



**B.1. REZ-25-03 – 625 Averette Road
Planning Department**

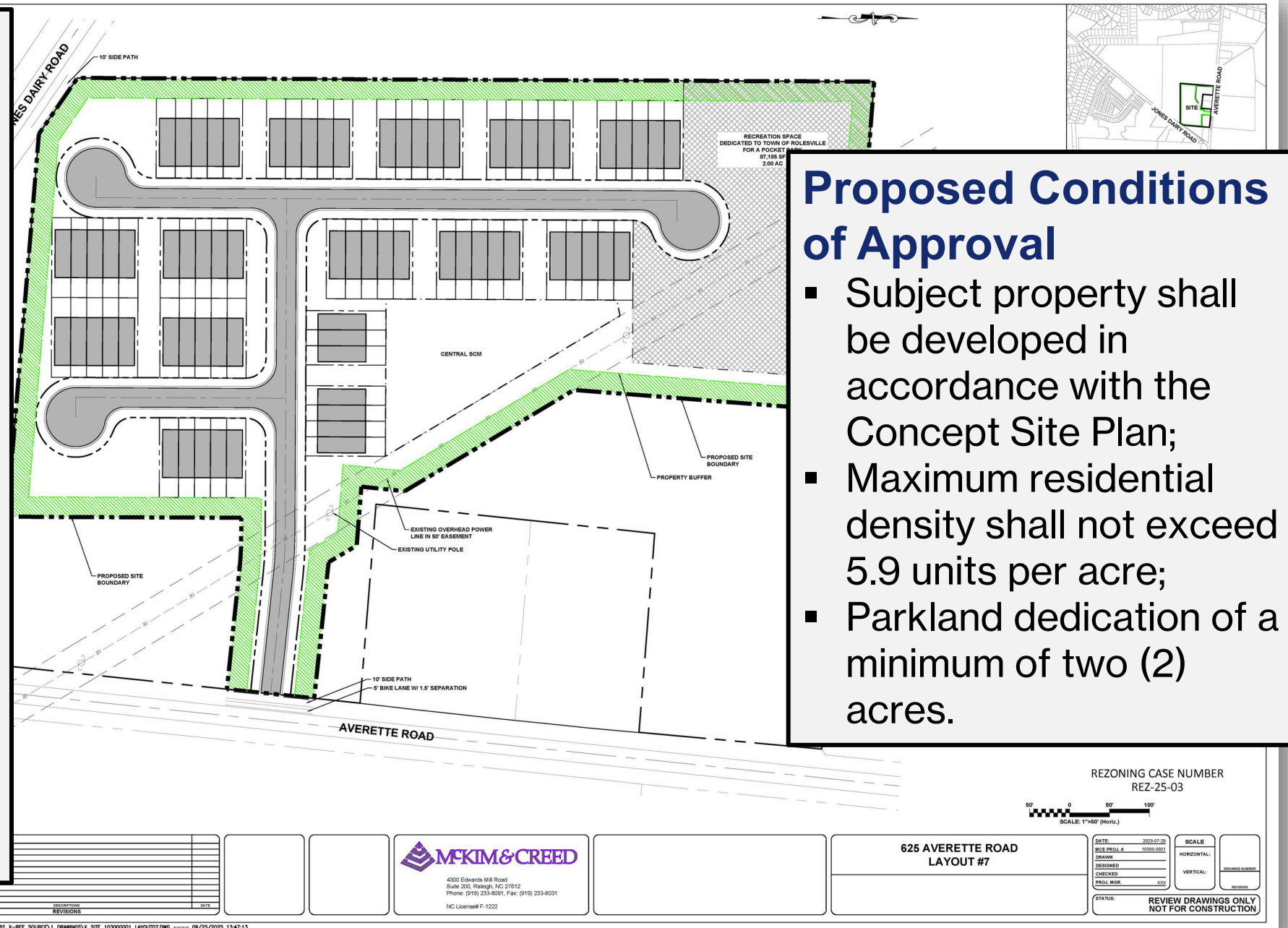
Rezoning application REZ-25-03, 625 Averette Road, was presented by Planning staff at the October 27, 2025 Planning Board meeting. The Board continued the application to their next meeting so the applicant could be in attendance.

B.1. REZ-25-03 – 625 Averette Road Planning Department

REZ-25-03

625 Averette Road

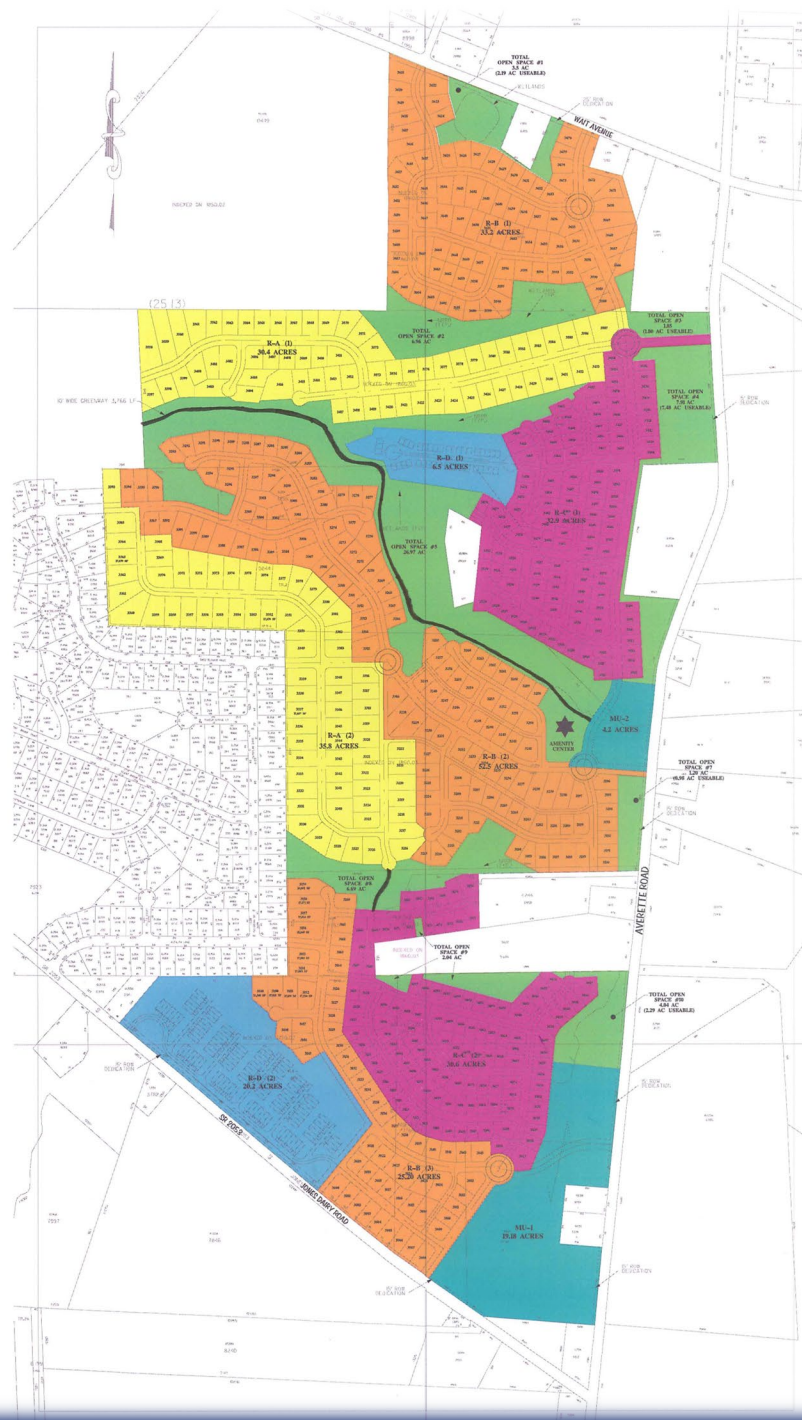
- 625 Averette Road (portion of)
- 12.283 Acres
- Current Zoning: Residential & Planned Unit Development (R&PUD)
- Proposed Zoning: Residential High Conditional Zoning District (RL-CZ)
- Proposed Uses: Single Family Attached Housing
- Previous Case: MA-07-07 – Averette Farms



REZ-25-03

625 Averette Road

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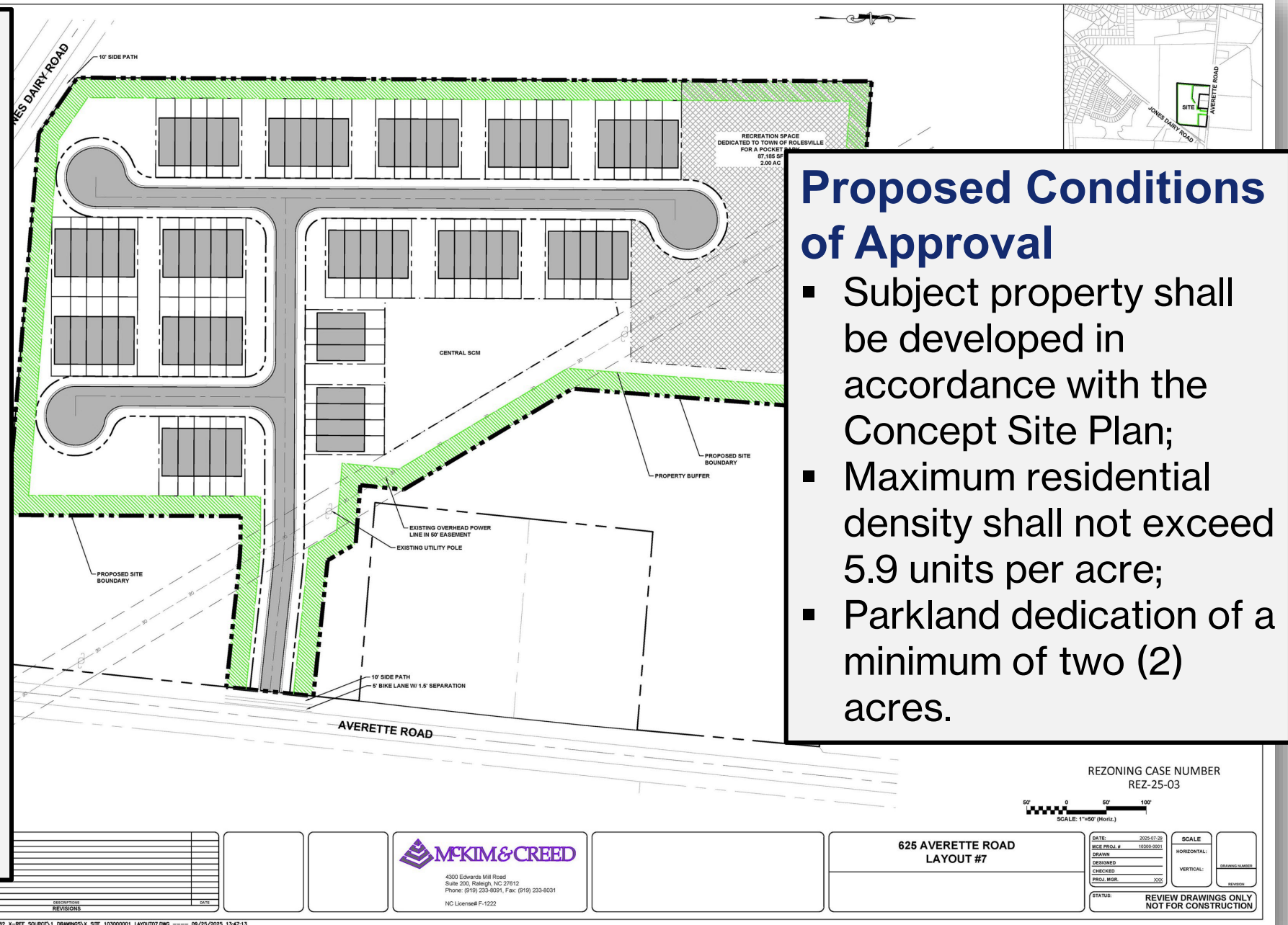
Proposed Conditions of Approval

- Subject property shall be developed in accordance with the Concept Site Plan;
- Maximum residential density shall not exceed 5.9 units per acre;
- Parkland dedication of a minimum of two (2) acres.

REZ-25-03

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Corporate Limits

Study Area

Future Land Use

Business and Innovation Corridor

Civic

Commercial Center

Community Commercial

Downtown Residential

Mixed-Residential Community

Parks and Conservation

Rural Residential and Agriculture

Town Center

Priority Intersection Buffer

Downtown Opportunity Zone

REZ-25-03

Comprehensive Plan: Future Land Use

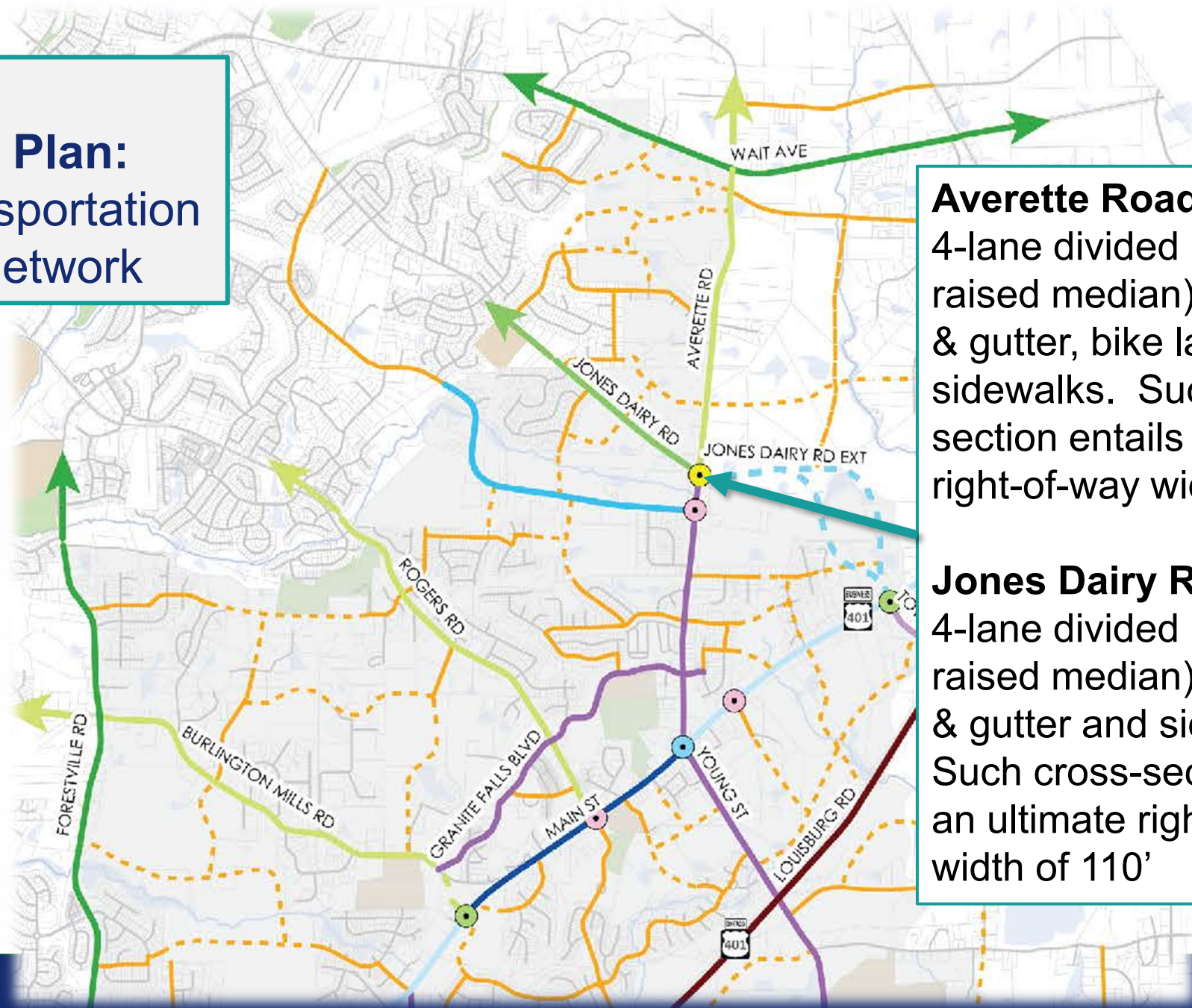
96

98

Subject Property
Mixed Residential
Community

REZ-25-03

Comprehensive Plan: Community Transportation Plan Proposed Network



Averette Road

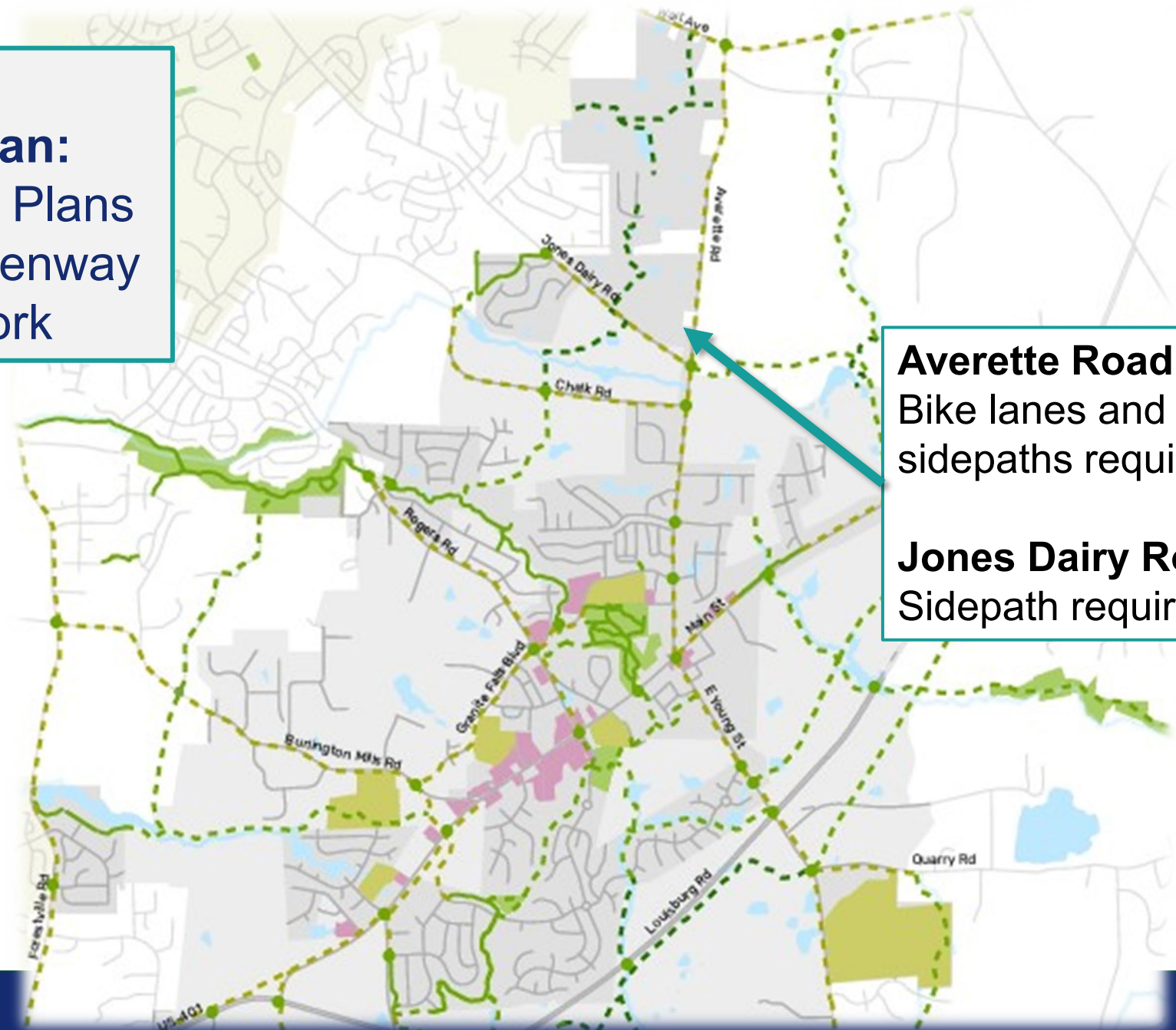
4-lane divided (narrow raised median) with curb & gutter, bike lanes, and sidewalks. Such cross-section entails an ultimate right-of-way width of 110'

Jones Dairy Road

4-lane divided (narrow raised median) with curb & gutter and sidewalks. Such cross-section entails an ultimate right-of-way width of 110'

REZ-25-03

Comprehensive Plan: Greenway and Bike Plans Recommended Greenway and Sidepath Network

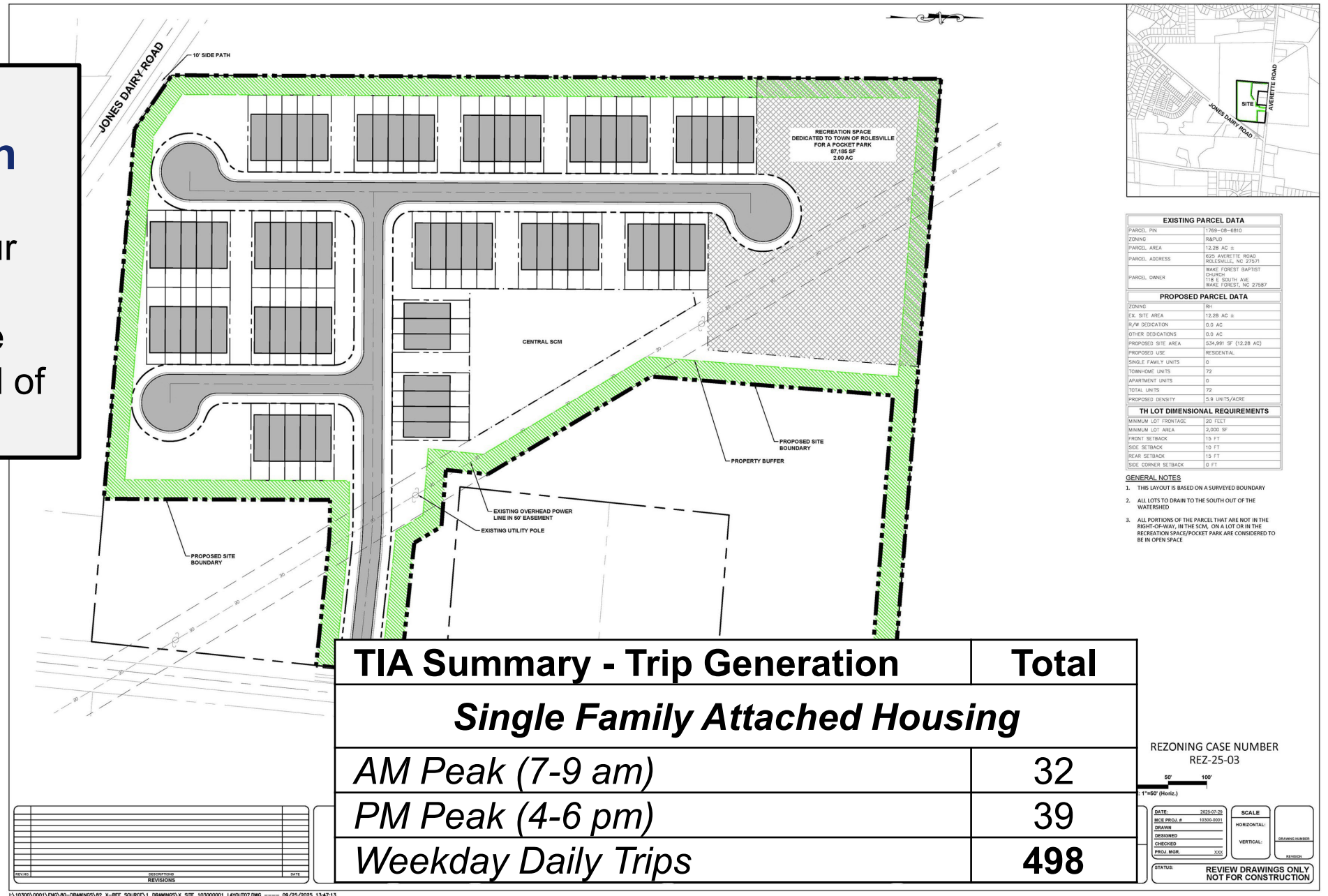


Averette Road
Bike lanes and
sidepaths required

Jones Dairy Road
Sidepath required

REZ-25-03 Trip Generation

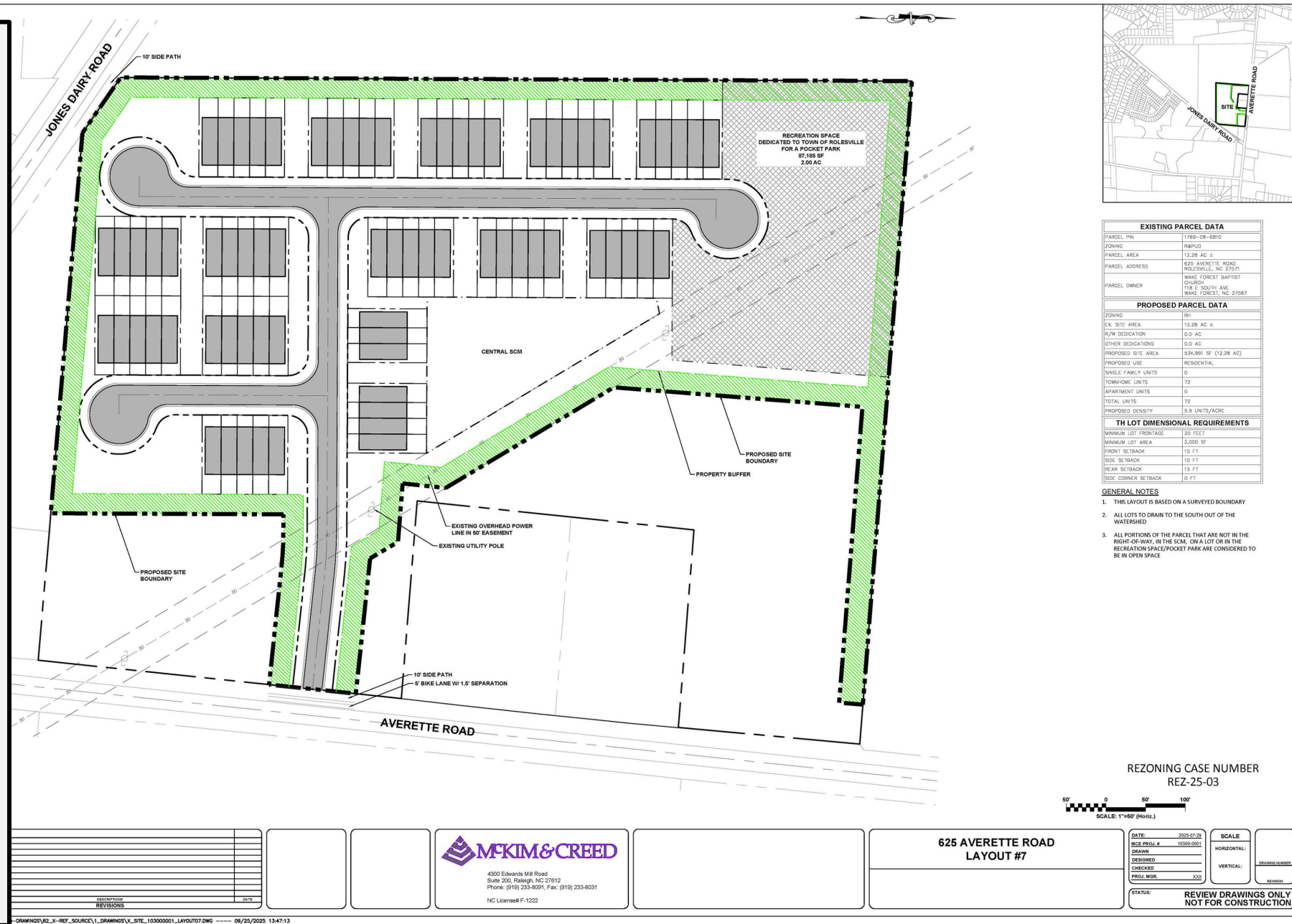
- TIA not required due to peak hour and daily trips falling below the LDO's threshold of 50/500



REZ-25-03

Comprehensive Plan Consistency

- Single family attached housing is consistent with the Mixed-Residential Community District.
- CTP thoroughfare requirements for Averette Road and Jones Dairy Road will be addressed at the time of Preliminary Subdivision Plat.
- Greenway and Bike Plan requirements are shown on the REZ-25-03 Concept Site Plan.



REZ-25-03 Staff Recommendation

Based on consistency with Rolesville's Comprehensive Plan, staff recommends approval of **REZ-25-03 – 625 Averette Road**. In addition, the proposed density of 5.9 units per acre is in compliance with the Residential High (RH) zoning district in the LDO; the maximum allowed density for single family attached housing is 9 units per acre.

Proposed Motion

Motion to recommend to the Town Board of Commissioners (*approval or denial*) of rezoning request **REZ-25-03 – 625 Averette Road** based on (*consistency or inconsistency*) with Rolesville's Comprehensive Plan. (*Please include examples of consistency or inconsistency.*)

