



Memo

To: Mayor and Town Board of Commissioners

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

Date: January 27, 2021

Re: Item C.2 UDO Map Amendment 21-02, Town of Rolesville Property, 11624 Louisburg Road to be zoned Residential 40 Watershed (R40W).

Item

MA 21-02 – Town of Rolesville Property, 116.296 acres Wake County PIN (1779076610) 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 Residential 40 Watershed (R40W) 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 and all adjoining parcels in the area as Water Supply Watershed and Low-Density Residential use.

The water supply watershed classification is reserved for the Little River drainage area that is subject to the State of North Carolina requirements, Public Drinking Water Supply Watershed (WS-II) 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 the 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

The 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 property is annexed. This request is directly related to the annexation of the property into the Rolesville Town Limits.

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.

Planning Board Recommendation

At their meeting on January 25, 2021, the Rolesville Planning Board considered the requested ordinance map amendment, and by a unanimous vote of the Board recommended to the Town Board of Commissioners to approve the requested rezoning of MA 21-02. The proposed zoning district is consistent with the Rolesville Comprehensive Plan, Future Land Use Map that classifies these parcels for Water Supply Watershed and Low-Density Residential uses.

Suggested Motion:

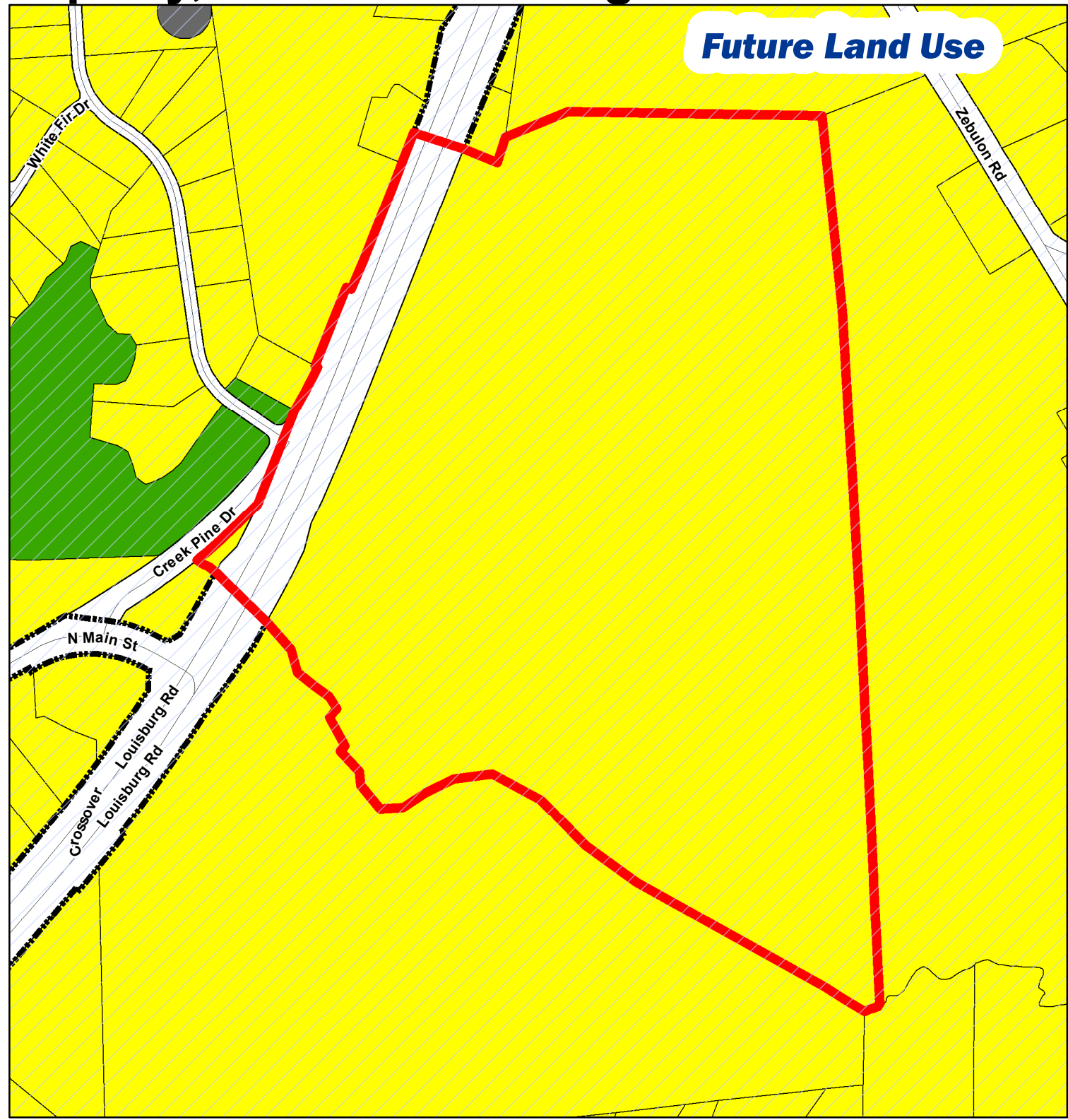
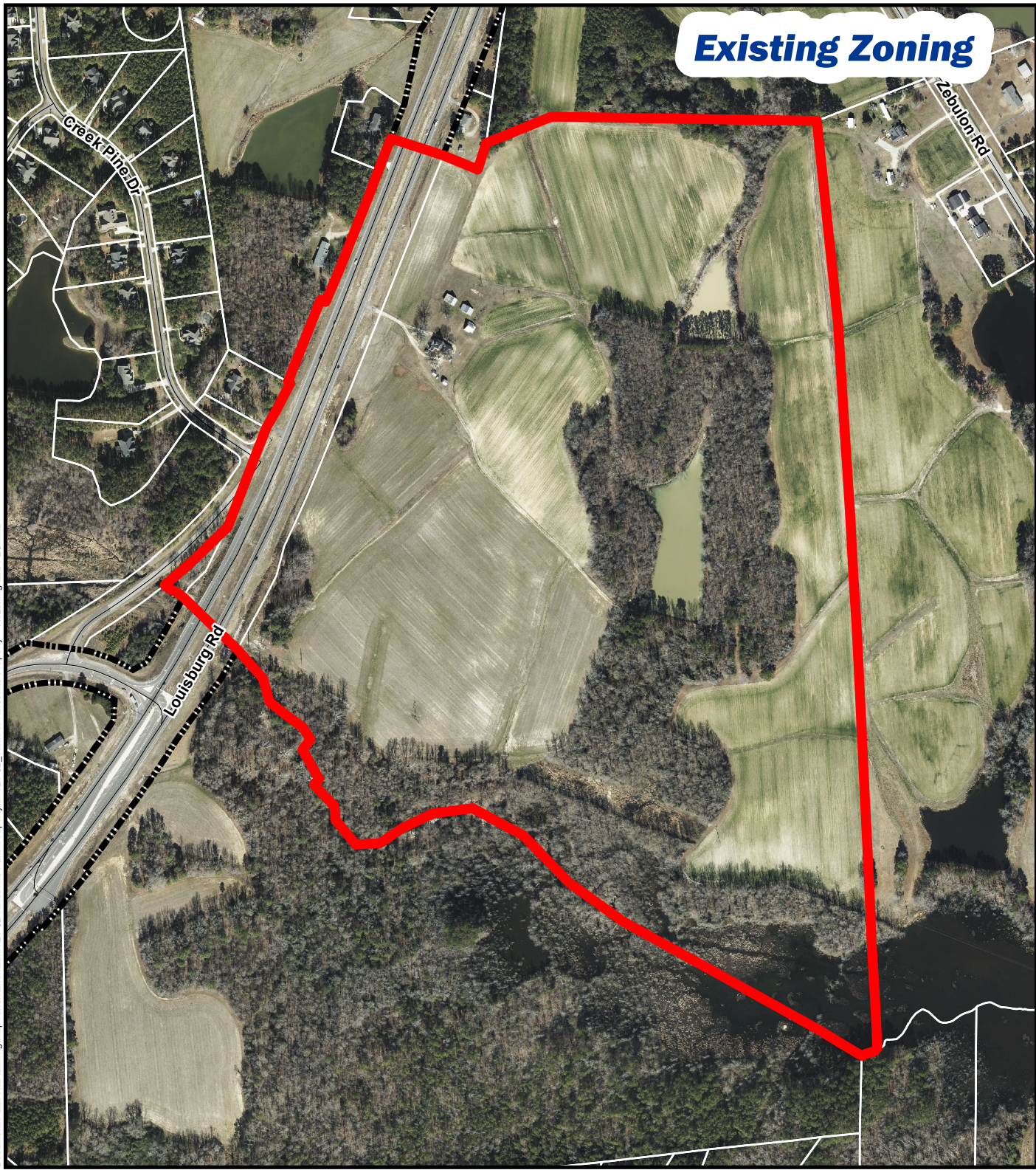
I make a motion to approve Resolution No 2021-R-06, Town Board of Commissioners Statement of Consistency, and approve the Case: MA 21-01 as presented.

Attachments

MA 21-02 Existing Zoning and Future Land Use Map

MA 21-02 Resolution No 2021-R-06, Town Board of Commissioners Statement of Consistency

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



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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



RESOLUTION NO. 2021-R-06
TOWN BOARD OF COMMISSIONERS STATEMENT OF CONSISTENCY
Case No.: MA 21-02

WHEREAS, Town Board of Commissioners has authorized a request for a map amendment to the Town's Official Zoning Map known as MA 21-02 to zone 116.296 acres from the current zoning of Wake County Residential 40 Watershed Zoning District (R40W) to Rolesville Residential 40 Watershed Zoning District (R40W) for property located at 11624 Louisburg Road.

WHEREAS, N. C. General Statutes Section 160A-386, requires the Town Board of Commissioners to adopt a zoning amendment consistency statement whenever it approves or rejects a proposed zoning amendment;

WHEREAS, the proposed map amendment is consistent with the Rolesville Comprehensive Plan, Future Land Use Plan of a Water Supply Watershed, and Low-Density Residential uses. The proposed Rolesville Residential 40 Watershed Zoning District (R40W) has standards and permitted uses for Water Supply Watershed and Low-Density Residential areas.

WHEREAS, the Rolesville Planning Board, at their meeting on January 25, 2021, considered the requested map amendment, and by a unanimous vote of the Board recommended to the Town Board of Commissioners to approve the requested zoning of MA 21-02 as presented. The request is consistent with the Rolesville Comprehensive Plan, Future Land Use Plan classification as Town Center or Preserved Open Space uses. The proposed Town Center (TC) Zoning District has standards and permitted uses for Water Supply Watershed and Low-Density Residential areas.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE:

The Town Board finds that the proposed map amendment is consistent with the Rolesville Comprehensive Plan, Future Land Use Plan classification as Water Supply Watershed, and Low-Density Residential uses. The proposed Rolesville Residential 40

Watershed Zoning District (R40W has standards and permitted uses for Water Supply Watershed and Low-Density Residential areas.

The preceding resolution, having been submitted to a vote, received the following vote and was duly adopted the ___ day of _____, 2021.

Ayes: _____

Noes: _____

Absent or Excused: _____

Ronnie I. Currin, Mayor

ATTEST:

Robin E. Peyton, Town Clerk

[SEAL]