

**PROPOSAL TO AMEND  
THE LAND DEVELOPMENT ORDINANCE,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA-26-0003 Land Development Ordinance (LDO) Text Amendments to  
Section 9.1.2.B. Minor Subdivision and Appendix A Section 4.3. Minor Subdivision  
Final Plat  
Ordinance # ORD-2026-11**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Sections 9.1.2.B. Minor Subdivision and Appendix A Section 4.3. Minor Subdivision Final Plat to clarify requirements for Minor Subdivisions.

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 Section 9.1.2.B. and Appendix A Section 4.3 be amended to read as follows:**

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

**9.1.2. SUBDIVISION TYPES**

- A. **Major Subdivision.** All subdivisions shall be considered major subdivisions except those defined as minor subdivisions in this section.
- B. **Minor Subdivision.** A minor subdivision is defined as one involving no new public or private streets or roads, ~~or~~ right-of-way dedications, ~~no~~ easements, ~~or~~ ~~no~~ utility extension, where the entire tract to be subdivided is ~~five (5) acres or less in size~~ greater than two (2) acres, and

where ~~four (4) or fewer~~ no more than three (3) lots result after the subdivision is completed.

A proposed subdivision must also conform to the following requirements to constitute a Minor Subdivision:

1. No part of the tract or parcel to be divided has been divided under Section 9 of the LDO in the ten (10) years prior to division.
2. After division, all resultant lots comply with all the following:
  - a. All lot dimension size requirements of the applicable land-use regulations, if any.
  - b. The use of the lots is in conformity with the applicable zoning requirements, if any.
  - c. A permanent means of ingress and egress is recorded for each lot.
  - d. All lots shall comply with Section 9.2.1.A. 1.

## LDO APPENDIX A

### SECTION 4.3. MINOR SUBDIVISION FINAL PLAT

#### A. Purpose

4. A minor subdivision is defined as one involving no new public or private streets or roads, ~~or~~ right-of-way dedications, ~~no~~ easements, ~~or~~ ~~no~~ utility extension, where the entire tract to be subdivided is ~~five (5) acres or less in size~~ greater than two (2) acres, and where ~~four (4) or fewer~~ no more than three (3) lots result after the subdivision is completed. A proposed subdivision must also conform to the following requirements to constitute a Minor Subdivision:

- a. No part of the tract or parcel to be divided has been divided under this section of LDO Appendix A in the ten (10) years prior to division.
- b. After division, all resultant lots comply with all the following:
  1. All lot dimension size requirements of the applicable land-use regulations, if any.
  2. The use of the lots is in conformity with the applicable zoning requirements, if any.
  3. A permanent means of ingress and egress is recorded for each lot.
- b. All lots shall comply with Section 9.2.1.A. 1.

**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.

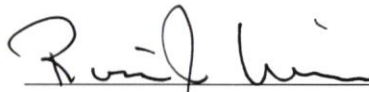
**SECTION 4.** That this ordinance has been adopted following a duly advertised legislative hearing of the Town Council and following review and recommendation by the Planning Board.

**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 5<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

I, CHRISTY FRAZIER, 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 5 day of MAY, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 5 day of MAY, 2026.

  
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Christy Frazier



Christina Ynclan - Frazier  
Town Clerk

