

Memo

To: Mayor Currin and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: February 17, 2025
Re: TA-25-01 Land Development Ordinance (LDO) Text Amendments to Residential Medium Development Standards

Background

Over the last year, there have been numerous discussions about housing, residential dimensional standards, and what may or may not work in the Rolesville community. Land Development Ordinance (LDO) text amendment TA-25-01 will likely be the first in a series of proposed amendments to residential zoning districts.

Proposed Text Amendment

TA-25-01 adds variety in lot sizes for Residential Medium cluster development. The proposed new text is shown in blue and underlined and deletions are shown in ~~red strikethrough~~.

3.1.2. RM Development Standards

STANDARDS		RM Requirements <u>15,000 SF Lot</u>	RM Cluster 8,000 SF Lot	<u>RM Cluster</u> 7,000 SF Lot	<u>RM Cluster</u> 6,000 SF Lot
Building Height		Max: 35'	Max: 35'	<u>Max: 35'</u>	<u>Max: 35'</u>
Density		Max: 3 Dwelling Units Per Net Acre	Max: 5 Dwelling Units Per Acre	<u>Max: 5 Dwelling Units Per Acre</u>	<u>Max: 5 Dwelling Units Per Acre</u>
Building Setbacks (Min)	Front	30'	20'	<u>20'</u>	<u>20'</u>
	Side	12'	8'	<u>8'</u>	<u>5'</u>
	Rear	25'	20'	<u>20'</u>	<u>20'</u>
	Corner	17'	12'	<u>8'</u>	<u>8'</u>
Lot	Width (Min)	85'	50'70'	<u>60'</u>	<u>50'</u>
	Coverage	N/A	N/A		
	Area (Min)	15,000 SF	8,000 SF	<u>7,000 SF</u>	<u>6000 SF</u>
Special Standards		<u>In a cluster development, no more than thirty-five percent (35 %) of lots may be smaller than 7,000 SF and at least thirty-five percent (35%) of lots must be 8,000 SF or larger.</u>			

Planning Board Recommendation

At the Planning Board meeting on January 27, 2025, board members discussed establishing maximum percentages for each lot size, parking issues in areas where a subdivision includes 6,000 SF lots, and stormwater runoff.

The Planning Board unanimously recommended approval of TA-25-01 with the condition of no more than thirty-five percent of the development can include 6,000 SF lots, and the remaining lots must be equally split between 7,000 and 8,000 SF lots. The Special Standards section of the table above was edited to reflect the Planning Board's recommendation.

Staff Recommendation

Staff recommends the approval of TA-25-01 to offer some variety in lot sizes in Residential Medium Cluster Development.

Consistency and Reasonableness

Rolesville's 2017 Comprehensive Plan includes the following notes about housing applicable to TA-25-01:

- Create a diversity of new houses but ensure high quality and limited locations for multifamily units.
- There is a growing need for increased transportation capacity and options, more choices for parks and recreation, and a wider diversity of housing types to accommodate everyone from newlyweds to empty-nesters.
- Providing more affordable or middle-income housing is another challenge for the Town of Rolesville to face.

Allowing different lot sizes in the Residential Medium zoning district will contribute to diversity in housing types and may contribute to the provision of lots and home sizes for middle-income buyers. TA-25-01, Residential Medium Development Standards, is consistent with the Comprehensive Plan and is therefore reasonable.

Proposed Motions

- Motion to (*approve or deny*) TA-25-01, Residential Medium Development Standards

If TA-25-01 is approved:

- Motion to adopt a statement of consistency and reasonableness because TA-25-01 is consistent with Rolesville's Comprehensive Plan and is therefore reasonable

Or

- Motion to continue TA-25-01, Residential Medium Development Standards, to a future Town Board meeting (provide date certain)

Attachment

Ordinance 2025-O-04

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-25-01 Residential Medium Development Standards
Ordinance # 2025-O-04**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Section 3.1.2. Residential Medium Development Standards.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) 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 3.1.2. Residential Medium Development Standards be amended to read as follows:

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

3.1.2. RM Development Standards

STANDARDS		RM Requirements <u>15,000 SF Lot</u>	RM Cluster 8,000 SF Lot	<u>RM Cluster</u> 7,000 SF Lot	<u>RM Cluster</u> 6,000 SF Lot
Building Height		Max: 35'	Max: 35'	<u>Max: 35'</u>	<u>Max: 35'</u>
Density		Max: 3 Dwelling Units Per Net Acre	Max: 5 Dwelling Units Per Acre	<u>Max: 5 Dwelling Units Per Acre</u>	<u>Max: 5 Dwelling Units Per Acre</u>
Building Setbacks (Min)	Front	30'	20'	<u>20'</u>	<u>20'</u>
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	Rear	25'	20'	<u>20'</u>	<u>20'</u>
	Corner	17'	12'	<u>8'</u>	<u>8'</u>

Lot	Width (Min)	85'	50' 70'	<u>60'</u>	<u>50'</u>
	Coverage	N/A	N/A		
	Area (Min)	15,000 SF	8,000 SF	<u>7,000 SF</u>	<u>6000 SF</u>
Special Standards		<u>In a cluster development, no more than thirty-five percent (35 %) of lots may be smaller than 7,000 SF and at least thirty-five percent (35%) of lots must be 8,000 SF or larger.</u>			

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 4th day of March 2025 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this ____ day of _____, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ____ day of _____, 2025.

(seal)

Christina Yncian
Town Clerk



TA-25-01 – Land Development Ordinance Text Amendment to Residential Medium Development Standards

STANDARDS		RM Requirements <u>15,000 SF Lot</u>	RM Cluster 8,000 SF Lot	<u>RM Cluster</u> <u>7,000 SF Lot</u>	<u>RM Cluster</u> <u>6,000 SF Lot</u>
Building Height		Max: 35'	Max: 35'	<u>Max: 35'</u>	<u>Max: 35'</u>
Density		Max: 3 Dwelling Units Per Net Acre Max: 5 Dwelling Units Per Acre (Cluster Development)	Max: 5 Dwelling Units Per Acre	<u>Max: 5 Dwelling Units Per Acre</u>	<u>Max: 5 Dwelling Units Per Acre</u>
Building Setbacks (Min)	Front	30'	20'	<u>20'</u>	<u>20'</u>
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Lot	Width (Min)	85'	50' 70'	<u>60'</u>	<u>50'</u>
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	Area (Min)	15,000 SF	8,000 SF	<u>7,000 SF</u>	<u>6000 SF</u>
Special Standards		<u>In a cluster development, no more than thirty-five percent (35 %) of lots may be smaller than 7,000 SF, and at least thirty-five percent (35%) of lots must be 8,000 SF or larger.</u>			

TA-25-01

Planning Board Recommendation

- Unanimously recommended approval of **TA-25-01** with condition of no more than 35% of the development can include 6,000 SF lots, and the remaining lots must be equally split between 7,000 and 8,000 SF lots.

Staff Recommendation

- Staff recommends approval of **TA-25-01** to off variety in lot sizes in Residential Medium Cluster Development.

Proposed Motions

- Motion to (*approve or deny*) **TA-25-01**, Residential Medium Development Standards
- *If approved*, motion to adopt a statement of consistency and reasonableness
- *Or*, motion to continue **TA-25-01** to a future Town Board meeting (provide date)