



Case No. _____

Date _____

Text Amendment Application

Contact Information

Name Patrick BykerAddress 700 W. Main StreetCity/State/Zip Durham, NC 27701Phone 919-590-0384Email pbyker@morningstarlawgroup.com

Amendment Information

This petition is to amend the Unified Development Ordinance Section(s) 5.1.4.V.4*to allow* Three (3) service bays facing the public right-of-way and unlimited service bays facing the yard, side and/or yard, rear, as UDO Section 11.7.as a ☒ permitted use ☐ conditional use ☐ special usein the General Commercial zoning district.

Applicant Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Patrick Byker Date 2/28/25

STATE OF NORTH CAROLINA

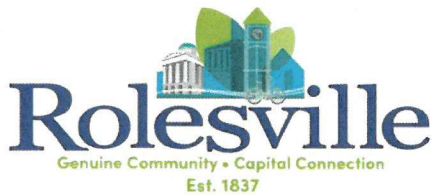
COUNTY OF Durham

I, a Notary Public, do hereby certify that Patrick Byker
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 28th day of February 2025.

My commission expires 8/25/2028.Signature Terri Lee Tolley Seal

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



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Description of Proposed Use

Vehicle, Minor Service is defined in the UDO at Section 5.1.4V 1-4. Subsection 4(e) specifically limits the use to, "No more than three (3) service bays shall be permitted. This Text Amendment would amend this subsection to state, "Three (3) service bays shall be permitted to face the public right-of-way. Service bays facing the yard, side and/or the yard, rear as defined in UDO Section 11.7, shall not be limited in number."

Justification

UDO Section 5.1.4.V.4(e) states, "No more than three (3) service bays shall be permitted." This subsection places an economic strain on the Vehicle, Minor Service use that allows establishments to provide minor vehicle services and repair including but not limited to brake adjustments, oil changes realignments, detailing, mufflers, hoses, belts, and the like. The nearby jurisdictions of Raleigh, Wake Forest, and Knightdale do not place number limitations on service bays on Vehicle Repair and Vehicle Maintenance use categories.

or ~~signage~~ may not be displayed in any required manner.

V. Vehicle, Minor Service

1. Characteristics. Establishments which provide minor vehicle services and repair including but not limited to brake adjustments, oil changes, realignments, detailing, mufflers, hoses, belts, and the like.
2. Accessory Uses. Accessory uses may include limited sale of parts or vehicle accessories, towing, associated office, parking, repackaging of goods for on-site sale or use.
3. Examples. Minor vehicle service establishments in which no vehicle dismantling occurs.
4. Use Standards.
 - a. No stockpiling of parts or salvaging of vehicle parts.
 - b. No storage of wrecked or unregistered vehicles may be permitted on site.
 - c. No outdoor speaker system.
 - d. All work performed shall be within an enclosed building, however bay doors may be open during hours of operation.
 - e. No more than three (3) service bays shall be permitted.
 - f. A landscape buffer in conformance with Section 6.2 shall be required along any property line abutting a residentially zoned property.
 - g. In addition to service vehicles necessary for the operation of business, only vehicles awaiting repair may be stored on site. No inoperable vehicles may be left on site for more than fifteen (15) days. In special circumstances where this provision would pose undue hardship, the Zoning Administrator may grant an extension for vehicle storage of up to fifteen (15) days.

Knightdale UDO

M. Vehicle Services –Maintenance / Repair / Body Work.

1. Vehicle services - maintenance, repair, and/or body work uses shall be located in the Mixed-Use Building Type as detailed in Section 6.8.
2. All vehicles, materials, or equipment shall be stored within an enclosed building, or within an outdoor storage area enclosed by an opaque fence or wall that meets the requirements of Section 7.6 and shall be restricted to the rear yard.
3. Any operation which results in the creation of noxious vibrations, odors, dust, glare, or sound is prohibited.
4. No vehicle may be kept or used for parts for other vehicles.
5. No vehicle may be stored in an unrepaired state for more than thirty (30) calendar days.

11. Vehicle Services, Minor Maintenance/Repair.

- a. Vehicle service bays associated with Vehicle Services, Minor Maintenance/Repair shall be located a minimum of 100 feet from any residential uses or the GR, NCR, MUR, or TSR Districts and any parallel Conditional District to those districts.
- b. In the NB District, vehicle service bays shall be set perpendicular to the street or otherwise screened with a Type C buffer from the street right-of-way.
- c. In the NB District, use operation shall be limited to between the hours of 8 a.m. and 9 p.m.

D. Vehicle Repair (Major)

Raleigh UDO

1. Defined

A facility where general vehicle repair and service is conducted, including transmission, brake, muffler and tire shops, along with body and paint shops. Major vehicle repair does not include any use meeting the definition for minor vehicle repair or commercial vehicle repair.

2. Use Standards

- a. The outdoor overnight storage of vehicles awaiting repair may be permitted in accordance with *Article 7.5. Outdoor Display and Storage*. Operable vehicles may be parked on-site during business hours.
- b. There shall be no dismantling of vehicles for salvage.
- c. The storage of impounded vehicles is not permitted.
- d. No outside speaker system is permitted.