

**ORDINANCE ORD-2026-08**

**ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF ROLESVILLE TO CHANGE THE ZONING OF APPROXIMATELY 105.619 ACRES LOCATED AT 2028, 2200, 2206, 2216, AND 2232 WAIT AVENUE BEING WAKE COUNTY TAX PINS 1850950449, 1860056400, 1860045778, 1860151206, AND 1860143789 FROM RESIDENTIAL & PLANNED UNIT DEVELOPMENT (R&PUD) AND RESIDENTIAL LOW ZONING DISTRICT (RL) TO NEIGHBORHOOD CENTER CONDITIONAL ZONING DISTRICT (NC-CZ)**

**REZ-24-05**

**ATTICUS WOODS – WAIT AVENUE**

**WHEREAS**, the application submitted by Comm Dev, LLC for the rezoning of land hereinafter described was duly filed with the Planning Department; and

**WHEREAS**, the Planning Board was presented the application for Recommendation on October 27, 2025 and December 15, 2025, and the Board of Commissioners held a Legislative hearing on March 3, 2026 and April 7, 2026;

**WHEREAS**, mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance; and

**WHEREAS**, the Planning Board submitted its recommendation to the Board of Commissioners recommending Approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Commissioners of the Town of Rolesville, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in **Exhibit 1 – Legal Description** and shown in **Exhibit 2 – Rezoning Plat**, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1850950449, 1860056400, 1860045778, 1860151206, and 1860143789, and described and observed in **Exhibits 1 and 2**, are located within the Town's Corporate Limits OR Extraterritorial Jurisdiction OR in Wake County.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning District Map, which is a part of said Ordinance, is hereby amended by changing the zoning classification of the "Rezoned Lands" from existing R&PUD and RL zoning districts to a proposed NC-CZ zoning district.

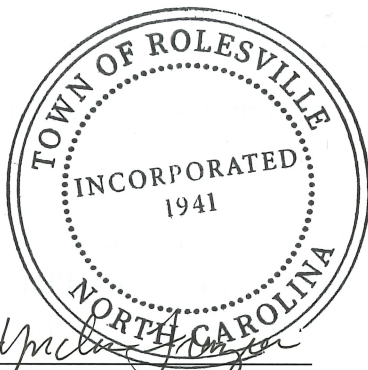
Section 4: The "Rezoned Lands" are subject to all the standards and conditions in **Exhibit 3 – Conditions of Approval dated March 31, 2026, and associated and referenced Exhibits**, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative hearing and the Town of Rolesville plans, policies and ordinances, the Rolesville Board of Commissioners find the Rezoning map amendment request reasonable and consistent with the 2017 Comprehensive Plan and Rolesville 2050 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.


Section 7: The "Rezoned Lands" shall be perpetually bound to the Conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this the 7<sup>th</sup> day of April, 2026.




ATTEST:

  
Christina Ynclan-Frazier  
Town Clerk

  
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Ronnie Currin  
Mayor

APPROVED AS TO FORM:

  
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Dave Neill  
Town Attorney