

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