



**Agenda  
Planning Board  
VIRTUAL MEETING  
Monday, January 25, 2021  
7:00 PM**

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**PLEASE NOTE:**

Persons who wish to comment on an agenda item may do so by submitting the Cognito form via the link provided by **Monday, January 25, 2021, at 3:00 PM.** <https://www.cognitoforms.com/TownOfRolesville/townofrolesvillepubliccommentmissionform>. Submitted comments will be delivered to the Planning Board members before the meeting for review.

If you wish to join us via Youtube to watch a live broadcast of our meeting, please click here: <https://www.youtube.com/user/townofrolesville>

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<b>ITEM</b>	<b>TOPIC</b>
1.	Call to Order
2.	Approve the November 23, 2020, Planning Board meeting minutes
3.	MA 21-01, Town Center Zoning District to rezone properties to the new Town Center Zoning District and UDO TA 20-02 Removal of identified parcels from the Town Center Overlay Zoning District.
4.	MA 21-02, Town of Rolesville Property, 11624 Louisburg Road 116.296 acres Wake County PIN 1779 07 6610 to be zoned Residential 40 Watershed (R40W) upon annexation (ANX-20-07).
5.	UDO TA 21-01, Change Special Use Districts to Conditional Zoning Districts
6.	Planning Director's Report  a. Town Board/Planning Board Virtual Special Meeting at 9:00 AM on Friday, February 26, 2021.  b. Development Activity Report
7.	Town Attorney's Report
8.	Other Business
9.	Adjournment

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the American with Disabilities Act. Should you need assistance or a particular accommodation for this meeting please contact the ADA Coordinator.



**Planning Board Regular Meeting**  
**November 23, 2020- 7:00 PM**  
**502 Southtown Circle, Rolesville, NC 27571**

**MINUTES**

**PRESENT:** Mark Powers, Chairman  
Frank Pearce, Board Member  
Jim Schwartz, Board Member  
Michelle Medley, Mayor Pro-Tem/  
Planning Board Liaison

Mike Moss, Vice-Chairman  
Donnie Lawrence, Board Member  
Davion Cross, Board Member  
Reynorda Pryor, Board Member

Dave Neill, Town Attorney  
Danny Johnson, Planning Director  
Julie Spriggs, Planner II

Kelly Arnold, Town Manager  
Mical McFarland, Econ.Dev.Mgr  
Shelly Raby, Development Specialist

**CALL TO ORDER**

Chairman Mark Powers called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

The board collectively recited the Pledge of Allegiance.

**INVOCATION**

Board Member Moss gave the invocation.

Chairman Powers welcomed Ms. Reynorda Pryor as our newly elected board member. She will fill the vacatated seat of Ms. Ruth Payne.

**APPROVAL OF MINUTES**

**a. October 13, 2020, Planning Board Special Meeting Called- Moved by Vice-Chairman Mike Moss and second by Board Member Donnie Lawrence the motion to approve the minutes of October 13, 2020, carried by unanimous vote.**

**b. October 26, 2020, Planning Board Regularly Scheduled Meeting - Moved by Board Member Frank Pearce and second by Board Member Jim Schwartz the motion to approve the minutes of October 26, 2020, carried by unanimous vote.**

**UDO TA 20-04 Town Center Zoning District Text Amendment continued review.**

Planning Staff Julie Spriggs presented the following:

a. Memo TA 20-04 Town Center

- b. Updated Proposed TC Text Amendment
- c. Comments from Bass, Nixon & Kennedy, Inc.

**Mr. Kenyan Burnam, KDM Development Corporation, Mr. Gary Walstead, and Mr. Marty Bizzell, BNK Consulting Engineers** along with **Mr. Charles Hassenger of Hassenger Consulting. Mr. Burnam** spoke regarding Section 14.13.3 B.3.a Discussion regarding the maximum building height permitted in the district versus the “by right height” to determine the point where a stepback is required and meets the intent of the Town Center district.

**Mr. Burnam** Feels this will negatively impact the project

**Mr. Bizzell** stated he would like to remove the statement “by right”. With this wording, the concern is this removes the opportunity for a four-story building and an elevator option for senior housing. He requests a change to a maximum of 50-foot buildings.

**Vice-Chairman Moss** questioned the stepbacks and it only joining non-mixed use, as well as the possibility of rewording to “use” instead of “zoning district” Ms. Spriggs noted it may create a problem later of doing it by use, especially since this is form-based code.

**Planning Director Danny Johnson** noted the objective is how to deal with the transition from a low building to a high building. This amendment will apply to all town centers.

**Town Attorney Dave Neill** reminded the board that a four-story building would need a quasi-judicial hearing conducted for approval.

**Planning Board Member Jim Schwartz** would like “multi-use recreational trail” wording removed/replace. The wording is not restrictive enough. He proposed to keep walkways, sidewalks, etc but remove/strike multi-use recreational. The board collectively agreed.

**Moved by Vice-Chairman Mike Moss and second by Board Member Frank Pearce the motion to favorably recommend to the town board of commissioners to approve the request of UDO Text Amendment 20-04 Town Center Text Amendment, as presented by staff with the items, discussed keeping the graphic in, removing the wording multi-use paths, and keeping the stepbacks. The request is consistent with the Rolesville Comprehensive Plan to create a new zoning district to increase the potential for vertical and horizontal mixed-use and key activity areas across the town and to apply elements of form-based code in the current zoning language to ensure quality construction standards and design of five stated goals of the Rolesville Comprehensive Plan, carried by unanimous vote.**

**PLANNING DIRECTOR’S REPORT: Mr. Danny Johnson reviewed-**

**a. Development Activity Report**

**b. Plan Wake** - Wake County has been preparing a new Wake County Comprehensive Plan called PLANWake and now ready for public review and comments. You can view the draft plan and interactive map on the project website [www.planwake.org](http://www.planwake.org) There is a short survey to offer your opinions and comments on the draft plan. Please take the time to review the draft

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plan and share your views related to the Rolesville area and Wake County as a whole. If the Planning Board wants a presentation on this draft plan at a board meeting, please let me know. The public survey will close in February 2021, and all survey results will be presented to the Wake County Commissioners for a final decision after the survey closes.

**TOWN ATTORNEY’S REPORT: None at this time**

**TOWN MANAGER KELLY ARNOLD** spoke regarding a Newsblast coming out soon on the Main Street Project. As part of the Main Street LAPP grant project, Stantec has developed a survey to gather the public’s input on streetscape design options for the “look and feel” of Main Street. The survey is very visual displaying different themes, landscapes options, hardscapes, and aesthetics for medians and at public realm spaces at the intersection of Young and Main Street.

The following link will take you to the survey: <https://arcg.is/b4ymu>

The survey will be available for two weeks and responses will be collected by Stantec and shared with the Town to help inform the process of determining which design/style options to go with for the grant project. Input will also be gathered from key property owners and the developers with proposed developments along Main Street (Cobblestone and Wallbrook) to ensure Main Street as a whole is cohesive in feel.

**OTHER BUSINESS: None**

**ADJOURN**

There being no more business before the board, upon a motion by Board Member Donnie Lawrence and second by Board Member Davion Cross, the motion to adjourn carried by unanimous vote. The meeting adjourned at 8:13 p.m.

ATTEST:

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**Mark Powers, Chairman**

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**Shelly Raby, Planning Development Specialist**

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# Memo

**To:** Rolesville Planning Board

**From:** Danny Johnson, Planning Director

**Date:** January 21, 2021

**Re:** Item 3. Map Amendment 21-01, Town Center Zoning District and UDO TA 21-01 Removal of identified parcels from the Town Center Overlay Zoning District.

**Item**

MA 21-01 – Request by Town Board of Commissioners to rezone 49.23 acres located at 101, 105, 107, and 109 West Young St, 100, 106, 108, 114, 200 South Main St. from Residential I (R1), Downtown Commercial (C), Downtown Commercial Conditional Zoning (C-CZ) and Industrial (I) Zoning Districts to Town Center (TC) Zoning District and UDO TA 21-02 Removal of identified parcels from the Town Center Overlay Zoning District.

**Summary Information**

Address	Wake Co PIN	Rezoning Change
0 West Young St	- 1759827219	Residential 1 (R-1) to Town Center (TC)
101 West Young St	-1769015408	Downtown Commercial (C) to Town Center (TC)
105 West Young St	-1769014576	Downtown Commercial (C) to Town Center (TC)
107 West Young St	-1759918780	Residential 1 (R-1) to Town Center (TC)
109 West Young St	-1769014654	Downtown Commercial (C) to Town Center (TC)
0 South Main St	- 1769013468	Downtown Commercial (C) to Town Center (TC)
0 South Main St	- 1769013520	Downtown Commercial (C) to Town Center (TC)
0 South Main St	- 1769012542	Industrial (I) to Town Center (TC)
100 South Main St	- 1769015454	Downtown Commercial (C) to Town Center (TC)
106 South Main St	- 1769014357	Downtown Commercial (C) to Town Center (TC)
108 South Main St	- 1769013355	Downtown Commercial (C-CZ) to Town Center (TC)
114 South Main St	- 1769010454	Downtown Commercial (C) to Town Center (TC)
200 South Main St	- 1759922076	Residential 1 (R-1) to Town Center (TC)

The following parcels will be removed from the Town Center Overlay Zoning District by UDO TA -21-02 with rezoning approval to Town Center Zoning District:

101 West Young St -1769015408  
105 West Young St -1769014576  
109 West Young St -1769014654  
0 South Main St - 1769013468  
0 South Main St - 1769013520  
0 South Main St - 1769012542  
100 South Main St - 1769015454  
106 South Main St - 1769014357  
108 South Main St - 1769013355  
114 South Main St – 1769010454

### **2017 Rolesville Comprehensive Plan and Consistency Statement**

The Future Land Use Map identifies these parcels as Town Center or Preserved Open Space. The Comprehensive Plan defines these classifications as follows:

**Town Center** – Locations that often represent a traditional downtown for locally serving areas of economic, entertainment, and community activities. It is a combination of non-residential uses with residential uses in buildings that are located on small blocks with street designs to encourage pedestrian activity using form base designs. Buildings stand two to five stories in height with an unlimited density of residential units above storefronts. The compact, walkable environment and mix of residential and non-residential uses in a town center often support multiple modes of transportation.

**Preserved Open Space** - These areas are typically public parks, undisturbed, or undeveloped land that have been protected from development by local, state, and federal agencies or by private and nonprofit organizations, including restricted areas of a development that may be under the control and ownership of a homeowners association. These lands may also include areas containing natural conditions such as wetlands or flood plain areas, steep slope topography, close to the surface bedrock, or rock outcroppings where the potential for development is limited.

The proposed Town Center Zoning District (TC) is consistent with the Rolesville Comprehensive Plan, Future Land Use Map that classifies these parcels for Town Center or Preserved Open Space use encouraged in this district.

### **Other Town Plans**

The 2002 Thoroughfare Plan identifies South Main St and West Young St as Major Thoroughfares. The Main Street Vision Plan identified revision of the existing streets and intersections for a more walkable streetscape for the Town Center area. Project funding for the improvements has been approved and under design, approval to start construction later this year. No additional street improvements are required except as authorized by a site plan approval by the Town Board of Commissioners for

development of the properties except for the Main Street Park property in the proposed Town Center Zoning District. The Comprehensive Bicycle Plan recommendations for bike lanes are included in the Main Street Vision Plan improvements to be constructed for this area.

**Planning Staff Recommendation**

Staff recommends approval of the rezoning request as presented and proposed UDO Text Amendment 21-02 to remove the identified parcels from the Town Center Overlay Zoning District. The proposed Town Center Zoning District is consistent with the Rolesville Comprehensive Plan, Future Land Use Map that classifies these parcels for Town Center or Preserved Open Space use.

**Suggested Planning Board Motion**

I make a motion to recommend of the Town Board of Commissioners approval of Map Amendment 21-01 to rezone parcels identified along 100 blocks of South Main St and West Young Street from Residential I (R1), Downtown Commercial (C), Downtown Commercial Conditional Zoning (C-CZ) and Industrial (I) Zoning Districts to Town Center (TC) Zoning District. The petition is reasonable and in the public interest; is consistent with the Town's Comprehensive Plan, Future Land Use Map that classifies these parcels for Town Center or Preserved Open Space use. Included in this motion is to recommend the Town Board of Commissioners' approval of UDO TA-21-02, Removal of identified parcels from the Town Center Overlay Zoning District. The request is reasonable and in the public interest, is consistent with the Town's Comprehensive Plan recommendations for the Town Center area.

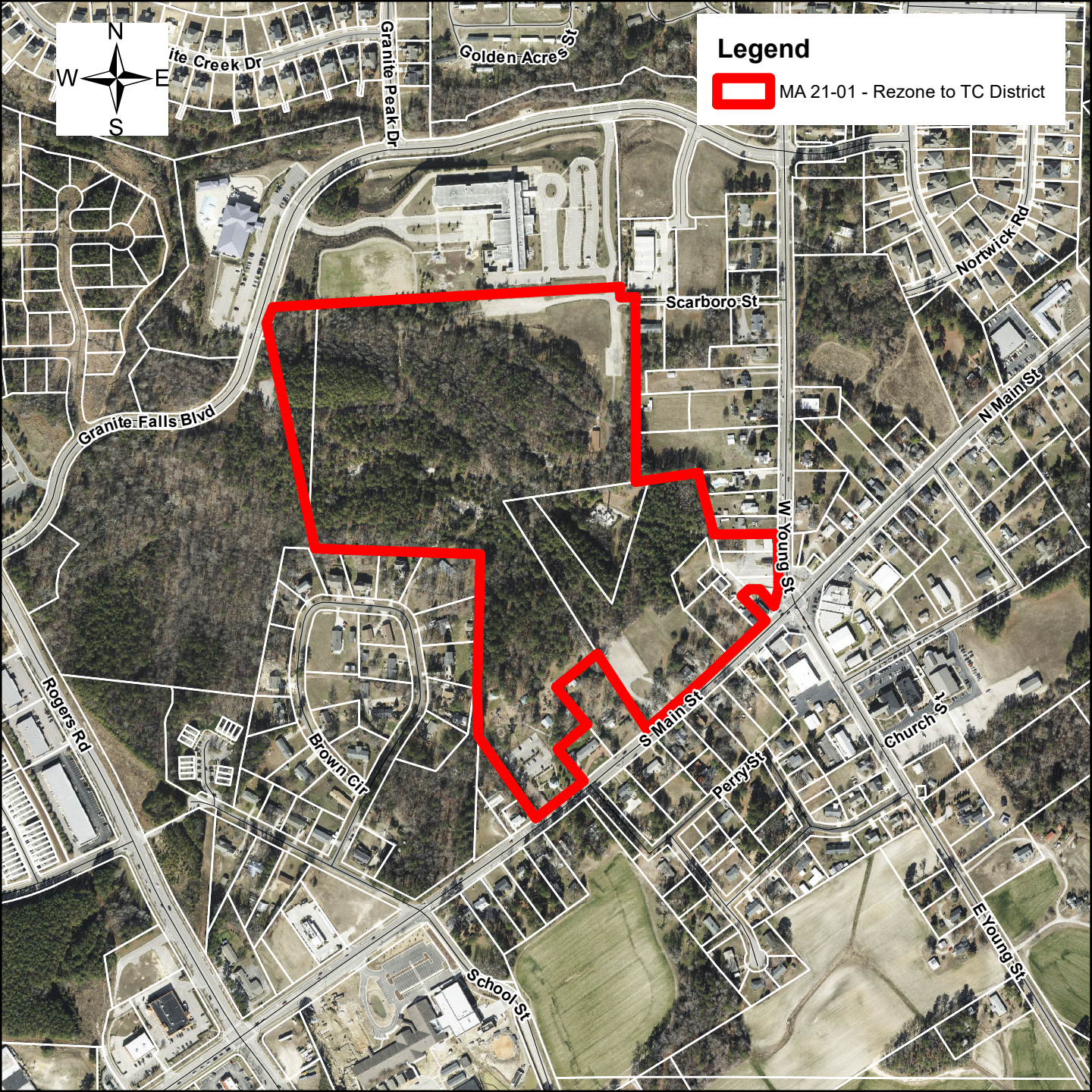
**Attachments**

- MA 21-01 Town Center Zoning District – Location Map
- MA 21-01 Town Center Zoning District, Zoning and Future Use Map
- MA 21-01 Town Center Overlay Zoning District, Zoning and Future Use Map
- UDO TA 21-02 Removal of identified parcels from the Town Center Overlay Zoning District.



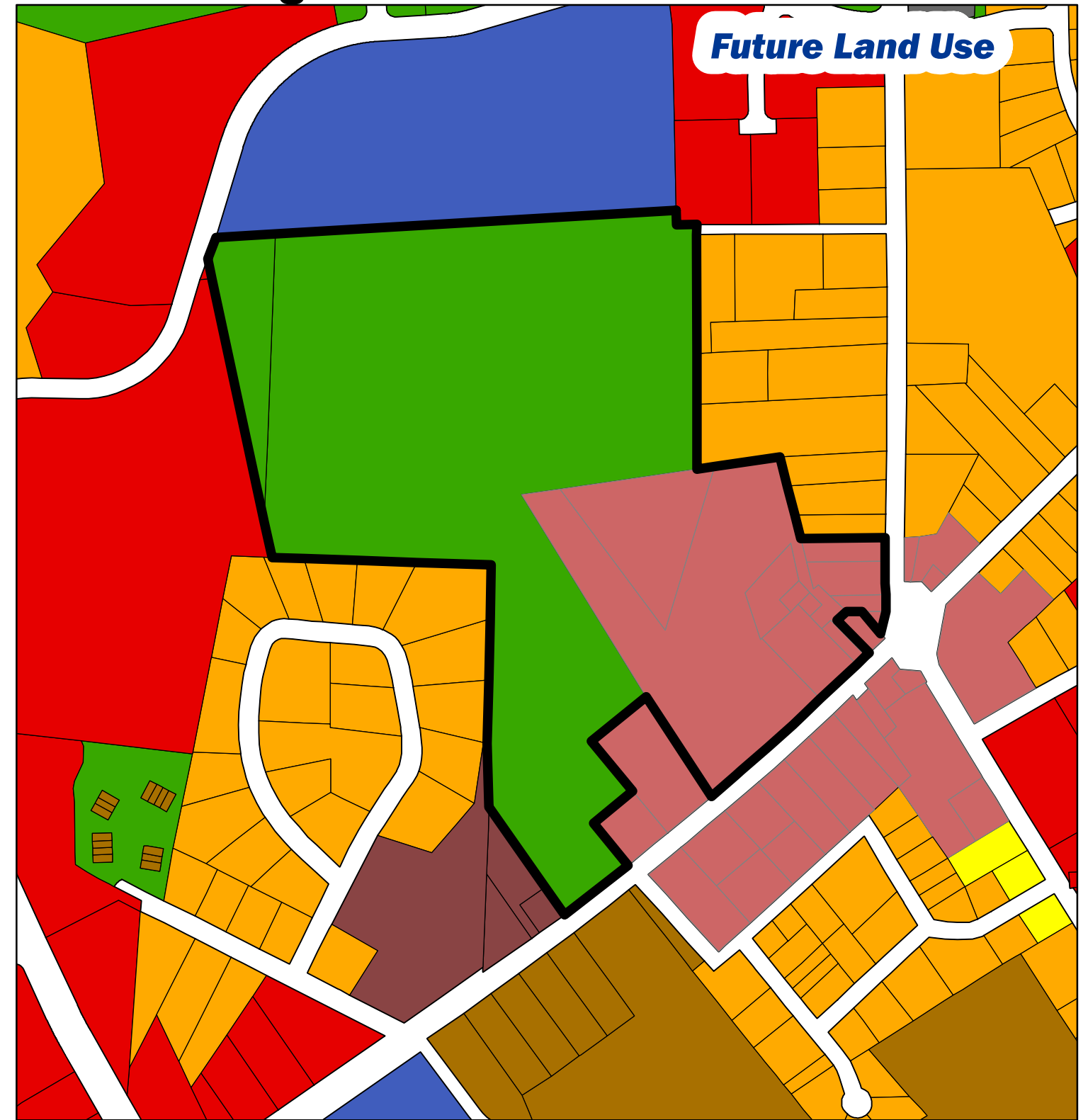
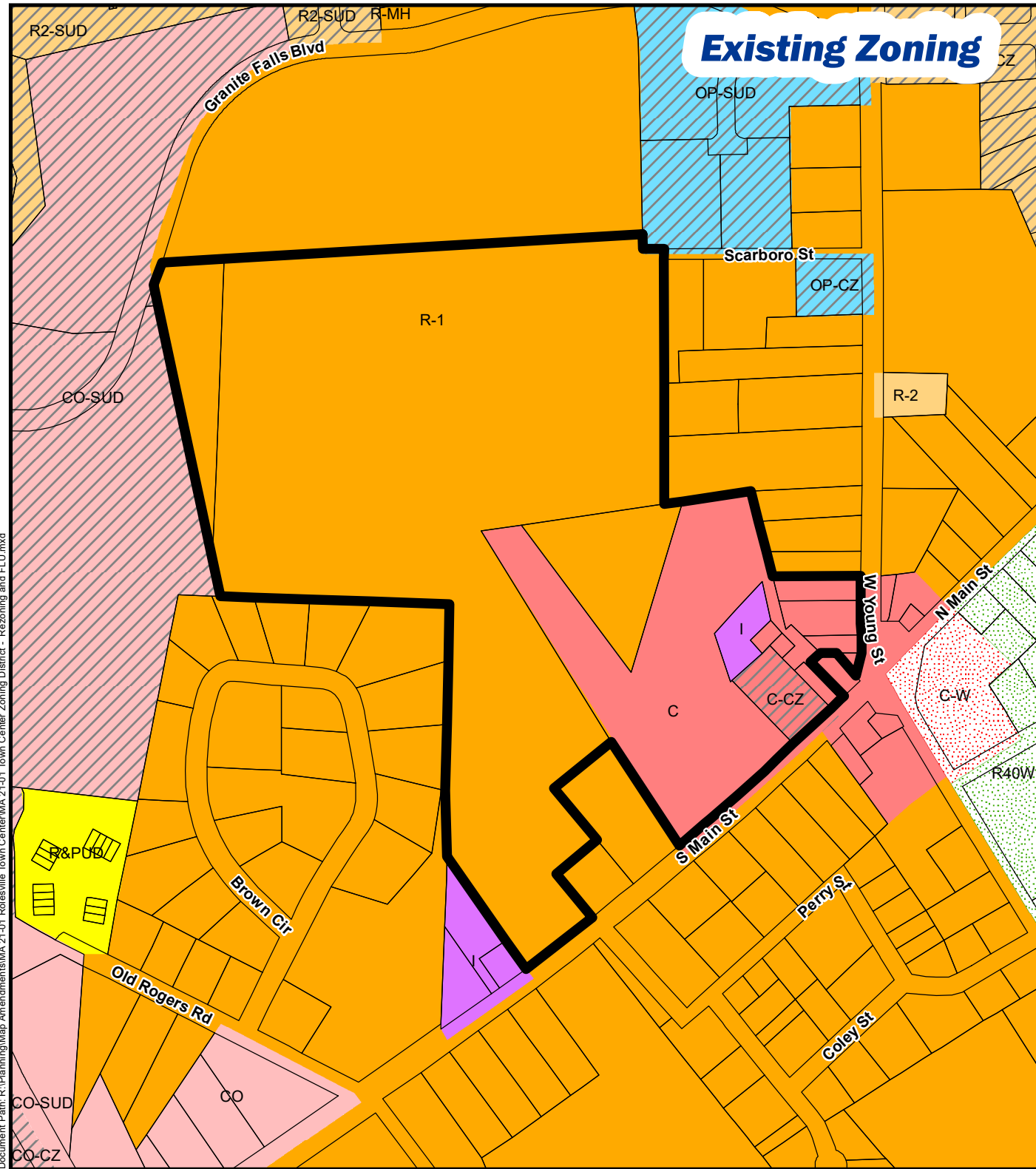
# Legend

 MA 21-01 - Rezone to TC District







# MA 21-02 - Town Center Zoning District












Document Path: R:\Planning\Map Amendments\MA 21-01 Rolesville Town Center\MA 21-01 Town Center Zoning District - Rezoning and FLU.mxd



### Legend

-  MA 21-01 - Rezone to TC District
-  Rolesville\_Town\_Limits

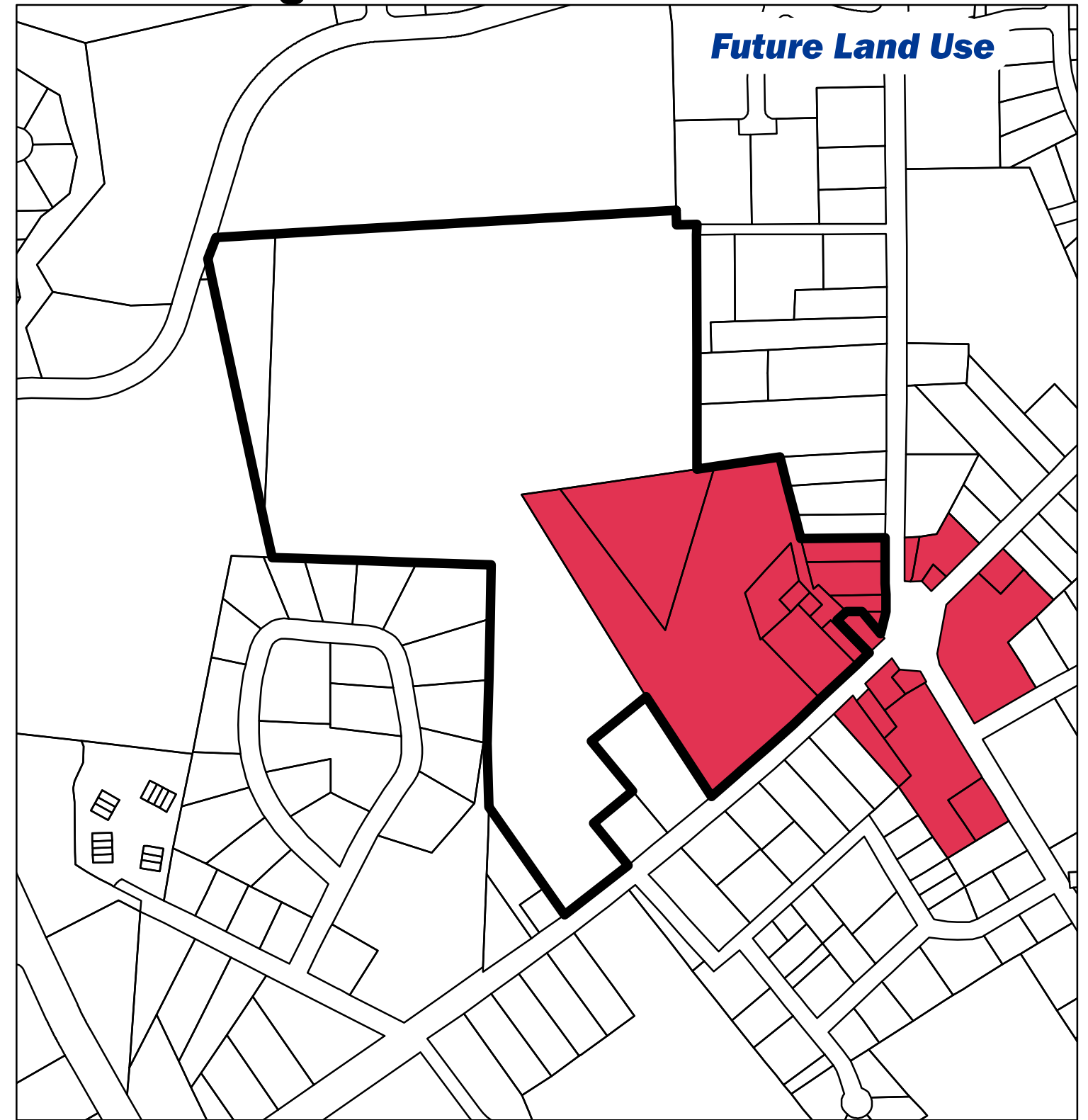
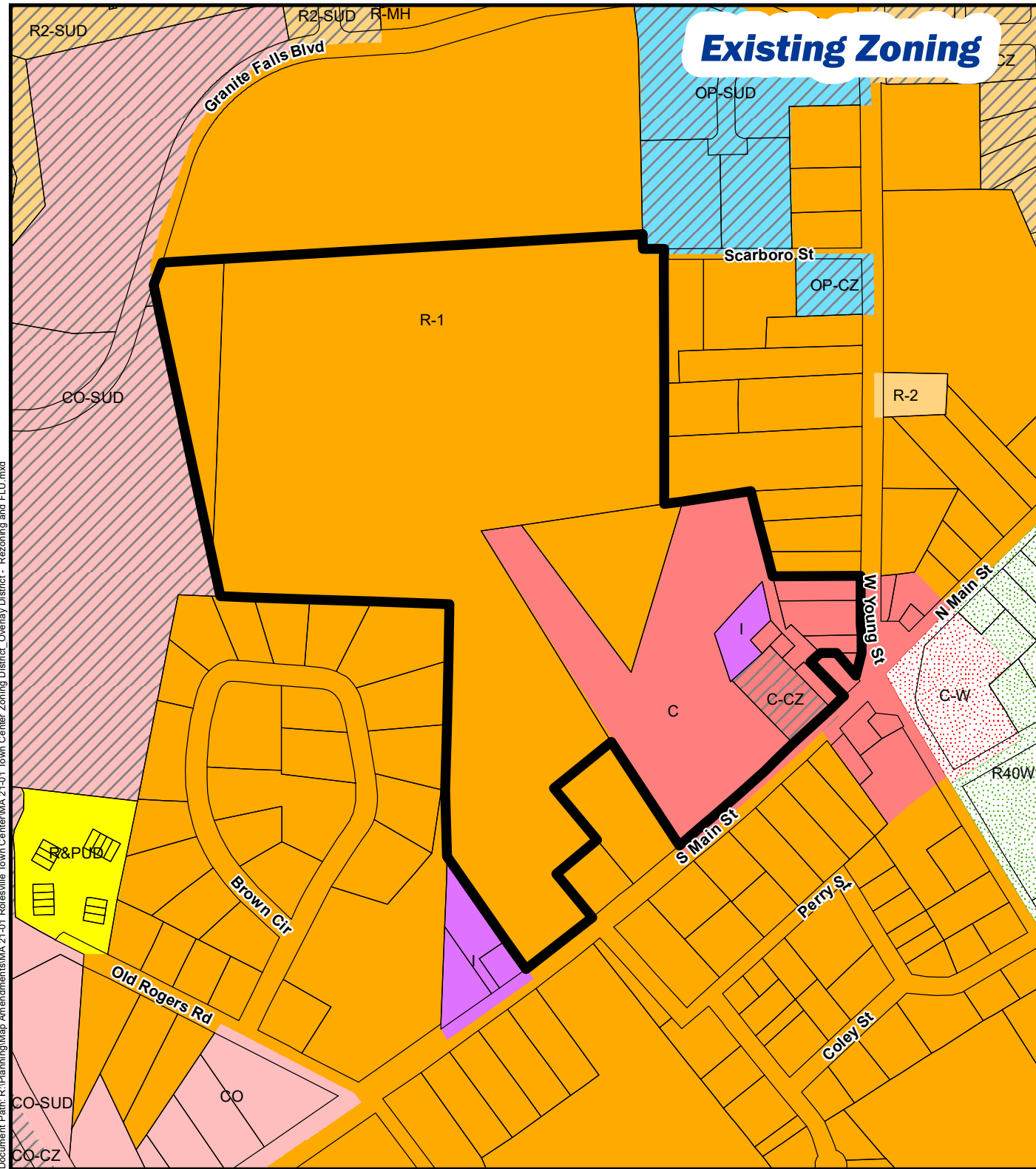
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Town Center
-  Mixed Use Neighborhood

-  Commercial
-  School
-  Preserved Open Space
-  Water Sewer Services



1 inch = 400 feet

# MA 21-01 - Town Center Zoning District



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## Legend

- MA 21-01 - Rezone to TC District
- Town Center Overlay District



1 inch = 400 feet

**AMENDMENT TO THE  
UNIFIED DEVELOPMENT ORDINANCE  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number UDO TA 21-02**

ORDINANCE TO AMEND ARTICLE 7: OVERLAY DISTRICT STANDARDS, SECTION 7.4 TO REMOVE CERTAIN IDENTIFIED PROPERTIES FROM FIGURE 1, TOWN CENTER OVERLAY DISTRICT CONTAINED IN SECTION 7.4.31.

WHEREAS, North Carolina General Statutes 160A-381 and 160D-702 authorize local governments, by ordinance, to 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 space, the density of population, the location and use of buildings, structures, and land; and

WHEREAS, the Town of Rolesville Board of Commissioners finds that it is in the public interest to amend the Town's Unified Development Ordinance as described herein below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1.** That the following list of properties below is hereby removed and no longer identified as being located within the Town Center Overlay District boundaries as shown in Section 7.4.31. Figure 1: Town Center Overlay District. Said Figure shall be revised and replaced to remove these properties:

101 West Young St – Wake County PIN 1769015408  
105 West Young St - Wake County PIN 1769014576  
109 West Young St - Wake County PIN 1769014654  
0 South Main St - Wake County PIN 1769013468  
0 South Main St - Wake County PIN 1769013520  
0 South Main St - Wake County PIN 1769012542  
100 South Main St - Wake County PIN 1769015454  
106 South Main St - Wake County PIN 1769014357  
108 South Main St - Wake County PIN 1769013355  
114 South Main St – Wake County PIN 1769010454

**SECTION 2. Effective Date.** This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021 by the Town of Rolesville Board of Commissioners.

\_\_\_\_\_  
Ronnie Currin  
Town of Rolesville Mayor

**CERTIFICATION**

I, Robin Peyton, 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 \_\_\_\_ day of \_\_\_\_\_, 2021.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_\_ day of \_\_\_\_\_, 2021.

(seal)

\_\_\_\_\_  
Robin Peyton  
Town Clerk



# Memo

**To:** Rolesville Planning Board

**From:** Julie Spriggs, GISP, CFM, CZO, Planner II

**Date:** January 21, 2021

**Re:** Item 4. Map Amendment 21-02, Town of Rolesville Property, 11624 Louisburg Road

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## Item

MA 21-02 – Town of Rolesville Property, 11624 Louisburg Road 116.296 acres Wake County PIN 1779 07 6610 to be zoned Residential 40 Watershed (R40W).

## Summary Information

Property Address: 11624 Louisburg Road  
PINs: 1779 07 6610  
Applicant: Town of Rolesville  
Deeded Acreage: 116.296  
Current Zoning: Wake County Residential 40 Watershed Zoning District (R40W)  
Proposed Zoning: Rolesville Residential 40 Watershed Zoning District (R40W)

## Current Land Use and Existing Conditions

Parcel 1779 07 6610 has frontage along Louisburg Road. The parcel is currently single-family and agricultural uses, located outside the extraterritorial jurisdiction (ETJ), and county-zoned Residential 40 Watershed (R40W). Adjacent parcels to the north, south, and east are county-zoned Residential (R40W).

The Unified Development Ordinance states the intent for the R-III (Residential 3) District is established whose purpose is to provide water quality protection in the drainage basin of water supply watersheds. Public water and sewer services are unavailable to the site currently.

## Neighborhood Meeting

No neighborhood meeting has been held as this property is town owned.

### **2017 Rolesville Comprehensive Plan and Consistency Statement**

The Future Land Use Map identifies these parcels along with all adjoining parcels in the area as Water Supply Watershed and Low Density Residential.

The water supply watershed classification is reserved for the Little River drainage area that is subject to the requirements of the State of North Carolina, Public Drinking Water Supply Watershed rules and regulations.

The plan defines low density residential as predominately single-family residential uses. These are large lots of half acre or more at a density range of one to two dwelling units per gross acre with preserved open space tracts and/or agricultural and forestry activities.

The proposal is consistent with the Comprehensive Plan and Future Land Use Map with preserving open space.

### **Town Approved Plans**

The 2002 Thoroughfare Plan calls for four lane landscaped median road along Louisburg Road.

The Comprehensive Bicycle Plan did not include any recommendations for this area.

### **Traffic Impact Analysis (TIA)**

No Traffic Impact Analysis has been conducted at this time. If a TIA is warranted, it will be reviewed during the site development review process.

### **Planning Staff Recommendation**

Annexation of this property is running concurrently with this zoning request. The annexation must be approved before the Town may apply zoning regulations to these parcels. The Town Board must apply Rolesville zoning regulations within a limited timeframe once a parcel is annexed. This request is directly related to the annexation petition.

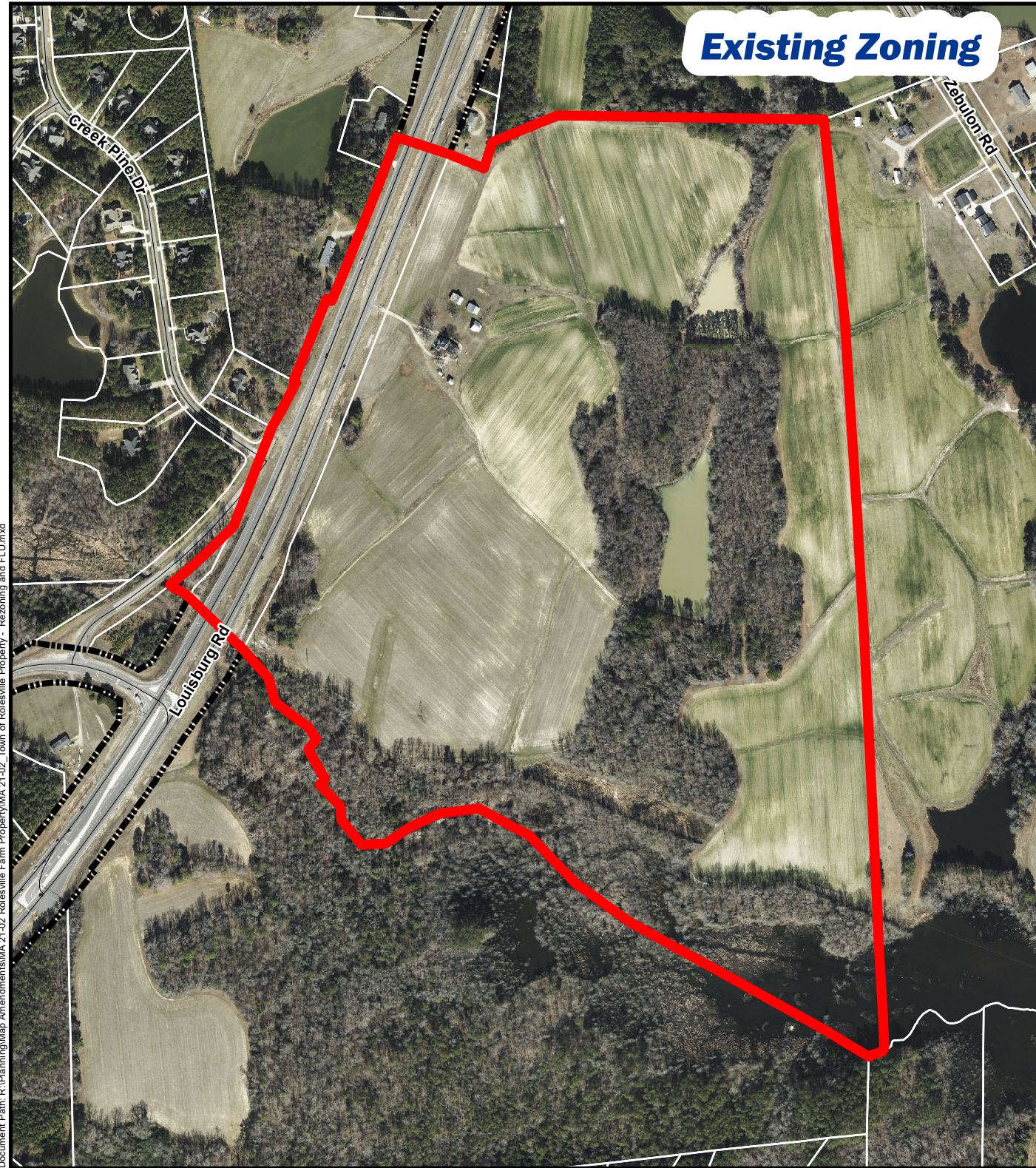
Staff finds the request reasonable, in the public interest, is consistent with the Comprehensive Plan and Future Land Use Plan and recommends approval of MA 21-02.

Suggested Motion: I move we recommend approval of MA 21-02 to the Town Board of Commissioners to rezone 11624 Louisburg Road from Wake County Residential 40 Watershed Zoning District to Rolesville Residential 40 Watershed Zoning District. The petition is reasonable and in the public interest and consistent with the Town's Comprehensive Plan and Future Land Use Map, which identifies this area as medium density residential.

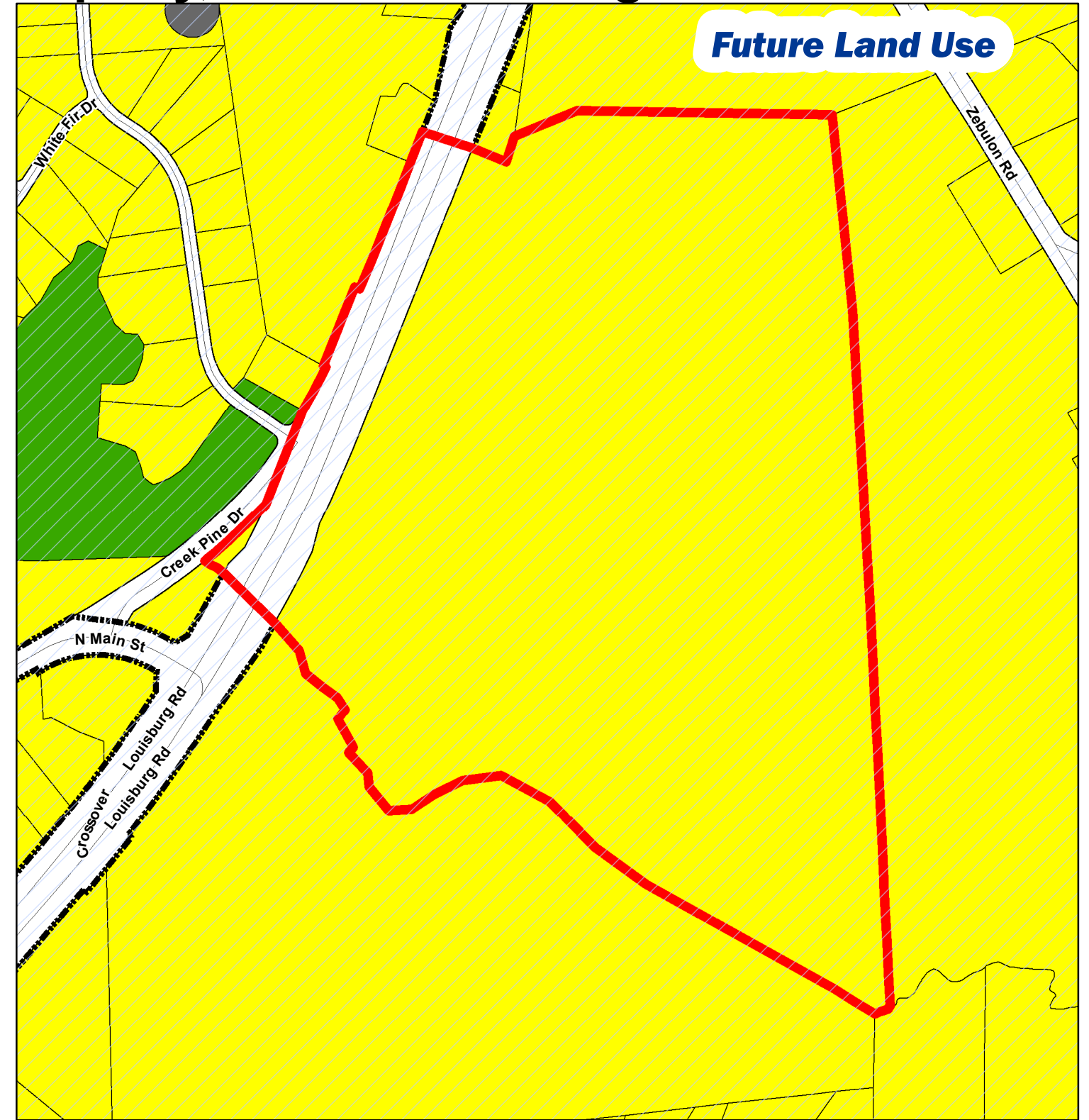
### **Attachments**

MA 21-02 Existing Zoning and Future Land Use Map

# MA 21-02 - Town of Rolesville Property, 11624 Louisburg Road



Existing Zoning



Future Land Use

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### Legend

- MA 21-02 Zone R40W District
- Rolesville Town Limits
- Water Supply Watershed
- Low Density Residential
- Preserved Open Space
- Water Sewer Services



1 inch = 500 feet





# Memo

**To:** Rolesville Planning Board

**From:** Danny Johnson, AICP, Planning Director

**Date:** January 21, 2021

**Re:** UDO Text Amendment: TA-21-01 Changing all Special Use Zoning Districts (SUD) to Conditional Zoning Districts (CZ).

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## Summary Information

As provided in NC Chapter 160D: Article 7; Section 160D-703(a)1 before July 1, 2021, and Session Bill 2019-111, Section 2.9(b), in effect as of January 1, 2021, the authority to have Special Use Zoning Districts is now prohibited and all existing Special Use Zoning Districts (SUD) are to be change to Conditional Zoning Districts (CZ). This session law requires that the current Unified Development Ordinance be amended to remove all provisions for Special Use Zoning Districts (SUD) and the Official Zoning Map be relabeled or rename all (SUD)'s to (CZ)'s.

## 2017 Comprehensive Plan

The Rolesville Comprehensive Plan encourages revisions to the Unified Development Ordinance when the current standards are not following current demands and practices of the community's needs or changes required by state law. The proposed text amendment will address such a condition of the UDO and will serve in the public interest. The change is consistent with the Rolesville Comprehensive Plan to update the Unified Development Ordinance and Official Zoning Map to change all Special Use Zoning Districts to Conditional Zoning Districts as provided in NC Chapter 160D: Article 7; Section 160D-703(a)1 and Session Bill 2019-111, Section 2.9(b).

## Planning Staff Recommendation

Staff recommends approval of the UDO TA 21-01, Changing all Special Use Zoning Districts (SUD) to Conditional Zoning Districts (CZ), and to make the necessary statutory findings and recommendations to the Town Board of Commissioners.

**Suggested Planning Board Motion:**

I make a motion to favorably recommend to the Town Board of Commissioners to approve the requested UDO Text Amendment 21-01, Changing all Special Use Zoning Districts (SUD) to Conditional Zoning Districts (CZ). The request is consistent with the Rolesville Comprehensive Plan to update the Unified Development Ordinance and Official Zoning Map to change all Special Use Zoning Districts to Conditional Zoning Districts as required in NC Chapter 160D: Article 7; Section 160D-703(a)1 and Session Bill 2019-111, Section 2.9(b).

**Attachments:**

TA 21-01 Changing all Special Use Zoning Districts (SUD) to Conditional Zoning Districts (CZ).

Map showing all current Special Use Zoning Districts (SUD) to be renamed to Conditional Zoning Districts.

**AMENDMENT TO THE  
UNIFIED DEVELOPMENT ORDINANCE  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number UDO TA 21-01**

ORDINANCE TO ALIGN THE LANGUAGE OF THE UNIFIED DEVELOPMENT ORDINANCE WITH NEWLY ADOPTED PROVISIONS OF NORTH CAROLINA GENERAL STATUTES CHAPTER 160D.

WHEREAS, North Carolina General Statutes 160A-381 and 160D-702 authorize local governments, by ordinance, to 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 space, the density of population, the location and use of buildings, structures, and land; and

WHEREAS, North Carolina Session Law 2019-111, Section 2.9(b) provides that existing special use districts or conditional use districts shall be deemed converted to conditional zoning districts; and

WHEREAS, North Carolina Session Law 2019-111, Section 2.9(b) further provides that any existing conditional use permit issued together as part of a special use district or conditional use district shall be deemed a “special use permit”; and

WHEREAS, The Town of Rolesville desires to amend the the language of the Town’s Unified Development Ordinance, specifically its district labels, to align with the provisions of Session Bill 2019-111, Section 2.9(b); and

WHEREAS, the Town of Rolesville Board of Commissioners finds that it is in the public interest to amend the Town’s Unified Development Ordinance as described herein below.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF  
COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:**

**SECTION 1. That the Town of Rolesville Official Zoning Map be amended to rename or relabel all Special Use Districts (SUD) to Conditional Zoning Districts (CZ) as follows:**

**Special Use District (SUD) Change to Conditional Zoning District (CZ)**

R-40W-SUD	R-40W-CZ
R-IS-SUD	R-IS-CZ
R-I-SUD	R-I-CZ
R-ID-SUD	R-ID-CZ
R-II-SUD	R-II-CZ

**Special Use District (SUD) Change to Conditional Zoning District (CZ)**

R-IID-SUD	R-IID-CZ
R-III-SUD	R-III-CZ
R-MH-SUD	R-MH-CZ
R-MH-SUD	R-MH-CZ
RuMH-SUD	RuMH-CZ
UMH-SUD	UMH-CZ
R&PUD-SUD	R&PUD-CZ
O&P-SUD	O&P-CZ
C-SUD	C-CZ
CH-SUD	CH-CZ
CO-SUD	CO-CZ
C-W-SUD	CW-CZ
I-SUD	I-CZ
I-W-SUD	IW-CZ

**SECTION 2. That Article 4, Zoning District; Section 4.1 Establishment and Purpose of Districts; Special Use Districts, be amended to remove the following language from Section 4.1:**

- Addition
- Alteration (additions are *italicized* and deletions are ~~struck through~~)
- Deletion

**“Special Use Districts:**

The purpose of these districts is to promote greater land use compatibility by allowing landowners to voluntarily place their property into classifications in which a special use permit is required as a prerequisite to any use or development. More specifically, the purpose of these districts is identical to that of the corresponding general use districts as indicated below, except that a special use permit is required as a prerequisite to any use or development, as provided in this ordinance.

**Special Use District                      Corresponding General Use District**

R-40W-SUD	R-40W
R-IS-SUD	R-IS
R-I-SUD	R-I
R-ID-SUD	R-ID
R-II-SUD	R-II
R-IID-SUD	R-IID
R-III-SUD	R-III

R-MH-SUD	R-MH
R&PUD-SUD	R&PUD
NC Overlay	N/A
O&P-SUD	O&P
C-SUD	C
CH-SUD	C-H
CO-SUD	C-O
CH-W-SUD	CH-W
C-W-SUD	C-W
I-SUD	I
I-W-SUD	I-W”

**SECTION 3. That Article 5, Use and Dimensional Standards. Section 5.3 Special Use Districts, be amended to be removed entirely and retitled as “Section 5.3 Reserved”**

- Addition
- Alteration (additions are *italicized* and deletions are ~~struck through~~)
- Deletion

**“Section 5.3 Special Use Districts**

A Special Use District corresponds to each of the other districts authorized in this ordinance. It is recognized that certain types of zoning districts would be inappropriate at particular locations in the absence of special conditions. Where the applicant desires property to be rezoned to such a district in such situations, the Special Use District is a means by which such special conditions can be imposed in the furtherance of the purposes of this ordinance. The Special Use District classification will be considered in response to a petition by the owners of all of the property to be included. If, for any reason, any condition imposed pursuant to these regulations is found to be illegal or invalid, or if the applicant should fail to accept any condition, it is the intent of this ordinance that the authorization of such Special Use Permit shall be null and void and of no effect and that proceedings be instituted to rezone the property to its previous zoning classification.

Within a Special Use District, only those uses authorized by this ordinance as permitted or special uses within the zoning district with which the Special Use District corresponds shall be permitted, and all other requirements of the corresponding district and other requirements of this ordinance shall be met. If the use would be a special use in the corresponding district, all of the requirements in Article 8 for all special uses and the applicable special use shall be met. In addition, within a Special Use District, no use shall be permitted except pursuant to a Special

Use Permit authorized by the Town Board of Commissioners which shall specify the use or uses authorized. The Special Use Permit may further specify conditions based on the issues raised concerning Special Uses in Article 8 of this ordinance and any other reasonable and appropriate conditions.”

**SECTION 4.**

Any valid Special Use Permit issued under “Article 4, Zoning District; Section 4.1 Establishment and Purpose of Districts; Special Use Districts” or “Article 5, Use and Dimensional Standards. Section 5.3 Special Use Districts” shall now be deemed a special use permit applicable to the property as well as a condition to its particular Conditional Zoning District.

**SECTION 5. Effective Date.** This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2021 by the Town of Rolesville Board of Commissioners.

\_\_\_\_\_  
Ronnie Currin  
Town of Rolesville Mayor

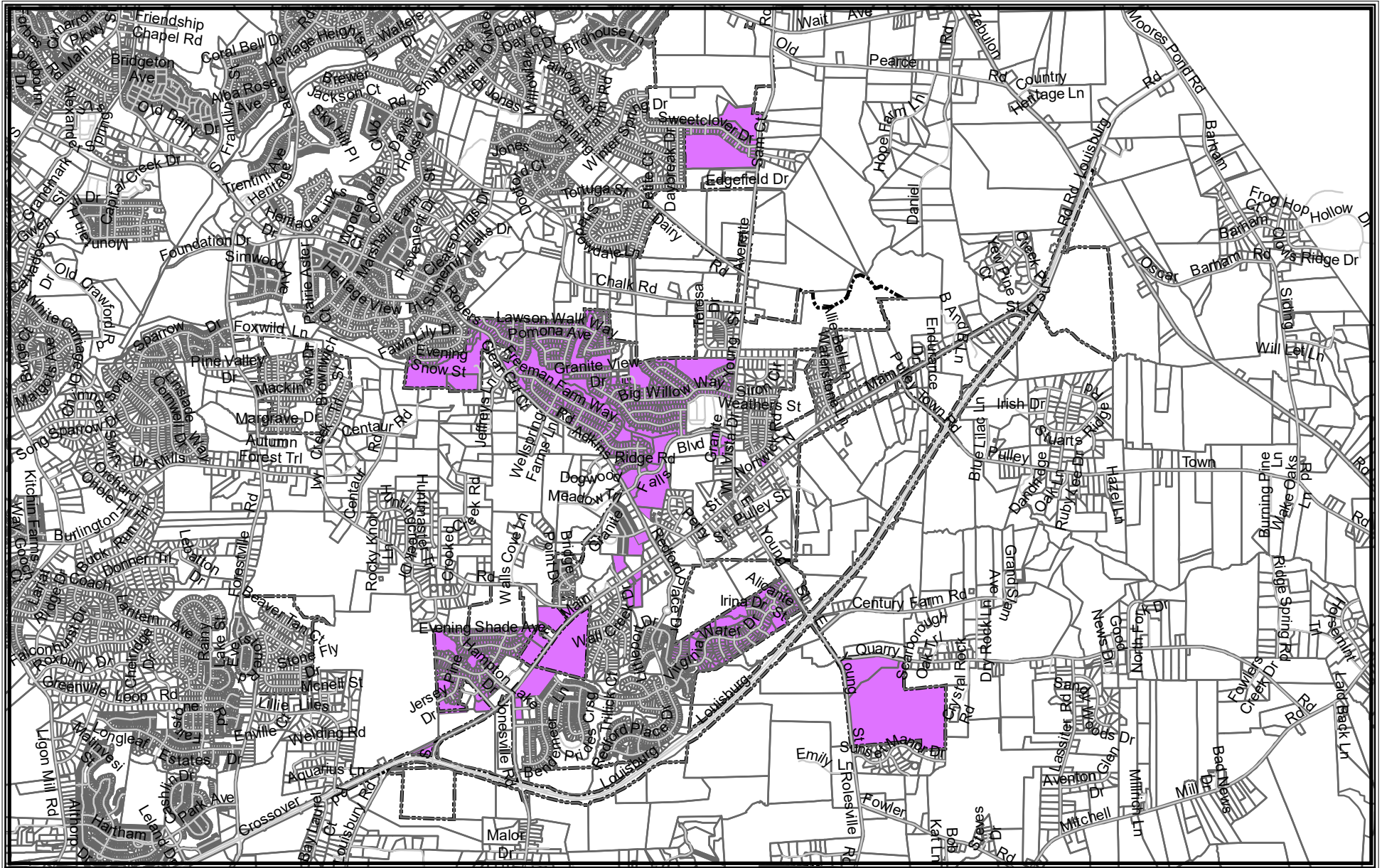
**CERTIFICATION**

I, Robin Peyton, 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 \_\_\_\_ day of \_\_\_\_\_, 2021.





In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Robin Peyton  
Town Clerk

(seal)



**Legend**

-  SUD Zoning Districts
-  Streets
-  Parcels
-  Rolesville\_Town\_Limits

1 inch = 4,000 feet

Produced by the Town of Rolesville  
Planning Department, 2021  
Data provided in part by the  
Wake County GIS Department

**160D - Change all SUD Districts to CZ Districts**





# DECEMBER 2020 ACTIVITY DEVELOPMENT REPORT

## HIGHLIGHTS

1. UDO TA 20-04 Town Center Zoning District Text Amendment – Approved on January 5, 2021

For more information or assistance,  
Please contact:  
Shelly Raby, Planning Development Specialist  
Phone: 919-554-6517  
[shelly.raby@rolesville.nc.gov](mailto:shelly.raby@rolesville.nc.gov)

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance or a particular accommodation please contact the ADA Coordinator.



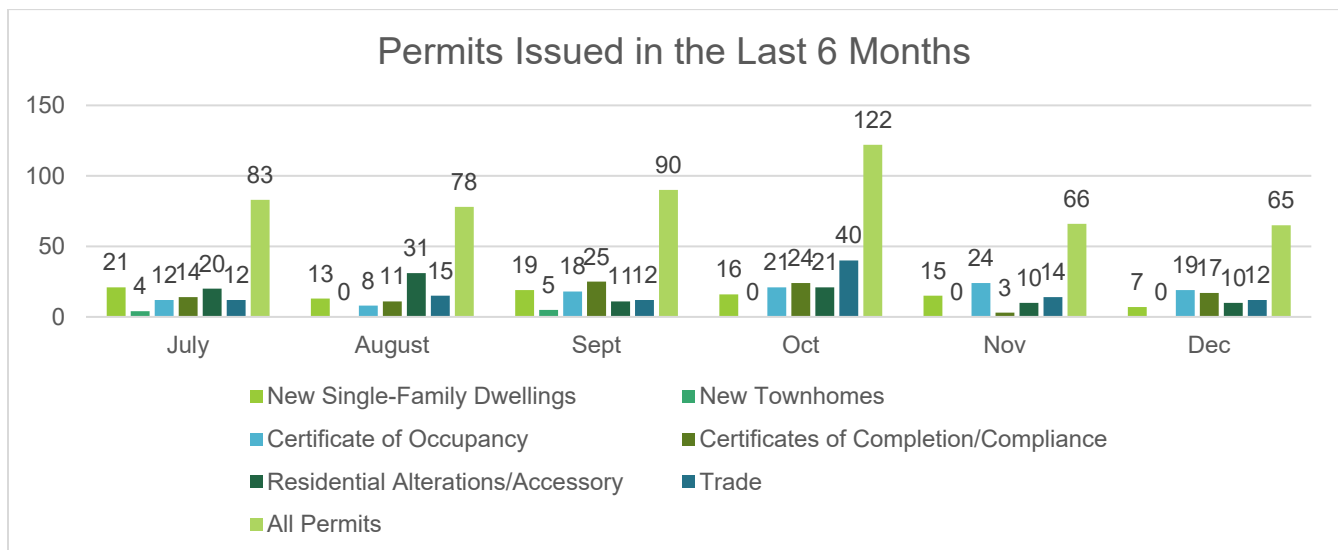
# Developments

## CURRENT RESIDENTIAL DEVELOPMENTS WITH PERMITS ISSUED Summary of Activity by Subdivision

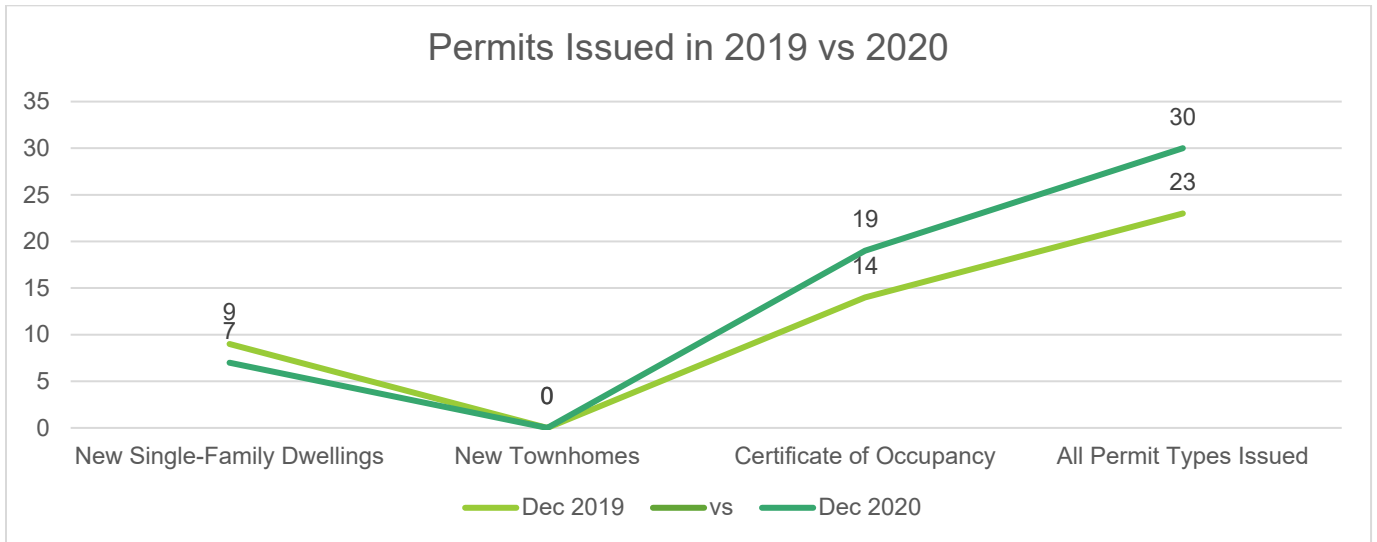
Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Un-permitted Lots Remaining	Permits Issued in December	Permits Issued YTD
Averette Ridge	159	145	14	2	19
Barrington	33	33	0		7
Carlton Pointe	271	261	10		22
Granite Falls	101	80	21	3	39
Perry Farms	41	40	1		5
Stonewater	208	189	19	2	40
Willoughby	88	80	8		113
<b>TOTAL</b>	<b>901</b>	<b>828</b>	<b>73</b>	<b>7</b>	<b>245</b>

<b>Barrington Townhomes</b>	<b>32</b>	<b>18</b>	<b>14</b>		<b>18</b>
<b>TOTAL</b>	<b>32</b>	<b>18</b>	<b>14</b>		<b>18</b>

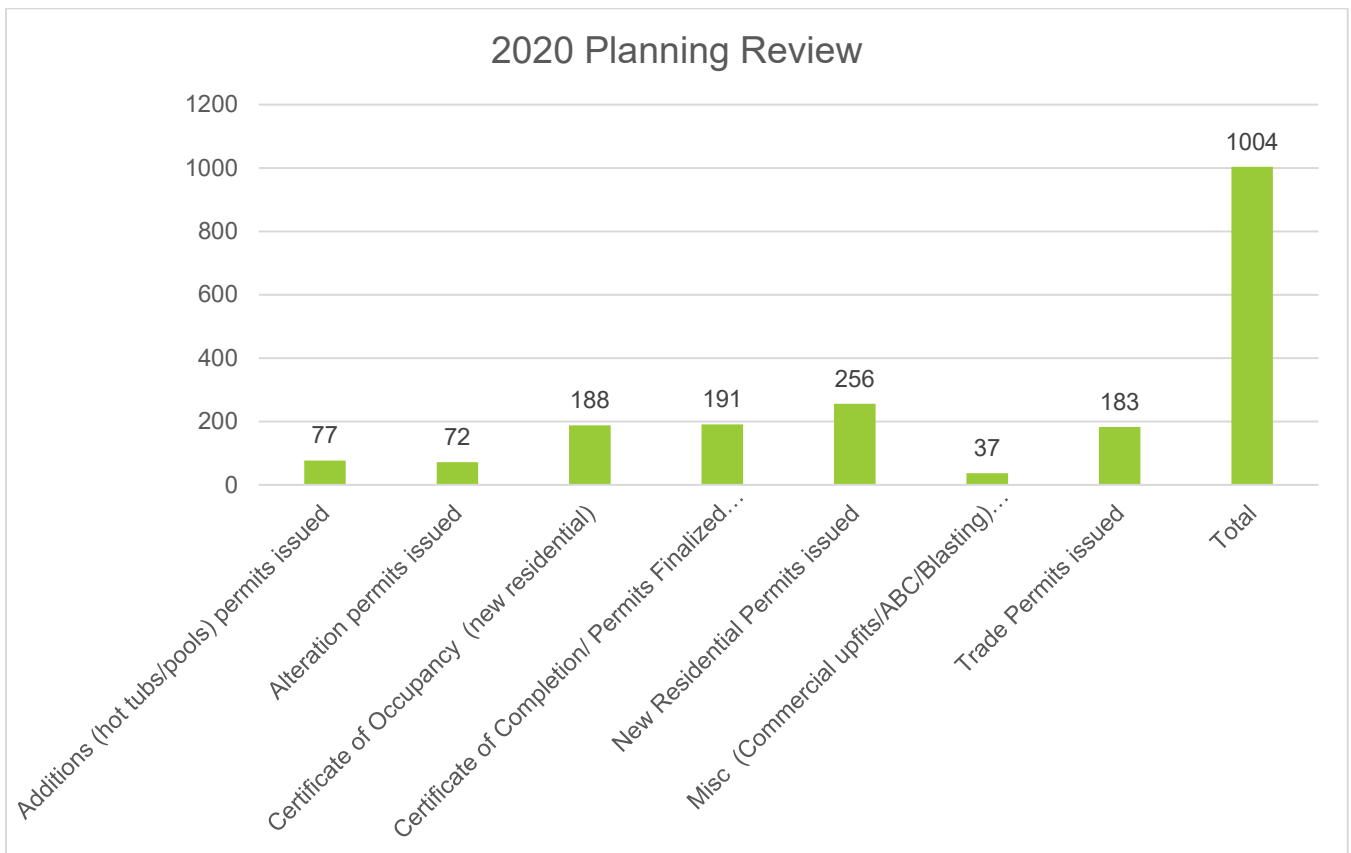
<b>Non-Subdivision</b>					
<b>TOTAL Residential Permits Issued</b>	<b>933</b>	<b>846</b>	<b>87</b>	<b>7</b>	<b>263</b>



# Permitting Activity



The Town of Rolesville has experienced an overall **increase** in permitting activity compared to this time last year.



# Development Projects Summary

Detailed information regarding these projects can be found by clicking on the link provided <https://www.rolesvillenc.gov/planning/development-projects>

## Commercial/ Other

Carlton Pointe Green Way Trail	Rolesville CrossFit	C4 Investments
101 and 115 Redford Place Drive	1200 Granite Falls Blvd.	515 S. Main St.
Carolina Legacy Volleyball	Rural Fire Dept. Addition	

## Residential

**A-Master Team** Townhomes - 47 New Townhomes

**Chandlers Ridge**- 90 New Single-Family Homes

**Elizabeth Springs**- 89 New Single-Family Homes & 98 New Townhomes

**Kalas Falls**- 484 New Single-Family Homes & 108 New Townhomes

**Preserve at Jones Dairy Road Central**- 261 New Single-Family Homes & 173 New Townhomes

**Preserve at Jones Dairy Road North**- 141 New Single-Family Homes & 65 New Townhomes

**Preserve at Jones Dairy Road South**- 221 New Single-Family Homes

**Regency at Heritage**- 27 New Single-Family Homes

**The Point**- 483 New Single-Family Homes & 324 New Townhomes

**The Townes at Carlton Pointe**- 53 New Townhomes

**Hopper Community** – 177 New Single-Family Homes & 120 New Townhomes

