

ORDINANCE ORD-2026-15

ORDINANCE OF THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF ROLESVILLE TO CHANGE THE ZONING OF APPROXIMATELY 17.39 ACRES LOCATED AT TWO UNADDRESSED PROPERTIES, 404, 406, AND 408 EAST YOUNG STREET BEING WAKE COUNTY PINS 1769101402, 1768094465, 1769101390, 1769102240, AND 1768098727, FROM RESIDENTIAL LOW ZONING DISTRICT (RL) TO BUSINESS, INDUSTRIAL, AND TECHNOLOGY ZONING DISTRICT (BT)

REZ-26-0003

TWO UNADDRESSED PROPERTIES, 404, 406, AND 408 EAST YOUNG STREET – TOWN CAMPUS

**WHEREAS** the application submitted by the Town of Rolesville for the rezoning of land hereinafter described was duly filed with the Planning Department; and

**WHEREAS**, the Planning Board reviewed the application for recommendation on May 18, 2026 and the Board of Commissioners held a Legislative hearing on June 16, 2026; and

**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**, 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 1769101402, 1768094465, 1769101390, 1769102240, and 1768098727, and described and described in **Exhibit 1**, are located within the Town's Corporate Limits.

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 RL zoning district to a proposed BT zoning district.

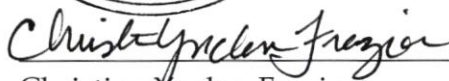
Section 4: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 5: 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 Rolesville 2050 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

Adopted and effective this the 16<sup>th</sup> day of June, 2026.



\_\_\_\_\_  
Ronnie I. Currin  
Mayor



Christina Inclan-Frazier  
Town Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
David J. Neill  
Town Attorney

Exhibit 1

BK018568PG00663

**EXHIBIT A**  
**The "Property"**

BEING situated in the Town of Rolesville, Township of Wake Forest, and County of Wake and further described as follows:

Tract 1 (406 E. Young St.)

BEGINNING at a new iron pipe, said new iron pipe being located in the Western Right-of-Way of S.R.#1003 East Young Street and being located at the Southwest corner of the lands of Robin B. Wood, now or formerly as shown in Deed Book 3558, Page 34; Thence leaving said new iron pipe along the Right-of-Way S 31°56'26" E a distance of 128.00' to a new iron pipe; Thence S 54°47'23" W a distance of 170.86' to a new iron pipe having NC Grid NAD 83/2011 Coordinates N(y):790,102.52' E(x):2,161,206.63'; Thence N 32°50'04" W a distance of 125.00' to a bent existing iron pipe; Thence N 53°49'46" E a distance of 173.00' to a new iron pipe; Which is the point of beginning, Containing an area of 21,711 Square Feet, 0.498 Acres.

Tract 2 (The "Vacant Lot")

BEGINNING at an existing iron pipe in the Western Right-of-Way of S.R.#1003 East Young Street, said existing iron pipe being located from the intersection of East Young Street and Perry Street S 17°44'29" E a distance of 124.25'; Thence S 31°53'10" E a distance of 200.02' to a new iron pipe; Thence S 57°10'52" W a distance of 174.18' to an existing iron pipe; Thence N 32°38'46" W a distance of 200.81' to an existing iron pipe; Thence N 57°35'22" E a distance of 57.66' to an existing iron pipe; Thence N 57°22'32" E a distance of 119.17' to an existing iron pipe; Which is the point of beginning, Containing an area of 35,159 Square Feet, 0.807 Acres.

Tract 3 (408 E. Young St.)

Commencing at a new iron pipe, said new iron pipe being located in the Western Right-of-Way of S.R.#1003 East Young Street and being located at the Southwest corner of the lands of Robin B. Wood, now or formerly as shown in Deed Book 3558, Page 34; Thence along the Right-of-Way S 31°56'26" E a distance of 128.00' to the point and place of BEGINNING at a new iron pipe, said new iron pipe being located in the Western Right-of-Way of S.R.#1003 East Young Street; Thence leaving said new iron pipe along Right-of-Way S 31°04'14" E a distance of 283.20' to a bent existing iron pipe; Thence S 58°05'28" W a distance of 366.00' to a new iron pipe; Thence S 57°21'14" W a distance of 940.68' to a new iron pipe; Thence N 30°55'22" W a distance of 450.34' to a new iron pipe; Thence N 57°22'51" E a distance of 637.84' to a new iron pipe; Thence N 42°17'33" W a distance of 251.00' to an existing iron pipe having NC Grid NAD 83/2011 Coordinates N(y):790,173.39' E(x):2,160,526.53' Thence N 57°40'25" E a distance of 41.71' to an existing iron pipe; Thence N 57°53'03" E a distance of 119.63' to an existing iron pipe; Thence N 57°28'44" E a distance of 139.98' to an existing iron pipe; Thence N 57°26'23" E a distance of 170.00' to an existing iron pipe; Thence N 57°23'07" E a distance of 62.38' to an existing iron pipe; Thence S 32°38'46" E a distance of 200.81' to an existing iron pipe; Thence S 32°50'04" E a distance of 98.81' to a bent existing iron pipe; Thence S 32°50'04" E a distance of 125.00' to an existing iron pipe; Thence N 54°47'23" E a distance of 170.86' to a new iron pipe; Which is the point of beginning, Containing an area of 684,291 Square Feet, 15.709 Acres.

AND see for more information, that certain map and survey titled "ALTA/NSPS Survey for Donnie Woodlief" dated March 4, 2021 and sealed June 23, 2021 by Michael A. Moss, PLS of Cawthorne, Moss & Panciera, P.C.

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EXHIBIT 1

The "Wood Property"

Those certain lands located in Wake County, North Carolina, and being more particularly described as follows:

Being that land described in a North Carolina General Warranty Deed dated September 30, 1985 to Paul J. Wood Jr. and wife Robin B. Wood and recorded on September 30, 1985 in Book 03568, Page 34, Wake County Registry and subsequently transferred to Robin B. Wood on November 7, 2011, pursuant to Estate File No. 11-E-3702, Wake County Clerk's Office. The property description contained in said deed is hereby incorporated by reference. Also, that land identified as and having a Wake County PIN of 1769101390, Real Estate ID 0041554, containing approximately .37 acres and commonly known as 404 E Young St., Rolesville, North Carolina.

**EXHIBIT 2**

The "Condemned Property"

Those certain lands located in Wake County, North Carolina, and being more particularly described as follows:

Being that land described in a North Carolina General Warranty Deed dated September 30, 1985 to Paul J. Wood Jr. and wife Robin B. Wood and recorded on September 30, 1985 in Book 03568, Page 34, Wake County Registry and subsequently transferred to Robin B. Wood on November 7, 2011, pursuant to Estate File No. 11-4-3702, Wake County Clerk's Office. The property description contained in said deed is hereby incorporated by reference. Also, that land identified as and having a Wake County PIN of 1769101390, Real Estate ID 0041554, containing approximately .37 acres and commonly known as 404 E. Young St., Rolesville, North Carolina.

A survey depicting the aforesaid fee simple interest, is attached hereto for the purpose of identification of the areas taken and for no other purpose and is incorporated herein by reference.