

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-26-0009 Land Development Ordinance (LDO) Text Amendments to
Section 9.1.2. and Appendix A 4.3
Ordinance # ORD-2026-25**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Section 9.1.2 Subdivision Types to create a lot frontage exception, and a corresponding amendment to Appendix A Section 4.3.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2026) 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 9.1.2. Subdivision Types be amended to read as follows:

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

9.1.2. SUBDIVISION TYPES

A. Major Subdivision. All subdivisions shall be considered major subdivisions except those defined as minor subdivisions in this section.

B. Minor Subdivision. A minor subdivision is defined as one involving no new public or private streets or roads, or right-of-way dedication, no easements, no utility extension, where the entire tract to be subdivided is greater than two (2) acres, and where no more than

three (3) lots result after the subdivision is completed. A proposed subdivision must also conform to the following requirements to constitute a Minor Subdivision:

1. No part of the tract or parcel to be divided has been divided under Section 9 of the LDO in the ten (10) years prior to division.
2. After division, all resultant lots comply with all the following:
 - a. All lot dimension size requirements of the applicable land-use regulations, if any.
 - b. The use of the lots is in conformity with the applicable zoning requirements, if any.
 - c. A permanent means of ingress and egress is recorded for each lot.
 - d. All lots shall comply with Section 9.2.1.A.1.
3. Exception to Lot Frontage Requirements. Resulting lots of a Minor Subdivision shall be deemed conforming for development despite a public street frontage deficiency as required by Section 9.2.1.A.1 where all the following are true:
 - a. Any private means of ingress or egress for a resulting lot is (i) situated entirely within the bounds of the tract or parcel to be divided; (ii) has been constructed to public street standards; or (iii) is subject to a private maintenance agreement providing for the perpetual maintenance of the street and the regulation of vehicular speeds along the same. In the event a subdivider elects option (iii), the Town shall be a named beneficiary of the maintenance agreement and no amendment to the maintenance agreement shall be effective without the approval of the same by the Town; and

b. The private means of ingress or egress situated within the tract or parcel to be divided is not less than fifty (50) feet from any lot adjoining the bounds of the Minor Subdivision.

c. The resulting lot fronting on a private means of ingress or egress is not more than five hundred (500) feet from an intersection with a publicly maintained street or highway at its closest point of frontage.

SECTION 2. That Appendix A, Section 4.3. Minor Subdivision Final Plat be amended to read as follows:

Addition (additions are underlined)

Deletion (deletions are ~~struck through~~)

Alteration (additions are underlined and deletions are ~~struck through~~)

4.3. MINOR SUBDIVISION FINAL PLAT

C. A minor subdivision is defined as one involving no new public or private streets or roads, or right-of-way dedication, no easements, no utility extension, where the entire tract to be subdivided is greater than two (2) acres, and where no more than three (3) lots result after the subdivision is completed. A proposed subdivision must also conform to the following requirements to constitute a Minor Subdivision:

1. No part of the tract or parcel to be divided has been divided under this section of LDO Appendix A in the ten (10) years prior to division.
2. After division, all resultant lots comply with all the following:
 - a. All lot dimension size requirements of the applicable land-use regulations, if any.
 - b. The use of the lots is in conformity with the applicable zoning requirements, if any.

c. A permanent means of ingress and egress is recorded for each lot.

d. All lots shall comply with Section 9.2.1.A.1.

3. Exception to Lot Frontage Requirements. Resulting lots of a Minor Subdivision shall be deemed conforming for development despite a public street frontage deficiency as required by Section 9.2.1.A.1 where all the following are true:

a. Any private means of ingress or egress for a resulting lot is (i) situated entirely within the bounds of the tract or parcel to be divided; (ii) has been constructed to public street standards; or (iii) is subject to a private maintenance agreement providing for the perpetual maintenance of the street and the regulation of vehicular speeds along the same. In the event a subdivider elects option (iii), the Town shall be a named beneficiary of the maintenance agreement and no amendment to the maintenance agreement shall be effective without the approval of the same by the Town; and

b. The private means of ingress or egress situated within the tract or parcel to be divided is not less than fifty (50) feet from any lot adjoining the bounds of the Minor Subdivision.

c. The resulting lot fronting on a private means of ingress or egress is not more than five hundred (500) feet from an intersection with a publicly maintained street or highway at its closest point of frontage.

SECTION 3. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

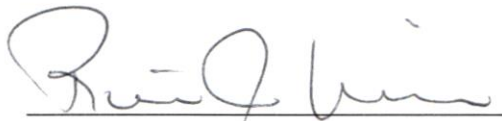
SECTION 4. That if this ordinance or application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions of this ordinance which can be given separate effect and to the end the provisions of this ordinance are declared to be severable.

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 6. That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

SECTION 7. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 8 day of October 2026 by the Town of Rolesville Board of Commissioners.



Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, CHRISTINA FRAZIER, 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 8 day of OCTOBER, 2026.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 8 day of OCTOBER, 2026.



Christina Frazier
Town Clerk