment within appropriate land use classifications, including but not limited to Mixed Use Neighborhood and Medium Density Residential. The NC district shall require a concept site plan as part of the zoning map amendment.

Table 3.4.3. NC District Development Standards

STANDARDS		NC REQUIREMENTS
Building Height		Max: 45'
Density		8 Units/Acre (By Right)
Building Placement (min./max.)	Front * <sup>1</sup>	15'/100'
	Side * <sup>2</sup>	10'/50'
	Rear * <sup>3</sup>	10'/50'
Lot	Length (Min.)	100'
	Width (Min.)	50'

		20' (Attached)
	Coverage (Max.)	N/A
Frontage	% Requirement	25% Outparcel buildings may be used to meet frontage requirements
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum AUA Depth: 10'
	Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar
	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
<b>Building and Site Design</b>		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage, Private Access Easement, or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		25,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor

Maximum Blank Wall	Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area  A Maximum 25' In Length Without a Compliant Design Feature
Minimum Transparency % By Story (Excluding Residential Only Structures)	40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations	Side Or Rear Only; Not Adjacent to The Primary Street
Street Walls Required	Drive-Throughs  Parking Areas (Excluding On-Street Parking) Fronting Public Streets or Private Access Easements  May Be Utilized to Meet the Building Frontage Requirements
Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
<p><u>Notes:</u></p> <p>Any/all development standards in Table 3.4.3. may be modified if part of a Development Agreement approved by the Town Board of Commissioners.</p> <p>*<sup>1</sup> (Front Setback) Can be increased by a factor of 1.5 where an active use area is provided.</p> <p>*<sup>2</sup> (Side Setback) 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.</p> <p>*<sup>3</sup> (Rear Setback) Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.</p>	

## 5. USES

### 5.1.2. RESIDENTIAL USES

#### B. Dwelling, Single Family, Attached (i.e. Townhouse)

##### 5. Use Standards

c. Private Access Easements shall comply with the following:

~~4.—Addressing for all Lots shall be obtained during the Preliminary Subdivision Plat review/ approval process.~~

### 5.1.3. CIVIC PRINCIPAL USES

#### G. Government Facility.

- ~~4. Use Standard. Buildings must be set back at least one hundred feet (100') from adjacent residentially zoned property.~~

### 5.1.4. COMMERCIAL PRINCIPAL USES

#### H. Electronic Gaming Operations.

##### 2. Standards.

- k. The establishment can be no closer than one thousand (1,000) feet of another electronic gaming operation. **Measurement of distance separation shall be made in a straight line between the closest points of the buildings in which the electronic gaming operations are located.**

#### U. Vape and Tobacco Store

1. Characteristics. Any establishment that is a retail outlet specializing in the selling of electronic cigarettes, electronic juice, and other vaping products.
2. Vape and tobacco stores shall be located at least **one thousand (1,000)** feet from any public or private school. **Measurement of distance separation shall be made in a straight line between the closest points of the buildings in which the vape and tobacco stores are located to the closest point of the school lot line/campus.**
3. The establishment can be no closer than one thousand (1,000) feet to another vape and tobacco store. **Measurement of distance separation shall be made in a straight line from the closest point of the building in which the vape and tobacco store is located.**

**6.2. OPEN SPACE, BUFFERING, COMPATIBILITY, LANDSCAPING, AND TREES**

**6.2.2. BUFFERING**

**6.2.2.1. PERIMETER BUFFERS**

- B. **Applicability.** All new development shall comply with the standards of this section. The following shall also apply in instances of repairs, renovations, or additions. ~~No permit for construction of any building, structure or use may be issued until buffering has been provided in accordance with this Land Development Ordinance (LDO).~~
  - 4. **Change in Use.** A change in use shall not require compliance with this section, unless ~~if~~ the specific use has a use standard requiring a specific buffer.
  
- D. **Permitted Items Within Perimeter Buffers.** Required and additional plant materials, fences, walls, and berms are permitted in a buffer.
  - 4. **Parking. Parking areas in the Office and Professional (OP) and Business, Industry, and Technology (BT) Zoning Districts may encroach into the outer fifty percent (50%) of a perimeter buffer area.**

Table 6.2.2.1. Perimeter Buffer Types Table

	Type 1	Type 2	Type 3	Type 4
Min. Width	10'	15'	25'	50'
Min. Canopy Trees	3	3	4	8
Min. Under- story Trees	1	1	2	4
Min. Shrubs	40	50	60	Hedge
<del>Min. Fence</del>	<del>6'</del>	<del>6'</del>	<del>N/P</del>	<del>N/P</del>
<del>Min. Wall</del>	<del>N/R</del>	<del>N/R</del>	<del>6'</del>	<del>3'</del>
<del>Min. Berm</del>	<del>N/R</del>	<del>N/R</del>	<del>N/R</del>	<del>5'</del>
<b>Min. Opacity</b>	<b><u>50% to 6'</u></b>	<b><u>75% to 6'</u></b>	<b><u>75% to 6'</u></b>	<b><u>75% to 8'</u></b>

Notes:  
 Measurements provided are per 100 linear feet.

Additional Standards  
 Trees and plants may be clustered provided a maximum 10' gap between plantings is maintained.  
 Minimum shrubs and hedges may be double staggered.  
 The above standards are the minimum standards required, enhanced landscape and buffer standards may be provided. For example, ~~a wall may be substituted for a fence and / or~~ additional landscape materials may be installed.  
~~The placement of fences shall ensure all required planting materials are located between the fence and the property line. However, canopy trees may be on both sides of a wall if a minimum one half of required canopy trees are in front (property line).~~

Placement of required items in the buffer may be in the full width of the buffer.

**Opacity is measured from ground level and shall be achieved with plant material with or without a fence or wall.**

**Key: "N/R" = Not Required "N/P" = Not Permitted "Min" = Minimum**

F. **Perimeter Buffer Types.** The following images show an example of buffer types defined in Table 6.2.2.1.

1. **Perimeter Buffer Type 1**

- a. ~~Where shown in Table 6.2.2.2., Perimeter Buffer Type 1L denotes landscape materials only; a fence is not required.~~
- a. **Type 1 Perimeter Buffers shall be designed to achieve a minimum fifty percent (50%) opacity from ground level to six feet (6') in height.**
- b. **At least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen**

2. **Perimeter Buffer Type 2**

- a. ~~Where shown in Table 6.2.2.2., Perimeter Buffer Type 2L denotes landscape materials only; a fence is not required.~~
- b. ~~Type 2L Perimeter Buffers must include twice the amount of landscape materials than Type 2 Buffers to achieve a minimum seventy-five percent (75%) level of opacity from ground level to six feet (6') in height.~~
- c. ~~Type 2L Perimeter Buffers must include at least four (4) evergreen trees per one hundred (100) linear feet, either tree or understory tree. In addition, at least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.~~
- a. **Type 2 Perimeter Buffers shall be designed to achieve a minimum seventy-five percent (75%) opacity from ground level to six feet (6') in height.**
- b. **At least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.**

### 3. Perimeter Buffer Type 3

- ~~a. Where shown in Table 6.2.2.2., Perimeter Buffer Type 3L denotes landscape materials only; a fence is not required.~~
- ~~b. Type 3L Perimeter Buffers must include twice the amount of landscape materials than Type 2 Buffers to achieve a minimum seventy-five percent (75%) level of opacity from ground level to six feet (6') in height.~~
- ~~c. Type 2L Perimeter Buffers must include at least four (4) evergreen trees per one hundred (100) linear feet, either tree or understory tree. In addition, at least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.~~
- a. **Type 3 Perimeter Buffers shall be designed to achieve a minimum seventy-five percent (75%) opacity from ground level to six feet (6') in height.**
- b. **At least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.**

### 4. Perimeter Buffer Type 4

- a. **Type 4 Perimeter Buffers shall be designed to achieve a minimum seventy-five percent (75%) opacity from ground level to eight feet (8') in height.**
- b. **At least fifty percent (50%) of the plant materials in a Perimeter Buffer shall be evergreen.**

## 6.8. DESIGN STANDARDS

### 6.8.2 NONRESIDENTIAL BUILDING DESIGN STANDARDS

- C. **Prohibited Building Design Elements.** Building design elements which do not meet the purpose and intent of the section consist of the following design elements:
  - ~~11. Faux stucco.~~
- D. **Standards.** All buildings shall comply with the following standards:
  - 2. **Facades.** Building facades shall be designed with a consistent architectural style, detail, and trim. All sides of a building shall require architectural detailing and

windows that complement the primary façade. Facades shall comply with the following standards:

- b. **Roof Lines.** To limit box-like building forms, roofs shall include differing planes, pitches, forms, heights, or materials that are distinct from one another. Roof lines shall not exceed a linear distance of one-hundred (100) feet without the introduction of a physical articulation. Illustrated as “B” in Figure 6.8.1. **Industrial Uses and Government Facility Uses are exempt from this requirement.**
2. **Transparency.** Building shall be designed to have a minimum transparency, through the use of windows and doors, on ground and upper floors as illustrated in Figure 6.8.2. Transparency applies to all sides of ~~a~~-buildings facing ~~a~~-public ~~and/or~~ ~~private~~ streets. Transparency shall not be required for service areas, loading/unloading areas, or those areas not visible from ~~the~~-public ~~and/or~~ ~~private~~ streets. **Public Safety uses included in Government Facility uses are exempt from this requirement.**
- B. **Building Blank Wall Area.** Buildings shall limit blank wall area. Blank wall areas are portions of an exterior façade that does not include windows, doors, columns, pilasters, architectural features greater than one (1) foot in depth, or a substantial material change. Blank wall area shall be limited and comply with the following standards:
    - c. The maximum continuous blank wall area for any building **in the General Commercial (GC) Zoning District** shall be a maximum fifty (50) ~~square~~ **linear** feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change, unless ~~explicitly~~-stated elsewhere in this LDO.
    - d. **The maximum continuous blank wall area for any building in the Commercial Highway (CH), Office and Professional (OP), and Business, Industry, and Technology (BT) Districts shall be a maximum of one hundred (100) linear feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change, unless stated elsewhere in this LDO.**
- C. **Materials and Colors.** Buildings shall have consistent materials and colors and comply with the following standards:
    - a. **Materials.**

- i. Building materials shall be similar to materials used within the development and may only consist of brick, stone, stucco, ~~synthetic stucco~~ **exterior insulation and finish system (EIFS)**, fiber cement, treated wood, or similar materials. At least sixty (60) percent of the façade facing a public or private street shall be natural or man-made brick or stone (or a combination) with the remainder to allow for accent elements and design features. The requirements of this section apply to any façade facing a street right-of-way or drive aisle that serves as a connection.

#### 6.8.6. MULTIFAMILY DESIGN STANDARDS

- H. **Blank Wall/Articulation Standards.** Blank wall area is understood to be an undesirable design feature and shall be limited as follows. Blank wall area standards shall apply to the front and sides of buildings or any portion of a building fronting a residential area or public or private street, and shall comply with the standards below:
  4. The maximum continuous blank wall area shall be a maximum thirty-five (35) ~~square~~**linear** feet without a break by windows, doors, architectural features greater than one (1) foot in depth, or a substantial material change.

#### 6.8.7. INDUSTRIAL DESIGN STANDARDS

- A. **Design Standards.** Due to the nature of industrial uses, limited design standards are required for buildings housing industrial uses. The following design standards are required for buildings used for industrial uses, as defined in this LDO:
  2. **Blank Wall Length.** Maximum permitted blank wall length for industrial buildings shall be one-hundred (100) feet, or twenty-five (25) percent of the building length, whichever is greater. Blank wall lengths greater than one-hundred (100) feet or twenty-five (25) percent of the building length, whichever is greater, shall require the introduction of physical articulations or material change.
  4. **Equipment and Loading Areas.** Equipment and loading areas shall comply with the following standards:
    - a. ~~All building roofs are to be uncluttered.~~

### 9. SUBDIVISION REGULATIONS

#### 9.2. DESIGN STANDARDS

- A. **Generally.** All streets and related infrastructure in the town's jurisdiction shall be built and maintained in accordance with the principles, goals and/or objectives of the adopted comprehensive plan, community transportation plan, other officially adopted plans and

policies of the town, and any applicable North Carolina Department of Transportation (NCDOT) requirements. All streets and rights-of-way shall be constructed in accordance to the standards below, unless a more restrictive standard is required by NCDOT, in which the street shall meet the more restrictive standard.

1. All subdivision lots shall abut, at least twenty (20) feet in width, on a public street, except that Lots for 'Dwelling, Single Family, Attached' uses may provide the required minimum twenty (20) feet of frontage width on a Private Access Easement per Section 5.1.2.B. Use Standards. Minimum lot frontage width is dictated by the Zoning District of the property; see LDO Section 3. **For campus style developments of multiple lots of non-residential uses in the Office and Professional (OP), Business, Industrial, and Technology (BT), and the General Industrial (GI) districts, lots may access to and abut Private Access Easements.**
  
8. **Addresses, Street Names, and Street Signs. Addresses and s**Street names shall comply with the following standards:
  - a. **Addresses and s**Street names shall be coordinated with ~~the town Planning Department and~~ Wake County **Geographic Information Services (GIS). Addresses and street names are required prior to the submittal of Construction Infrastructure Drawings (CID) and/or Site Development Plans.**
  - b. ~~Proposed streets which are obviously in alignment with existing streets shall be given the same name.~~
  - c. ~~In assigning new names, duplication of existing names shall be avoided and in no case shall the proposed name be phonetically similar to existing names in the county irrespective of the use of a suffix such as street, road, drive, place, court, etc.~~
  - d. ~~Street names shall be subject to the approval of the Board of Commissioners of the Town of Rolesville.~~

**9.2.4 EASEMENTS**

- A. **Utility Easements.** Easements for underground or above ground utilities shall be provided, where necessary, across lots or centered on rear or side lot lines and shall be at least twenty (20) feet wide for water and sanitary sewer lines and as required by the companies involved, for telephone, gas, and power lines.
  1. The ~~Board of Commissioners~~ **Technical Review Committee (TRC)** will determine whether one (1) easement is sufficient or whether several easements are necessary to accommodate the various facilities and the subdivider shall provide the required easements.

## 11. ADMINISTRATION AND DEFINITIONS

### 11.7. DEFINITIONS

~~Setbacks : Required setbacks shall be measured from the closest base of the wall of the structure to the lot line or nearest street right-of-way line. Allowable exceptions to setbacks shall not be utilized for measurement of setbacks. Setbacks shall be established at the time of approval of a Site Plan or Final Plat. Setbacks so established shall continue to apply to the area within the Site Plan or Final Plat despite subsequent changes to the setback regulations. Setbacks are designated by a front setback requirement, side setback requirement, and rear setback requirement. Mechanical, electrical, and plumbing equipment (including air conditioning and pool equipment) are exempt from side and rear yard requirements but shall not be located any closer than three (3) feet from the property line. Uncovered stairs, landings, terraces, porches, balconies, and fire escapes may project into any yard, but such projection may not exceed six (6) feet, and such projection may not be closer than ten feet to any lot line. Architectural projections, such as chimneys, flues, sills, eaves, belt courses, and ornaments, may project into any required yard, but such projection shall not exceed three (3) feet.~~

**SECTION 2.** That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

**SECTION 3.** That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

**SECTION 4.** That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

**SECTION 5.** That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

**SECTION 6.** Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 19<sup>th</sup> day of May 2026 by the Town of Rolesville Board of Commissioners.

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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 \_\_\_\_\_, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_ day of \_\_\_\_\_, 2026.

(seal)

\_\_\_\_\_  
Christina Ynclan - Frazier  
Town Clerk

# Financial Update

For month ending April 30, 2026

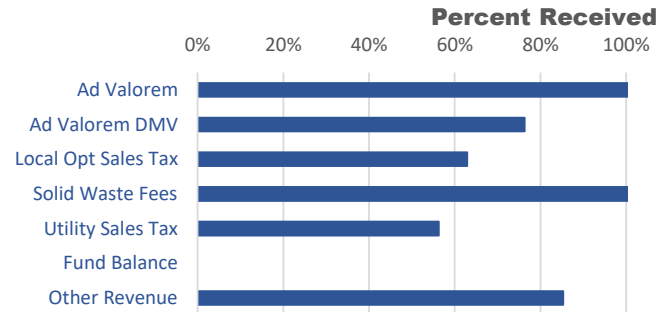


## General Fund

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

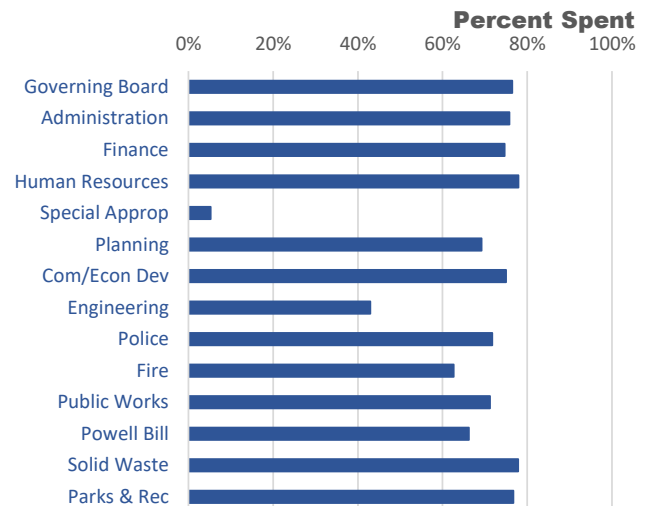
### Revenues

	FY24-25	FY25-26	FY25-26	YTD %
	Actual	Budget	YTD	
Ad Valorem	9,178,620	9,570,000	9,891,857	103%
Ad Valorem DMV	800,705	820,000	625,956	76%
Local Opt Sales Tax	3,624,139	3,615,000	2,273,663	63%
Solid Waste Fees	1,123,622	1,237,100	1,241,482	100%
Utility Sales Tax	702,465	670,000	377,229	56%
Fund Balance	-	7,538,035	-	0%
Other Revenue	2,947,633	5,382,600	4,594,422	85%
<b>Total</b>	<b>18,377,184</b>	<b>28,832,735</b>	<b>19,004,609</b>	<b>66%</b>



### Expenditures

	FY24-25	FY25-26	FY25-26	YTD %
	Actual	Budget	YTD	
Governing Board	179,372	236,330	180,722	76%
Administration	1,035,601	1,333,330	1,010,630	76%
Finance	758,107	891,140	665,414	75%
Human Resources	345,874	454,110	353,873	78%
Special Approp	2,006,966	11,574,990	604,383	5%
Planning	1,313,211	1,287,435	891,090	69%
Com/Econ Dev	199,205	271,770	203,736	75%
Engineering		385,800	165,652	43%
Police	4,291,721	4,758,520	3,413,681	72%
Fire	1,384,487	2,753,950	1,725,025	63%
Public Works	1,093,696	1,309,840	932,829	71%
Powell Bill	16,325	1,050,000	695,125	66%
Solid Waste	1,531,717	1,223,000	952,138	78%
Parks & Rec	1,270,943	1,302,520	999,369	77%
<b>Total</b>	<b>15,427,224</b>	<b>28,832,735</b>	<b>12,793,667</b>	<b>44%</b>
<i>Fund Balance Change</i>	<i>2,949,960</i>		<i>6,210,943</i>	



### 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.
- Special Appropriations is behind benchmark because it contains the transfers to the capital funds, which are usually booked towards the end of the fiscal 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
4/20/26	Public Works / various	Public Works / various	\$14,100	end of year balancing
4/20/26	Finance / various pay and benefits	Finance / Temporary	\$21,500	vacancy lapse to temp firm
4/20/26	Finance / various	Finance / Training & Travel	\$3,000	training needs
4/29/26	Planning / pay and benefits	Administration / Professional Services	\$50,000	legal services

# Financial Update

For month ending April 30, 2026



## 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)

Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
Streets-related	1,348,595		2,063,883	
Parks-related	1,468,122		2,277,465	
Fund Balance Approp		2,657,400		0%
All Other Revenues	58,543	803,470	57,410	7%
Transfer In	1,285,000	3,585,000		0%
<b>Total</b>	<b>4,160,261</b>	<b>7,045,870</b>	<b>4,398,759</b>	<b>62%</b>

### Expenditures

Streets & Sidewalks	293,188	1,048,177	533,882	51%
Parks & Greenways	1,491,434	2,012,790	412,106	20%
General	601,633	3,984,903	655,482	16%
Transfer Out	-			
<b>Total</b>	<b>2,386,255</b>	<b>7,045,870</b>	<b>1,601,470</b>	<b>23%</b>
<i>Fund Balance Change</i>	<i>1,774,006</i>		<i>2,797,289</i>	

### LAPP Grants Fund (Current Fiscal Year)

Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
All Other Revenues	227,189	540,000	183,179	34%
Grants - Federal	3,436,908	578,886	570,994	99%
Grants - State	117,263		-	
Grants - Local			-	
Reimbursements	423,312	363,641	-	0%
Transfer In	-	8,460,157	-	0%
<b>Total</b>	<b>4,204,672</b>	<b>9,942,684</b>	<b>754,172</b>	

### Expenditures

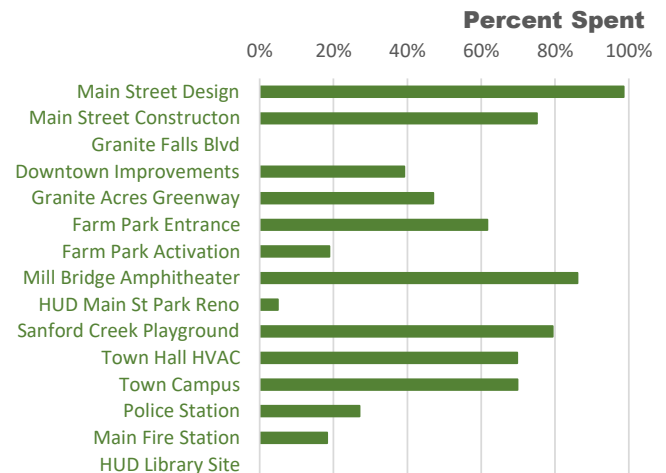
LAPP Project	4,462,699	6,071,208	3,680,835	61%
Wallbrook	423,312	2,115,510	190,180	9%
ADA Curb Ramps	189,472	23,247	-	0%
Water/Sewer	67,281	1,732,719	-	0%
<b>Total</b>	<b>5,142,764</b>	<b>9,942,684</b>	<b>3,871,014</b>	
<i>Fund Balance Change</i>	<i>(938,092)</i>		<i>(3,116,842)</i>	

### Utility Projects Fund (Current Fiscal Year)

Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
	92,916	-	73,271	
<b>Expenditures</b>	-	-	-	
<i>Fund Balance Change</i>	<i>92,916</i>	<i>-</i>	<i>73,271</i>	<i>-</i>

### Project Ordinances (Multiple Fiscal Years)

Project	Budget	Project to Date	
		Actual	% Spent
Main Street Design	2,873,994	2,833,187	99%
Main Street Constructon	25,508,339	19,157,612	75%
Granite Falls Blvd	200,000	-	0%
Downtown Improvements	450,000	176,512	39%
Granite Acres Greenway	323,500	152,186	47%
Farm Park Entrance	1,550,000	955,877	62%
Farm Park Activation	460,000	86,864	19%
Mill Bridge Amphitheater	470,000	404,727	86%
HUD Main St Park Reno	406,000	20,000	5%
Sanford Creek Playground	52,000	41,280	79%
Town Hall HVAC	80,000	55,825	70%
Town Campus	3,517,000	2,456,259	70%
Police Station	1,120,000	303,296	27%
Main Fire Station	1,350,000	247,200	18%
HUD Library Site	325,000	-	0%



## Cash & Investments

#### By Fund

General Fund	23,655,222
Capital Projects Fund	13,638,352
LAPP Grants Fund	2,388,763
Utility Projects Fund	2,165,735
<b>Total</b>	<b>41,848,073</b>

#### By Type

Checking	876,486
Investment	40,971,586
<b>Total</b>	<b>41,848,073</b>