



## Planning Board Meeting

July 28, 2025

7:00 p.m.

### AGENDA

#### A. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Approval of June 23, 2025 Planning Board Meeting Minutes

#### B. Regular Agenda

1. **TA-25-06 – Land Development Ordinance (LDO) Text Amendment to Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add Enclosed Self-Storage Use and Modify Options for Development Agreements**
2. **10-Year Affordable Housing Plan**

#### C. Communications

1. Planning Director's Report
2. Town Attorney's Report
3. Other Business
4. Adjournment



# Memo

**To:** Planning Board  
**From:** Michael Elabarger, Interim Planning Director & Meredith Gruber, Senior Planner  
**Date:** July 23, 2025  
**Re:** TA-25-06 Land Development Ordinance (LDO) Text Amendments to Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to Add Enclosed Self-Storage Use and Modify Options for Development Agreements

## Background

Land Development Ordinance (LDO) Text Amendment Application TA-25-06 was submitted by Paul C. Schmidt of Experience One Homes. The application proposes modifying LDO Table 5.1., Section 5.1.4., Table 3.4.2., and Table 3.4.3. to add Enclosed Self-Storage use as a separate use as well as add options for use of a Development Agreement.

## Proposed Text Amendment

The Zoning specific use of **Industrial, Light** (includes Self-Service Storage use) is a Permitted use in the following Zoning Districts:

- General Industrial (GI)
- Business and Technology (BT)

The following sections of the LDO would be affected by TA-25-06:

- Table 5.1. Permitted Principal Use Table
- 5.1.4. Commercial Principal Uses
- Table 3.4.2. Activity Center District Development Standards
- Table 3.4.3. Neighborhood Center District Development Standards

The LDO includes the following mentions of **Development Agreement**:

- 2.2.2.A.b. Board of Commissioners Powers and Duties
- 2.1.2.B.8.c. Planning Board Powers and Duties
- 3.4.1.B.3. Town Center District Timing of Development
- 3.4.2.D.6. Activity Center Mixture of Uses and Timing of Development
- Table 3.4.2. Activity Center District Development Standards, Maximum Single-Use/Building Size (Excluding Residential Only Structures)
- 3.4.3.D.6. Neighborhood Center Mixture of Uses and Timing of Development
- Table 3.4.3. Neighborhood Center District Development Standards, Maximum Single-Use/Building Size (Excluding Residential Only Structures)
- Appendix A, Section 2.2. Development Agreement Legislative Process
  - The purpose of a Development Agreement, consistent with N.C. Gen. Stat. § 160D, Article 10, is to allow a process for the establishment and review of large-

- scale, multi-phased development projects with an expected build out date of several years.
- Development Agreements are intended to provide the Town and developers of land regulatory certainty and a schedule of development.
- This certainty and schedule allow developers and the Town to coordinate public facilities to serve the development

The subject Text Amendments propose the following:

- Add Self Storage, Enclosed as a separate Commercial use in Table 5.1 and allow the use in General Commercial, Commercial Highway, Office and Professional, and Neighborhood Center zoning districts.
- Add use standard stating the exterior facades of all structures shall receive uniform architectural treatment and resemble an office building to LDO Section 5.1.4. Commercial Principal Uses.
- Add text that minimum setbacks, lot size, and building height may vary from Activity Center and Neighborhood Center District Development Standards if part of an approved Development Agreement. (Lot dimensions are for residential lots and are not related to the Self-Storage use.)

See the attached application for Text Amendment TA-25-06. It includes the proposed text in blue and underlined.

### Previous Self Storage Text Amendment

TA-22-02 removed Self Storage Facility from Warehousing and kept it as an Industrial, Light use. LDO Section 5.1.6.D.5.b. states that Self-service Storage shall be contained within a fully enclosed building and contained in a single building, accessed internal, except in the General Industrial district not located on North Main Street or South Main Street.

### Staff Analysis and Recommendation

Major objectives from the 2017 Comprehensive Plan include:

- Walkability;
- Greater variety of services, shopping experiences, and restaurants in Rolesville;
- More parks and active recreation;
- Retention of “small-town” feel reflecting a population that comes together to socialize.

Major recommendations from the 2017 Comprehensive Plan include:

- Create a close-knit system of secondary streets.
- Create a diversity of new houses but ensure high quality and limited locations for multifamily units.
- Create more capacity in the local parks and active recreation programs.
- Celebrate Downtown.

TA-25-06 may allow for a greater variety of services if the Self-Storage use is allowed in additional zoning districts.

<b>Proposed Text Amendment/Topic</b>	<b>Staff Analysis and Recommendation</b>
<ul style="list-style-type: none"> <li>• Add Self Storage, Enclosed as a separate Commercial use in Table 5.1</li> <li>• Allow the use in General Commercial, Commercial Highway, Office and Professional, and Neighborhood Center zoning districts</li> </ul>	<ul style="list-style-type: none"> <li>• Staff recommends also adding General Industrial and Business and Technology as by right zoning districts for Self-Storage, Enclosed.</li> </ul>
<ul style="list-style-type: none"> <li>• Add use standard stating the exterior facades of all structures shall receive uniform architectural treatment and resemble an office building to LDO Section 5.1.4. Commercial Principal Uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff recommends dropping the use standard about architectural treatment and rely on the architectural standards already required in LDO Section 6.8.2. Nonresidential Building Standards.</li> </ul>
<ul style="list-style-type: none"> <li>• Add text that minimum setbacks, lot size, and building height may vary from Activity Center and Neighborhood Center District Development Standards if part of an approved Development Agreement. (The lot dimensions are for residential lots and are not related to the Self-Storage use.)</li> </ul>	<ul style="list-style-type: none"> <li>• As per LDO Appendix A, Section 2.2.A., Development Agreements consistent with N.C. General Statutes Chapter 160D, Article 10, allow a process for the establishment and review of large-scale, multi-phased development projects with an expected build out date of several years.</li> <li>• Staff recommends the Planning Board considering the use of a Development Agreement (to be approved by the Town Board of Commissioners) to adjust all standards in mixed use zoning districts instead of select standards.</li> </ul>

## Proposed Motion

Motion to Recommend (*approval or denial*) of TA-25-06, to the Town Board of Commissioners, because it is (*consistent or inconsistent*) with the Comprehensive Plan.

## Attachments

1. Text Amendment Application TA-25-06 from Paul C. Schmidt, Experience One Homes

# Land Development Ordinance (LDO)

## Text Amendment Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | [planning@rolesville.nc.gov](mailto:planning@rolesville.nc.gov)

Planning Department Home Page: [Official Town Webpage](#)

**Financially Responsible Party** Paul C Schmidt

(\*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees\*)

Mailing Address PO Box 5509 City/State/Zip Cary, NC 27512  
 Phone 919-991-1428 Email cschmidt@e1homes.com

### Applicant / Engineer / Architect / Attorney / Agents

Name: <u>David Schmidt</u>	Phone: <u>919-991-1428</u>	Email: <u>dschmidt@e1homes.com</u>
Name: <u>Timothy Grissinger</u>	Phone: <u>919-577-1080</u>	Email: <u>t.grissinger@batemancivilsurvey.com</u>
Name: <u>Shelbey Daniel</u>	Phone: <u>919-577-1080</u>	Email: <u>s.daniel@batemancivilsurvey.com</u>
Name: _____	Phone: _____	Email: _____

### APPLICATION MINIMUM REQUIREMENTS / GUIDANCE::

<input checked="" type="checkbox"/> Completed Application and checklist below.	
<input checked="" type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).	
<input checked="" type="checkbox"/> Document that provides clear Text direction regarding the amendment sought – strike-through and “clean” versions.	
<input type="checkbox"/> Any additional supporting documents (ask Staff).	<u>n/a</u>
<input checked="" type="checkbox"/> Note: INVOICE issued for the application fee payment during the completeness check or following application review.	

Exhibit A to Text Amendment Application

Applicant proposes to include a “self-storage (enclosed)” to Commercial use category in LDO Table 5.1 and LDO 5.1.4.

- Add the following line to Table 5.1

	RL	RM	RH	MH	GC	CH	OP	GI	BT	TC	AC	NC	
<b>COMMERCIAL USES</b>													
Retail Sales and Services, Shopping Center	-	-	-	-	P	P	-	-	-	S	S	S	5.1.4.R.
<u>Self Storage, enclosed</u>	-	-	-	-	P	P	P	-	-	-	-	P	<u>5.1.4.</u>
Tattoo Establishment	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.S.
Vape and Tobacco Store	-	-	-	-	P	P	-	P	-	-	-	-	5.1.4.T.
Vehicle, Rental and Sales	-	-	-	-	P	P	-	-	-	-	-	-	5.1.4.U.
Vehicle, Minor Service	-	-	-	-	P	P	-	P	P	-	-	-	5.1.4.V.
Vehicle, Major Service	-	-	-	-	-	S	-	P	S	-	-	-	5.1.4.W.

- Add the following section to LDO 5.1.4

5.1.4. Self-Storage, enclosed

1. Characteristics. An enclosed storage facility of a commercial nature containing fully enclosed bays that are leased exclusively for storage of household goods or personal property.
2. Accessory Uses Not Included.
3. Examples. Examples include enclosed self-storage facilities
4. Use Standards. The exterior facades of all structures shall receive uniform architectural treatment and resemble an office building.

The proposed text amendments for Table 3.4.3, NC District Development Standards and Table 3.4.2, AC District Development Standards follow. Proposed text is shown in blue and underlined and deletions are shown in ~~red strikethrough~~.

**Table 3.4.2. AC District Development Standards**

STANDARDS		AC REQUIREMENTS
Building Height		<p>Max: 35' (By Right)</p> <p>60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height</p> <p>Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.</p>
Density		10 Units/Acre (By Right)
<u>Building Placement (Min/Max)</u>  <u>Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u>	Front * <sub>1</sub>	15'/75'
	Side * <sub>2</sub>	5'/50'
	Rear * <sub>3</sub>	10'/75'
<u>Lot</u>  <u>Minimum Lot Length and Width May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u>	Length (Min)	75'
	Width (Min)	50' 20' (Attached)
	Coverage (Max)	N/A

Frontage	% Requirement	35% Outparcel buildings may be used to meet frontage requirements
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less) Maximum AUA Depth: 10'

Encroachments (Upper Story Only; Only Where Clear of Public Utilities)	Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar	
	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
<b>Building and Site Design</b>		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		50,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall		Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature
Minimum Transparency % (By Story)		40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations		Side Or Rear Only; Not Adjacent to The Primary Street

Street Walls Required	Drive-Throughs Parking Areas (Excluding On-Street Parking) Fronting Public Streets May Be Utilized to Meet the Building Frontage Requirements
-----------------------	---

Rooflines	Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited
-----------	---

Notes:

\*1 Can be increased by a factor of 1.5 where an active use area is provided.

\*2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.

\*3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

**Table 3.4.3 NC District Development Standards**

STANDARDS		NC REQUIREMENTS
Building Height <a href="#"><u>Maximum Height may be increased if Approved as Part of An Approved Development Agreement by the BOC</u></a>		Max: 35' (By Right)  60' May Be Permitted If Building Is 100 Feet or Greater from Boundary of District and If an Interior Sprinkler or Fire Suppression System Is Provided. If No Sprinkler or Fire Suppression System Is Provided, The Building Shall Not Exceed 35' in Height  Building Heights Above 35' Require Additional Compatibility Standards Per Section 6.2.3.
Density		8 Units/Acre (By Right)
Building Placement (min/max)  <a href="#"><u>Minimum Setbacks May Be Reduced if Approved as Part of An Approved Development Agreement by the BOC</u></a>	Front *1	15'/100'
	Side *2	10'/50'
	Rear *3	10'/50
Lot  <a href="#"><u>Minimum Lot Length and Width May Be Reduced if</u></a>	Length (Min)	100'
	Width (Min)	50' 20' (Attached)

<u>Approved as Part of An Approved Development Agreement by the BOC</u>	Coverage (Max)	N/A
Frontage	% Requirement	25% Outparcel buildings may be used to meet frontage requirements
	Active Use Areas	Permitted; Maximum Length: 25' or 75% of Building Frontage (Whichever is Less)
Encroachments (Upper Story Only; Only Where Clear of Public Utilities)		Maximum AUA Depth: 10'
		Maximum Length: 50% of Building Frontage Maximum Encroachment: 6' Minimum Clearance: 8' Balconies, Awnings, And Porches Are Permitted Encroachments Encroachments Are Only Permitted with Written Authorization from the Town, NCDOT, and/or Any Other Appropriate Legal Entity Which May Have an Easement/Ownership or Similar
	Entrances	Front (Primary Street-Facing); Corner Lots May Orient Entrances to The Corner or Provide an Additional Entrance Oriented to The Secondary Street)
Landscaping and Open Space		Property Perimeter, Parking Perimeter and Vehicle Use Areas and Service Areas; Foundation Plantings Permitted Open Space Types: Green, Commons, Square, Plaza
<b>Building and Site Design</b>		
Architectural Standards		Blank Walls Not Permitted Facing Any Public Street Frontage or Non Mixed-Use Zoning District
Maximum Single-Use/Building Size (Excluding Residential Only Structures)		25,000 Square Feet Maximum Single-Use Size May Increased If Approved as Part of An Approved Development Agreement by the BOC. No Size Limits for Mixed-Use Buildings; Only Commercial on Ground Floor
Maximum Blank Wall		Maximum 50 Square Feet Blank Wall Area Or 15% Of the Total Wall Area A Maximum 25' In Length Without a Compliant Design Feature

Minimum Transparency % (By Story)	40% Transparency on First Story, 35% Transparency for Each Story Above
Drive-Through Locations	Side Or Rear Only; Not Adjacent to The Primary Street
Street Walls Required	Drive-Throughs
Rooflines	<p>Parking Areas (Excluding On-Street Parking) Fronting Public Streets</p> <p>May Be Utilized to Meet the Building Frontage Requirements</p> <p>Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited</p>

Notes:

\*1 Can be increased by a factor of 1.5 where an active use area is provided.

\*2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.

\*3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.

Rooflines	<p>Parking Areas (Excluding On-Street Parking) Fronting Public Streets</p> <p>May Be Utilized to Meet the Building Frontage Requirements</p> <p>Only Flat and Gable Roofs Are Permitted; Parapets May Extend 36" Above the Roofline; Mansard Roofs Are Prohibited</p>
-----------	---

Notes:

\*1 Can be increased by a factor of 1.5 where an active use area is provided.

\*2 44' may be permitted to accommodate those lots without access to an alley or shared driveway to accommodate a driveway where rear serving parking or loading is provided.

\*3 Except where served by rear parking, not to exceed 60'. Also accommodates required buffering.