



**Board of Commissioners
Regular Meeting**
January 7, 2025 – 6:30 P.M.
502 Southtown Circle, Rolesville, NC 27571

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Approval of Agenda
4. Public Comment
Individuals wishing to speak during the Public Invited to be Heard proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.
5. Consent
 - 5.a. Minutes of December 3, 2024 - Regular Meeting
 - 5.b. ABC Commission Designation Resolution (R-2025-01)
 - 5.c. Consideration of Comprehensive Plan Steering Committee Members
 - 5.d. Wake County Transit Plan Update
6. Town Board Liaison Reports
 - 6.a. Commissioner Alston – Veterans
 - 6.b. Commissioner Long – Public Safety
 - 6.c. Commissioner Paul – Senior Citizens
 - 6.d. Commissioner Sneed – Planning Board
 - 6.e. Commissioner Vilga – Parks & Recreation Advisory Board
7. Communication from Town Staff
 - 7.a. Parks & Recreation
 - 7.b. Public Works

8. Other Business

Appointment Recommendations to Advisory Boards

- 8.a. Planning Board – Mayor Pro Tem Sneed
- 8.b. Parks & Recreation Advisory Board – Commissioner Vilga

9. New Business

Hearings

- 9.a. Legislative Hearing: TA-24-02 – Building Height Requirements
- 9.b. Legislative Hearing: TA-24-03 – Tree Ordinance Applicability
- 9.c. Evidentiary Hearing: Alternative Parking Plan – 414 South Main Street

End of Hearings

10. Communications

- 10.a. Town Attorney
- 10.b. Town Manager
- 10.c. Town Board

11. Adjourn

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on Thursday prior to the meeting to make arrangements.



**Board of Commissioners
Regular Meeting**
December 3, 2024 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Meeting Minutes

Present: Mayor Ronnie Currin
Commissioner D. Alston
Commissioner Michael Paul
Town Manager Eric Marsh
Police Chief David Simmons
Town Attorney Dave Neill

Mayor Pro Tem April Sneed
Commissioner Lenwood Long
Commissioner Paul Vilga
Town Clerk Christina Ynclan
Economic Development Director Mical McFarland

1. [Mayo Currin called the meeting to order at 7:00 p.m.](#)

2. [Pledge of Allegiance and Invocation was led by Commissioner Long.](#)

3. [Staff Appreciation Week](#)

Town Manager Eric Marsh commended Police Chief David R. Simmons II, for being awarded The North Carolina Justice Academy Leadership Program Certification.

4. [Nomination and Appointment of Town Clerk](#)

Town Manager Eric Marsh gave a summary and recommendation for a new Town Clerk. The staff supported Christina Ynclan as the new Town Clerk based on her years of experience with the Town of Rolesville. Mayor Currin requested the Board to make a motion to appoint Christina Ynclan as Town Clerk.

Commissioner Long made the motion to appoint, second by Commissioner Alston. There was no further discussion, and the motion passed unanimously.

5. [Swearing-In of Town Clerk Christina Ynclan](#)

Mayor Currin did the swearing-in oath as per Town policy.

6. [Consider Approval of Consent Agenda](#)

6.a. Consent: Minutes of November 7th and November 19th

6.b. Adoption: Board Regular Meeting Calendar for 2025.

6.c. Resolution Adopting a Policy Prohibiting Viewing Pornography on Town Networks & Device.

Commissioner Long made a motion to approve, second by Commissioner Paul. There was no further discussion, and the motion passed unanimously.

7. Public Invited to be Heard

Mayor Currin invited anyone to speak during this time. There were none.

Individuals wishing to speak during the Public Invited to be Heard proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

8. Town Board Liaison Reports

8.a. Commissioner Alston – Veterans

Commissioner Alston shared with the Board a remembrance of military anniversaries for the month of December. December 7th Pearl Harbor Anniversary, December 13th National Guard's 388th Birthday, December 17th the National Wreath Across America Day Anniversary, December 20th United States Space Force Anniversary.

The Department of Veteran's Affairs (DVA) gives notice under the federal committee act with the advisory committee on the health care of women's veterans. The DVA will conduct several virtual meetings during the month of December. These virtual meetings will cover a range of topics that include updates on health reports and recommendations on how to improve health care of all women veterans. On December 8th,

The Joel Fund will offer a free workshop for military connected families to make a holiday craft and Christmas cards. Visit the website to learn more of the resources available www.thejoelfund.org .

8.b. Commissioner Long – Public Safety

Commissioner Long shared with the Board a reminder of the annual "Shop with a Cop" program through the Rolesville Police Department on December 7th. This holiday the police department provided a holiday shopping spree that included a total of 19 families participating in the program this year.

The Rolesville Fire Department is pressing forward with the Rolesville Fire Department Unification Agreement that should be presented to the Board in January 2025.

Commissioner Long expressed his appreciation for both the Rolesville Fire Department and the Police Department during the 2024 community town events that required assistance for a safe and fun environment in Rolesville.

Commissioner Long wanted to share that The Town of Rolesville has approved its technology recently by implementing the capabilities of accepting payments and making payments. The Town is moving forward with IT improvements and will provide more information in the New Year of 2025.

8.c. Commissioner Paul – Senior Citizens

Commissioner Paul shared with the Board that there is now a full Senior Advisory Committee, and a survey was sent out as of last month. There are a few events during the month of December, the Third Annual Candy Cane Stroll, was an event mentioned, and it is listed on the website. For additional information and upcoming senior events visit www.theseniornetwork.org .

Commissioner Paul mentioned last month's approval by the Board of the rezoning application with Merritt Farms, an age restricted community of 55+ and over. This will provide a variety of options for our seniors in the near future.

The town issued a request for proposals for the parceled land behind the Town Hall and Commissioner Paul is hoping that the Town will make a selection on Senior Affordable

Housing and its residents will have ownership rights with the property and the payments will be fixed during the residents' lifetime.

The Senior Advisory Committee is looking into downpayment assistance programs, should the selected proposal become approved. The neighboring towns are watching to see what Rolesville decides as they are considering replicating the same proposals for their senior citizen community.

Mayor Currin did want to mention the Senior Citizen Candy Cane Stroll Event and encourage the community to attend.

8.d. Mayor Pro Tem Sneed – Planning Board

Mayor Pro Tem Sneed shared with the Board an update on the last Planning Board meeting. The topic discussed during the meeting was the Tree Ordinance, applicability on Text Amendments and will be presented to the Board tentatively January 7th.

The Tree City USA is an Arbor Day Celebration Program in cooperation with the USDA Forest Service and the National Association of the State Foresters. In April 2024 the Town of Rolesville was approved as a Tree City USA for 2023 and part of the approval was the Town of Rolesville agreed to clarify the Tree Ordinances and make sure it is always in effect within the next application due in December 2024. These are items that will be brought to the Board on January 7th tentatively.

Mayor Pro Tem Sneed wanted to provide kudos to the staff at the Tree Lighting event hosted by the Parks and Recreation Department. The train ride, snow and Mayor reading a story to the children made it a memorable event for the citizens. It was the beginning of a large holiday community event in the month of December.

Mayor Currin wanted to mention the topic of the new House Bill regarding the downsizing of zoning that was discussed during the NC Mayor's meeting that day. This Bill was placed without the North Carolina League of Municipalities (NCLM) having the opportunity to reply with a comment because of the very short timeframe of introduction. The NCLM is working on ensuring that a revision is made in the Senate.

Town Attorney Neill stated that the Bill was pending an override vote with the House, and it was the last step to come into effect as it had been vetoed by the Governor and has since passed the veto override in the Senate. The impact upon Rolesville would be if it were to be unchanged in the future. The example given was when looking at large-scale rezonings and alignment with perhaps the new Comp Plan as written there will never be an opportunity to adopt the new zoning ordinance with a new plan that has fewer uses than what is currently available in that zone. Every property that is available today to do whatever is listed will now have those rights forever and the Town can never change it unless the property owner consents to the change. This is not something that will be brought to the Town in the setting of a zoning case or as an individual item, but it has some significant impacts potentially for long term planning structuring of zoning ordinances.

Mayor Currin replied that it was his understanding that it has an impact on funding in the Western NC region.

Attorney Neill replied that it is a 131-page Bill that included disaster relief and primarily the changes to ensure the shift in power with the incoming Governor to instead change the powers to the legislator. The legislators are still working on the Bill.

8.e. Commissioner Vilga – Parks & Recreation Advisory Board
Commissioner Vilga shared with the Board last month's PARAB meeting update and key community outreach event items that the Parks and Recreation Department coordinated such as the Fall Funfest with an average of 5,000 attendance, the Christmas Parade and the Tree Lighting event. There are two outdoor museum workers in place.

There was a planting event that incorporated native plants in the Main Street Park and was partnered with NC Wildlife Foundation Federation. They planted over 400 plants in Main Street Park.

The Farm naming was discussed with a recommendation of a name in one of the upcoming meetings. The last item discussed was a greenway addition in the new development located at 6520 Fowler Road.

There is one open position left in PARAB for a resident to join on the advisory board. There were applications submitted, and the advisory board will start the interview process soon.

9. [Communication from Town Staff](#)

9.a. Economic Development/Communications

Economic Director Mical McFarland provided a presentation that covered the Comp Plan and Econ Development Strategic Plan Update. The future land map showing different land areas was included in the presentation.

The Communications Specialist, Kandice Scarberry's has been instrumental in covering the construction on the Main Street Project. Ms. Scarberry has implemented numerous postings on social media, news blasts and project websites in addition to working closely with the business owners located at Young and Main Street who have been impacted by the road construction in that area. It is Economic Development's goal to help in any way possible with marketing efforts by encouraging shoppers to attend events hosted by the local business owners.

The Downtown Development Association is another organization that they are working closely with to encourage added marketing with the group in general. Ms. Scarberry has increased the methods of getting communication out to larger groups in the Rolesville community.

The Affordable Housing Committee has received seven different proposals and is going through the process and narrowing it down from seven to three with discussions on learning more about density.

Director Mical McFarland mentioned attending The Urban Plan along with public officials. There were three other municipalities represented in this event, and each was assigned into teams to participate in an icebreaker experiment by walking in the shoes of a developer and gained a lot from the experience.

Mayor Currin and Director Mical McFarland discussed briefly the possibility of commercial development building near a watershed with annexation causing possible issues with the City of Raleigh and challenges in the near future.

10. [Old Business: NONE](#)

11. [New Business: NONE](#)

[Legislative Hearing: NONE](#)

12. Communications

12.a. Town Attorney

Attorney Neill shared with the Board two items to mention were the matter of Rolesville and Privette property, which was recently settled in accordance with the authority that was given to his office from the last closed session meeting signed by Town Manager Eric Marsh and the property owner. Secondly, the revisions on some LDO text changes that will go before the Planning Board of enforcement section to be added to the LDO covering the remedies for enforcement measures to be used if anyone violates the LDO.

The last item to discuss is if the House approves the Bill on zoning becomes law, the Town will bring forward a text change to the LDO on nonconformity provision to cover a blanket exception so that any non-residential use will be unrestricted in any way will be used even if it became nonconforming if it were to be built for the first time. The NC Statute does not apply to existing nonconformities, but it restrains the Town Board from adopting any new legislation that creates a new nonconformity. The way to address the issue is to revise the Town's nonconformity section.

12.b. Town Manager

Town Manager Eric Marsh wanted to acknowledge the success of the year's Tree Lighting event following the Christmas parade. The Tree Lighting event will be an annual event.

The Main Street Project is moving forward, with permitting now allowing construction to begin on storm drainage and ditch work. This phase will help speed up the road work, aiming for the intersection's completion by 2025. The Town Manager is working closely with the City of Raleigh to expedite waterline repairs, with the goal of completing this part of the project faster than the current timeline. Safety measures are being implemented, though they are time-consuming, as part of ongoing work.

Meanwhile, planning for the next stage of The Farm is underway, with design funds allocated in this year's budget. The Town is currently identifying new amenities to include in The Farm development.

12.c. Town Clerk

Town Clerk Christina Ynclan wanted to make a recommendation to cancel the Work Session for December 17th meeting as there were not any items on the agenda.

Motion to move by Commissioner Vilga and second by Mayor Pro Tem Sneed. There was no further discussion, and the motion passed unanimously.

Town Clerk Christina Ynclan made a recommendation to change the Board Meetings and Work Sessions to coincide with a new start time of 6:30 p.m.

Motion to adopt the new schedule Board of Commissioners Meeting and Work Session time to 6:30 p.m. starting in January 2025, by Commissioner Alston, second by Mayor Pro Tem Sneed. There was no further discussion, and the motion passed unanimously.

12.d. Town Board

Commissioner Alston mentioned an invitation from the Business Alliance of Rolesville High School. There will be a meeting held on December 20, 2024, from 9:30 a.m. – 10:30 a.m.

The Mayor's Show is scheduled to air next week on December 12, 2024.

13. [Adjourn](#)

There being no further business before the Board, Mayor Currin adjourned the meeting without opposition at 8:33 p.m.

RESOLUTION-2025-01
NORTH CAROLINA
ALCOHOLIC BEVERAGE CONTROL COMMISSION
(919) 779-0700

Location: 400 E. Tryon Road
Raleigh, NC 27610

Mail: 4307 Mail Service Center
Raleigh, NC 27699-4307

RESOLUTION OF THE TOWN OF ROLESVILLE, COUNTY OF WAKE, REGARDING THE DESIGNATION OF AN OFFICIAL TO MAKE RECOMMENDATIONS TO THE NORTH CAROLINA ALCOHOLIC BEVERAGE CONTROL COMMISSION ON ABC PERMIT APPLICATIONS.

WHEREAS, G.S. 18B-904(f) authorizes a governing body to designate an official, by name or by position, to make recommendations concerning the suitability of persons or locations for ABC permits; and

WHEREAS, the TOWN OF ROLESVILLE, County of WAKE, wishes to notify the NC ABC Commission of its designation as required by G.S. 18B-904(f);

BE IT THEREFORE RESOLVED THAT THE CHIEF OF POLICE AND/OR POLICE CAPTAIN is hereby designated to notify the North Carolina Alcoholic Beverage Control Commission of the recommendations of the TOWN OF ROLESVILLE, County of WAKE, regarding the suitability of persons and locations for ABC permits within its jurisdiction.

BE IT FURTHER RESOLVED THAT notices to the TOWN OF ROLESVILLE, County of WAKE, should be mailed or delivered to the official designated above at the following address:

Mailing address:	<u>P.O. BOX 250</u>
Office location:	<u>502 Southtown Circle</u>
City:	<u>Rolesville</u> , NC
Zip Code:	<u>27571</u> Phone #: <u>(919) 556-3506</u>

This the 7th day of January, 2025

Ronnie I Currin—Mayor

Sworn to and subscribed before me this the 7th day of January, 2025

Christina Ynclan—Town Clerk

Rolesville Reimagined Steering Committee Applicants

#	Name	Date	Physical Address	How long have you lived in Rolesville?	What is your formal education?	What is your current occupation?	Do you have any business relationships in the Rolesville Area?	Have you ever served on any boards or committees in Rolesville or other towns (If so , please list)	Why do you want to be a member of the Rolesville Comp Plan Steering Committee?	What is your "vision" for Rolesville	Briefly explain what you believe are the two most important issues facing the future of Rolesville.	Is there anything else you would like to add about why you want to be selected by the steering committee?
9	Joshua Stewart	12/5/2024	4444 Lousibury Rd., Wake Forest, North Carolina 27587	4 years	Masters Degree	Pastor - Neuse Baptist Church	Yes, we are involved in many of the towns functions (Fall Fun Fest, Christmas Parade), and try to be active in the community.	No.	To help guide our community to be a safe, welcoming, and family-friendly town. To have our church be a beacon of light through sharing the gospel of Jesus Christ.	To become a community that stands out for it's options and opportunities, yet keeps things safe, and family-friendly.	Lack of industry and adaptability.	
8	Robert G Lee	11/13/2024	610 Upwey Court, Rolesville, North Carolina 27571	3 years	Doctorate	Teacher	No	No	Yes	Vibrant downtown and green spaces	The rapid loss of land and the need for smart development.	I have time to contribute and expertise in grant writing
7	Paul McHale	11/6/2024	713 Virginia Water Dr, Rolesville, North Carolina 27571	13 years	Masters degree in Data Analytics Bachelors degree in Education and Math	Director of Data Driven Insights at Fidelity Investments	No	No	I've coached with Rolesville Rec since 2019. I am looking for additional opportunities to support my community.	A safe, walkable, vibrant, welcoming community for raising a family while maintaining our small town feel.	Walkability; with focus on accessibility and safety. Planning for population growth; with focus on housing, schools, amenities, utilities and public safety.	My wife and I have made the investment to remain in Rolesville long-term. We bought our first home in The Villages of Rolesville in 2011. We have since welcomed three children that today are ages 3, 9 and 11. When the time came to move to a bigger home, we moved less than 1 mi to Cedar Lakes because we wanted to remain in Rolesville. I'm invested in the our success and I hope to give back by being a part of this committee.
6	Martina Douglas	11/6/2024	429 Shadowdale Lane, Rolesville, North Carolina 27571	3 years	Bachelors degree	SVP, Client Services Director at Vue Health (healthcare agency)	We have a business in Franklin County and will partner with various businesses for the community; but no specific fiscal relationship.	No	I was looking into applying for a vacancy on one of the town boards because I want to get more involved within our local community. I believe it is my responsibility to serve within the community that I love. I have two decades worth of leadership, strategy and tactical execution within a business setting. I am a collaborator who can help support a team dynamic to support the growth within our town. I want to provide a positive impact to support the community that I have chosen to raise my children and live.	-Continued support of retail and restaurant opportunities to align with the growth of the town -Pedestrian and Bike infrastructure allowing for a "walkable" town which will improve the connection of the community and continuing increase in value -Stronger support for the local businesses and weekend market -Stronger communication to the town residents about construction updates, plans, events, etc. -More activities focused on families -More "health-focused" events and opportunities -Ways to elevate holidays/festivities and make the town be a "destination" -Capture a unique competitive advantage for Rolesville that allows for us to be independent from adjacent towns -Update systems so that basic tasks can be more automated; for example, paving for trash cans	-Manage growth: this is specific to how it is communicated to the residents and the type of infrastructure that is provided -Create a unique differentiation that Rolesville can "own" through a strategic planning process	I represent the perspectives of both family dynamics within the town (mom and wife), but also a business owner with years of external business experience. I have a strong acument within operations and strategy that could be beneficial to the plan update project.
5	Emily Marquardt	11/6/2024	252 character Dr, Rolesville, North Carolina 27571	6 years	Masters	Registered nurse	No	No	Yes	Many trees, maintain rural, small town charm	1. Quick and cheaply constructed growth 2. Dense housing	I tried to get on the tree committee, but that did not materialize.
4	Scott Linne	10/20/2024	716 Emmer St, Rolesville, North Carolina 27571		MBA, BS Biology from Indiana University	Analytics Manager	No	No	I want to help improve Rolesville, particularly the natural spaces and the schools.	A place where people want to live and the population increases as well as the infrastructure to support the growth .	School quality (to attract residents and improve property values), and additional Greenway trails and natural spaces.	I want to help make Rolesville a great town and great place to raise a family.
3	Derin Vacca	10/18/2024	457 big willow way, Rolesville, North Carolina 27571	4	Bachelors degree	Realtor	Yes	No	I'm passionate about Rolesville's growth as I am raising my family here and share the same vision as the current town leaders. I want to be able to help guide sports and rec.	A family, friendly community continuing with a safe environment.	The high school zoning. Traffic logistics as main street develops.	I have a lot of friends that live in Roseville. We have many ideas.
2	Orrin Wheeler	10/18/2024	515 Misty Willow Way, Rolesville, North Carolina 27571	3 years	MS IT management and Business Analytics	Data Scientist	Yes, my wife owns Old North Candle Company based here in rolesville	No	I'm raising my children here in Rolesville and want to make sure the town can continue to grow while still maintaining the plethora of natural resources we have so they can grow up in a place abundant in both human and natural resources	I would love to see Rolesville be identified as a "Best Small Town to Raise a Family" in the future. That means we need to continue to invest in our schools and public utilities (like getting the Rolesville library built) and continue to attract family friendly businesses to town.	The biggest issue will be balancing the rapid expansion the area has seen lately with putting the right infrastructure in the right places to support the growing committee. Second, we need to ensure the new growth population continue to integrate well with those that have been here a long time in order to avoid a divided community that fosters distrust	I love this little town and want to make sure it continues to be well taken care of as it expands for the years to come. Boone is my hometown and being a local there I've seen the discord that can happen when the long standing local communities are ignored in favor of rapid expansion and want to avoid that for our growing community.
1	William Perry	10/18/2024	403 East Young Street, Rolesville, North Carolina 27571	52 years	Bachelor of Science	Business owner	Suzanna's Antiques, Main Street Collective	Rolesville Appearance Committee headed by Sheilah Sutton, now on the RDDA	As someone who has seem Rolesville grow, it it VERY important to me personally as my home and for my business that we maintain the small town charm. It is important to grow responsibly while looking at what that growth means for the future.	Same as above.	Infrastructure to handle traffic flow. Need to healthcare facilities closer to our area as the population ages.	I have attended several of the meetings when opinions of residents are requested. I feel as a retired nurse of 30 years, who's parents owned a business in Rolesville, who grew up and still live in Rolesville, and now owns a business that is located within 2 of the businesses in downtown, I have a lot at stake in this town. I have a unique perspective due to my years in this town and knowing some of the history. It would be an honor to serve on this committee.

Memo

To: Mayor Currin and Town Board of Commissioners
From: Austin Keefer, Planner II and Meredith Gruber, Planning Director
Date: December 27, 2024
Re: Rolesville Reimagined

Background

WithersRavenel, the lead consultant on the Comprehensive Plan Update project recommends selecting four to five members to participate in a series of Steering Committee meetings to review public input and draft sections of the updated Comprehensive Plan. During October and November 2024, the Town received applications for the Rolesville Reimagined Steering Committee. All the applicants appeared extremely qualified, and a staff team is recommending a slate of members based on diversity in geography and time lived in Rolesville. One additional application was received in December 2024 following the staff team's review of the applications received in October and November 2024.

The first Rolesville Reimagined Steering Committee meeting is planned for late January 2025.

Staff Recommendation

Staff recommends the Town Board of Commissioners approve the slate of Rolesville Reimagined Steering Committee members:

- Martina Douglas
- Robert G. Lee
- Paul McHale
- William Perry
- Orrin Wheeler

Proposed Motion

Motion to approve the slate of steering committee members listed in this report.

Attachment

Table of Steering Committee Applicants and Responses

Memo

To: Mayor Currin and Town Board of Commissioners
From: Austin Keefer, Planner II
Date: December 27, 2024
Re: 2035 Wake Transit Plan Update: The Wake Transit Plan Guides Investments in Wake County's Public Transit System

Background

In 2016, Wake County voters approved a half-cent sales tax referendum dedicated to improving and expanding Wake County's transit system. The Wake Transit Plan (WTP) outlines the county-wide transit investment strategy by guiding how those funds will be spent on services and projects that are shaping our transit future. Every four years, the Wake Transit Plan is updated to confirm the region's ten-year transit vision. The 2026-2035 update that is underway now, will guide how we will invest nearly \$1 billion to make it easier for people in Wake County to use public transportation to meet their transportation needs.

Last summer, over 2,000 people took a survey that asked them to share their ideas and priorities for making public transportation better in Wake County. That feedback is helping us develop an investment strategy that will:

- Create fast, reliable connections between Raleigh and Durham
- Advance regional rail transportation options
- Expand the programmed bus rapid transit (BRT) network
- Expand frequent local bus network (routes running every 15-minutes or better)
- Build mobility hubs across Wake County to enhance multimodal connections
- Provide safe access to transit with sidewalk, crosswalk and ADA improvements

The goal of this phase of engagement is to share our ideas about how we will accomplish these goals and to decide which projects should come first.

More information and a short survey can be found by visiting the project page (<https://publicinput.com/waketransit2035>).

Staff Recommendation

Staff recommends the Town Board of Commissioners receive the Wake County Transit Plan Update as information.

Memo

To: Mayor Currin and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: December 27, 2024
Re: TA-24-02 Land Development Ordinance (LDO) Text Amendments to Building Height Requirements

Background

Planning staff have received multiple inquiries from the development community about the potential for allowance of greater building height in the General Commercial (GC) Zoning District. The Planning Department team has reviewed building height requirements for all the zoning districts found in the Land Development Ordinance (LDO) and look forward to further discussing the proposed text amendments with the Town Board of Commissioners.

With building height in downtown and in the General Commercial district having been a focus of our conversations over the last several months, the table below is included with commercial building height examples from six other municipalities.

Municipality	Zoning District and Maximum Height	Rolesville Comparable Zoning District and Maximum Height
Burlington	Central Business – none	Town Center – 60’
	General Business – 36’/3 stories abutting single family residential; otherwise, none	General Commercial – 35’; 42’ proposed
Kernersville	Central Business - none	Town Center – 60’
	General Business – 60’/ unlimited based on other district adjacency and additional building setback	General Commercial – 35’; 42’ proposed
Knightdale	Town Center – 70’/5 stories	Town Center – 60’
	Highway Business – 70’/5 stories	Commercial Highway – 60’
Wake Forest	Highway Business – 3 stories; 90’ permitted in US-1 Corridor	Commercial Highway – 60’
	Neighborhood Business – 3 stories	General Commercial – 35’; 42’ proposed
Wendell	Downtown Mixed Use – 4 stories	Town Center – 60’
	Corridor Mixed Use – 5 stories	Commercial Highway – 60’
	Community Center – 5 stories	General Commercial – 35’; 42’ proposed
Zebulon	Downtown Core – 60’/5 stories	Town Center – 60’
	General Commercial – 50’; up to 100’ with additional setback	General Commercial – 35’; 42’ proposed

Proposed Text Amendments

The proposed text amendments for Land Development Ordinance (LDO) Section 3. Zoning Districts and Section 11.7. Definitions are shown below. Proposed text is shown in blue and underlined, and deletions are shown in ~~red strikethrough~~.

Section 3. Zoning Districts

Zoning District	Building Height Requirement
3.1. Residential Districts	
Residential Low (RL)	Max. 35'
Residential Medium (RM)	Max. 35'
Residential High (RH)	Max. 35' (reverted since Planning Board and Town Board Work Sessions)
Manufactured Home (MH)	Max. 35'
3.2. Nonresidential Districts	
General Commercial (GC)	Max. 35-42' ; <u>Design Alternative to go up to 50'</u> (edited since Planning Board and Town Board Work Sessions)
Commercial Highway (CH)	Max. 35' Without Sprinklers, 60' With Sprinklers
Office and Professional (OP)	Max. 35-42' ; <u>Design Alternative to go up to 50'</u> (edited since Planning Board and Town Board Work Sessions)
Business, Industrial, and Technology (BT)	Max. 35' Without Sprinklers, 60' With Sprinklers
General Industrial (GI)	Max. 35' Without Sprinklers, 60' With Sprinklers
3.4 Mixed Use Districts	
Town Center (TC)	Max: 35-60' (By Right) If Design Alternative Is Approved, Maximum 60' In Height If an Interior Sprinkler or Fire Suppression System Is Required. 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.
Activity Center (AC)	Max: 35-60' (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.

Neighborhood Center (NC)	<p>Max: 35 <u>45</u>' (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>
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Section 11.7. Definitions

Building Height : Building Height is measured as the vertical distance from the finished floor elevation to one of the following: the base of parapet or roof line of a flat roof, the midpoint of a pitched roof (gable, hip, or gambrel), or the deck line of a mansard roof.

Planning Board Recommendation

At their August 26, 2024 meeting, the Planning Board unanimously recommended approval of TA-24-02 Building Height Requirements Text Amendment.

Staff Recommendation

Staff recommends approval of TA-24-02 due to the creation of a range of building height options that correlate to the intensity level of Rolesville’s zoning districts.

Proposed Motion

Motion to *(approve or deny)* TA-24-02 Building Height Requirements Text Amendment.

Attachment

Ordinance 2025-O-01

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-24-02 Building Height Requirements
Ordinance # 2025-O-01**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Sections 3. Zoning Districts and 11.7. Definitions.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) 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 Sections 3.2. Nonresidential Zoning Districts and 3.4. Mixed Use Districts be amended to read as follows:

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

Zoning District	Building Height Requirement
3.2. Nonresidential Districts	
3.2.1. General Commercial (GC)	Max. 35-42' ; <u>Design Alternative to go up to 50'</u>
3.2.2. Commercial Highway (CH)	Max. 35' Without Sprinklers, 60' With Sprinklers
3.2.3. Office and Professional (OP)	Max. 35-42' ; <u>Design Alternative to go up to 50'</u>
3.2.4. Business, Industrial, and Technology (BT)	Max. 35' Without Sprinklers, 60' With Sprinklers
3.2.5. General Industrial (GI)	Max. 35' Without Sprinklers, 60' With Sprinklers
3.4 Mixed Use Districts	
3.4.1. Town Center (TC)	Max: 35-60' <u>(By Right)</u> If Design Alternative Is Approved, Maximum 60' In Height If an Interior Sprinkler or Fire Suppression System Is Required. If No Sprinkler or Fire

	<p>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>
3.4.2. Activity Center (AC)	<p>Max: 35<u>60</u>' (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>
3.4.3. Neighborhood Center (NC)	<p>Max: 35<u>45</u>' (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>

SECTION 2. That Section 11.7. Definitions be amended to read as follows:

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

Building Height : **Building Height is measured as the vertical distance from the finished floor elevation to one of the following: the base of parapet or roof line of a flat roof, the midpoint of a pitched roof (gable, hip, or gambrel), or the deck line of a mansard roof.**

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 5. 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 7th day of January 2025 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, 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 _____, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ___ day of _____, 2025.

(seal)

Christina Ynclan
Town Clerk

Memo

To: Mayor Currin and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: December 27, 2024
Re: TA-24-03 Land Development Ordinance (LDO) Text Amendment for Tree Ordinance Applicability

Background and Schedule

Tree City USA is an Arbor Day Foundation Program in cooperation with the USDA Forest Service and the National Association of State Foresters. In April 2024, the Town of Rolesville was approved as a Tree City USA for 2023. As part of that approval, the Town agreed to clarify the Tree Ordinance is always in effect in time for the next annual application. The 2024 Tree City USA application is due on December 31, 2024.

An LDO Text Amendment must go through a legislative process that includes a recommendation from the Planning Board, required advertisement, and a legislative hearing at a Town Board of Commissioners' meeting. TA-24-03 was on the agenda at the November 25, 2024 Planning Board meeting and is scheduled for the January 7, 2025 Town Board of Commissioners' meeting.

Proposed Text Amendment

The proposed text amendment for Land Development Ordinance (LDO) **Section 6.2.5.1. Tree Ordinance Purpose and Intent** is shown below. The proposed new text is shown in blue and underlined.

6.2.5. Tree Ordinance

6.2.5.1. Purpose and Intent

It is the purpose of this ordinance to encourage well planned, coordinated tree planting improvements for the Town of Rolesville, North Carolina to promote and protect the public health, safety, appearance, and general welfare of the town and its residents by providing for the regulation of the planting, maintenance, and removal of trees, shrubs, and other plants on town owned property, town street rights of way, town easements, and town greenway easements.

Planning Board Recommendation

The Planning Board unanimously recommended approval of TA-24-03 and asked if the wording of the Text Amendment could include Town easements such as greenway easements. The text amendment language was updated to reflect the Planning Board's recommendation.

Staff Recommendation

Staff recommends approval of TA-24-03 to support the 2024 Tree City USA application.

Proposed Motion

Motion to (*approve or deny*) TA-24-03.

Attachment

Ordinance 2025-O-02

**PROPOSAL TO AMEND
THE LAND DEVELOPMENT ORDINANCE,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number TA-24-03 Tree Ordinance Applicability
Ordinance # 2025-O-02**

WHEREAS, the Town of Rolesville seeks to amend the Land Development Ordinance Section 6.2.5.1. Tree Ordinance Purpose and Intent.

WHEREAS, North Carolina General Statute Section NC Chapter § 160D-702. (Effective January 1, 2025) 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 6.2.5.1. Tree Ordinance Purpose and Applicability be amended to read as follows:

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

6.2.5. Tree Ordinance

6.2.5.1. Purpose and Intent

It is the purpose of this ordinance to encourage well planned, coordinated tree planting improvements for the Town of Rolesville, North Carolina to promote and protect the public health, safety, appearance, and general welfare of the town and its residents by providing for the regulation of the planting, maintenance, and removal of trees, shrubs, and other plants on town owned property, town street rights of way, town easements, and town greenway easements.

SECTION 2. That all laws and clauses of law in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 3. 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 5. That this ordinance shall be enforced as provided in the Town of Rolesville's Land Development Ordinance.

SECTION 6. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this 7th day of January 2025 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, 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 _____, 2025.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ___ day of _____, 2025.

(seal)

Christina Ynclan
Town Clerk

Pine Glo

Alternative Parking Plan

Optimal Glo, LLC is proposing to develop a 64,450 square foot mixed use commercial building with associated site infrastructure at 414 S Main Street in Rolesville, North Carolina, currently referred to as the Pine Glo site (Town of Rolesville side development plan number SDP-24-05). This document is a proposed Alternative Parking Plan (APP) for the site.

Proposed Mix of Uses

The proposed mix of uses is listed below by square foot:

- Eating Establishment: 8,560 SF
- Recreation, Indoor: 49,190 SF
- Retail Sales and Services, Neighborhood Area: 1,600 SF

Town of Rolesville Land Development Ordinance Parking Requirements

The minimum and maximum parking requirements per the Rolesville Land Development Ordinance (LDO) are listed below:

Eating Establishment Spaces: Min. 2.5/1,000 SF, Max. 10/10,000 SF = Min. 21, Max. 85

Recreation, Indoor Spaces: Min. 4/1,000 SF, Max. 10/1,000 SF = Min. 197, Max. 492

Retail Sales and Services: Min. 2.5/1,000 SF, Max. 7.5/10,000 SF = Min. 4, Max. 16

Total Required Spaces: Min. 222, Max. 593

Proposed Alternative Parking

The alternative parking proposed pertains to the Recreation, Indoor uses only, which are broken down below by square foot:

- Basketball: 22,500 SF
- Hockey: 12,700 SF
- Rock Solid Warrior: 11,390 SF
- Rock Box: 2,600 SF

The major ground floor tenants are sports or athletic academies and not free-play- or drop-in-type recreation facilities. The basketball training center is expected to have a maximum of 15 students at any one time as opposed to the minimum parking calculation per the LDO of 91. The hockey training center will have one, three-on-three hockey rink and is meant for a maximum of 12 students at any one time as opposed to the minimum parking calculation per the LDO of 51. Similarly, the Rock Solid Warrior facility is a training center and not a drop-in facility and will have a much lower occupancy than the minimum parking calculation per the LDO of 46.

Thus, we are proposing an alternative to the minimum parking requirement for Recreation, Indoor of 2.5 spaces per 1,000 SF, which would require a minimum of 123 parking spaces for the Recreation, Indoor, which is still well above the projected occupancy of the indoor training centers and is anticipated to provide ample parking onsite.

Parking Generation Study

To support the alternative parking proposed above, Optimal Glo, LLC engaged Bolton & Menk for a parking generation study using the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (5th Edition). The land use code in the Parking Generation Manual deemed most similar to the proposed site mix of uses is Recreational Community Center. Using 60,000 SF (which is more than the proposed 49,190 SF of indoor recreation proposed), the manual yielded an expected parking demand of between 121 and 124 spaces, which supports the proposed alternative parking. Bolton & Menk's study is attached.

Final Site Parking Calculations

Using the minimum and maximum parking requirements for Eating Establishments and Retail Sales and Services from the LDO and the proposed minimum alternative parking requirement per the alternative parking plan for Recreation, Indoor, the required parking is as follows:

Eating Establishment Spaces: Min. 2.5/1,000 SF, Max. 10/10,000 SF = Min. 21, Max. 85

Recreation, Indoor Spaces: Min. 2.5/1,000 SF, Max. 10/1,000 SF = Min. 123, Max. 492

Retail Sales and Services: Min. 2.5/1,000 SF, Max. 7.5/10,000 SF = Min. 4, Max. 16

Total Required Spaces: Min. 148, Max. 593

The proposed parking for the site is 158 spaces, which is above the minimum requirement and below the maximum requirement.

Parking Generation Study



Real People. Real Solutions.

418 S Dawson Street
Raleigh, NC 27596

Ph: (919) 719-1800
Bolton-Menk.com

October 1, 2024

Jon Fraizer, PE, LEED AP
Principal
FLM Engineering, Inc.
PO Box 91727
Raleigh, NC 27675
(919) 610-1051
jfrazier@flmengineering.com

Reference: Pine Glo Recreation
Rolesville, North Carolina

Subject: Parking Generation Letter

Dear Mr. Fraizer:

The following is a Parking Generation Letter for the proposed Pine Glo Recreation development to be located at 414 S Main Street in Rolesville, North Carolina. At the request of the project team, this letter has been prepared to assess the parking generation potential for the proposed development which is assumed to consist of approximately 60,000 square feet (SF) of recreational land use.

Parking Generation

The number of parking spaces expected to be generated by the proposed development was estimated using data from the Institute of Transportation Engineers (ITE) *Parking Generation Manual* (5th Edition). The ITE *Parking Generation Manual* is an industry standard for estimating parking demand associated with new developments. This manual provides total parking demand for land uses during weekdays and weekends, as well as hourly breakdowns. For the purposes of this letter, the ITE land use code (LUC) 495 (Recreational Community Center) was assumed for the proposed development as its description most closely aligns with the proposed uses of the development. The expected parking generation for the proposed redevelopment is summarized in **Table 1**.

Table 1: Parking Generation Summary

Land Use (ITE Code)	Intensity	Weekday Parking Demand	
		Weighted Average	Fitted Curve Equation
Recreational Community Center (495)	60,000 SF	124 spaces	121 spaces

Table 1 indicates that based on the ITE *Parking Generation Manual* (5th Edition), a maximum of 124 parking spaces are required for the proposed development on a typical weekday (Monday-Friday).

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,
Bolton & Menk, Inc.



Danielle Troutman, PE
Transportation Project Engineer

Attachments: ITE Parking Generation Manual Results



Real People. Real Solutions.

418 S Dawson Street
Raleigh, NC 27596

Ph: (919) 719-1800
Bolton-Menk.com

November 8, 2024

Meredith Gruber, PLA, AICP
Planning Director, Town of Rolesville
P.O. Box 250
502 Southtown Circle
Rolesville, NC 27571
919-554-6517
meredith.gruber@rolesville.nc.gov

Reference: Pine Glo Recreation
Rolesville, North Carolina

Subject: **DRAFT** - Trip Generation Memorandum

Dear Ms. Gruber:

This Trip Generation Memorandum provides the trip generation potential for the proposed Pine Glo Recreation development to be located along S Main Street in Rolesville, North Carolina. The proposed development is assumed to consist of a recreational center with a maximum building footprint of 60,000 square feet (SF). **Access to the site is proposed via two (2) full-movement driveways along S Main Street.** Refer to the **attachments** for a preliminary site plan

It should be noted that the proposed development is expected to be a recreational facility with a focus on specialized training for youth sports. Due to the unique nature of the facility, it was determined that traffic data would be collected at an existing similar site to calculate the trip generation potential for the proposed development. Although the ITE *Trip Generation Manual, 11th Edition* does have a land use for recreational facilities (LUC 495), its description did not accurately align with the description of the proposed development.

Per North Carolina Department of Transportation (NCDOT) Congestion Management guidelines, a Traffic Impact Analysis (TIA) is required if the proposed development is anticipated to generate more than 3,000 daily trips. Based on the Town of Rolesville's (Town) Land Development Ordinance (LDO), a TIA is required if the proposed development is anticipated to generate 1,000 daily trips or 100 peak hour trips.

Trip Generation

In an effort to provide an accurate representation of the average daily, weekday AM and PM peak hour trips for the proposed development, traffic counts were conducted at the existing Proehlfic Park in Greensboro, NC. Proehlfic Park was selected as a similar site due to its comparability to the recreational land use of the proposed development. Proehlfic Park recreational center consists of a building footprint of approximately 58,000 SF.

Turning movement counts were conducted at the existing Proehlfic Park driveway along Jessup Grove Road and in October of 2024 by Burns Service Inc. (BSI). Data was collected on a typical weekday during the site’s typical operations (5:00 AM – 9:00 PM) period while schools were in session. It should be noted that when asked to collect operations data on-site, Proehlfic Park declined to allow traffic counters on the property. **Table 1** provides the current number of trips generated by the existing Proehlfic Park site based on the 2024 traffic count data, as well as trip generation rates (trips per 1,000 SF) calculated to determine the estimated trip generation potential for the proposed development. Refer to the attachments for a copy of the count data collected at the existing Proehlfic Park site.

**Table 1: Trip Generation Summary – Proehlfic Park
(Based on October 2024 Count Data)**

Land Use	Intensity	Daily Traffic (vpd) *	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Existing Proehlfic Park	58,000 SF	1,177	63	23	105	92
Calculated Trip Generation Rates (based on October 2024 count data)						
Daily – 20.29 trips/1,000 SF						
Weekday AM Peak Hour – 1.48 trips/1,000 SF			Weekday AM Peak Hour – 3.40 trips/1,000 SF			
Enter: 73%		Exit: 27%		Enter: 53%		Exit: 47%

*Based on the 2024 traffic count data from (5:00 AM – 9:00 PM) period.

The existing Proehlfic Park site is expected to generate 20.29 trips per 1,000 SF daily on the roadway network. The weekday AM peak hour is expected to generate 1.48 trips per 1,000 SF with 73% of vehicles entering and 27% of vehicles exiting, while the weekday PM peak hour is expected to generate 3.4 trips per 1,000 SF with 53% of vehicles entering and 47% of vehicles exiting. It should be noted that the rates calculated from the observed data were determined to be lower for the daily trips and AM peak hour trips and higher for the weekday PM peak hour trips compared to the rates provided in the ITE *Trip Generation Manual*, 11.1 Edition for LUC 495.

The proposed development is assumed to consist of a recreational center with a maximum building footprint of 60,000 SF. Average daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using the calculated trip generation rates shown in **Table 1**. **Table 2** summarizes the number of trips expected to be generated for the proposed development based on the rates calculated in **Table 1**.

Table 2: Trip Generation Summary – Pine Glo Recreation*

Land Use	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Proposed Pine Glo Recreation Development	60,000 SF	1,218	65	24	108	96

*Daily, weekday AM and PM peak hour trips were determined based on the existing Proehlfic Park site trip generation rates from **Table 1**.

Based on the trip generation rates calculated in **Table 1**, the proposed Pine Glo Recreation development is anticipated to generate approximately 1,218 total site trips on the roadway network daily. Of the daily traffic volume, it is anticipated that 89 trips (65 entering and 24 exiting) will occur during the weekday AM peak hour and 204 trips (108 entering and 96 exiting) will occur during the weekday PM peak hour.

It should be noted that the daily traffic volume generated by the proposed development is expected to be below the NCDOT’s thresholds for a TIA (3,000 daily trips); however, based on the Town’s LDO, the proposed development meets the thresholds to require a TIA (1,000 daily trips or 100 peak hour trips).

Conclusion

The proposed Pine Glo Recreation development was reviewed to determine the trip generation potential for the site. Based on the trip generation potential determined utilizing the rates calculated from observed traffic data at an existing similar site, it was determined that the proposed development is under the NCDOT thresholds for a TIA; however, a TIA may be required by the Town as the proposed development meets the thresholds for a TIA based on the Town’s LDO.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,
Bolton & Menk, Inc.



Danielle Troutman, PE
 Transportation Project Engineer

Attachments: Preliminary Site Plan
 Traffic Count Data

SITE DATA TABLE	
DEVELOPMENT NAME:	PINE GLO
STREET ADDRESS:	414 S MAIN ST
PIN NUMBER:	1758-79-7437
DEED BOOK AND PAGE NO.:	DB 19117, PG 2311
TOTAL AREA:	4.19 AC
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	COMMERCIAL (EATING ESTABLISHMENT; RECREATION, INDOOR; AND RETAIL SALES AND SERVICES, NEIGHBORHOOD)
JURISDICTION:	TOWN OF ROLESVILLE
ZONING DISTRICT:	GC-CZ (GENERAL COMMERCIAL CONDITIONAL ZONING)
PROPOSED BUILDING AREA:	60,444 SF
PROPOSED EATING ESTABLISHMENT AREA:	8,609 SF
PROPOSED RECREATION, INDOOR AREA:	48,236 SF
GC MAX. BUILDING HEIGHT:	35'
PROPOSED BUILDING HEIGHT:	37'-4" (2 STORIES)
GI BUILDING SETBACKS:	
FRONT:	20'
SIDE:	15'
REAR:	35'
CORNER:	25'
PARKING CALCULATIONS:	
REQUIRED EATING ESTABLISHMENT SPACES:	MIN. 2.5/1,000 SF, MAX. 10/10,000 SF = MIN. 22, MAX. 86
REQUIRED RECREATION, INDOOR SPACES:	MIN. 4/1,000 SF, MAX. 10/1,000 SF = MIN. 193, MAX. 483
TOTAL REQUIRED SPACES:	MIN. 215, MAX. 569
TOTAL PROPOSED SPACES:	158 (6 ADA, VAN ACCESSIBLE); REFER TO ALTERNATIVE PARKING PLAN (APP)
LOADING SPACE CALCULATIONS:	
REQUIRED SPACES:	1/20,000 SF = 3
PROPOSED SPACES:	3
BICYCLE PARKING CALCULATIONS:	
REQUIRED SPACES:	1/5,000 SF = 12
PROPOSED SPACES:	14 (7 INVERTED 'U' RACKS)
REQUIRED OPEN SPACE:	9,126 SF (5%); 4,563 SF ACTIVE (50% OF REQUIRED OPEN SPACE)
PROPOSED OPEN SPACE:	9,532 SF (5.2%); 4,966 SF ACTIVE
EXISTING IMPERVIOUS SURFACE AREA:	101,590 SF, 2.33 AC (55.6%)
PROPOSED IMPERVIOUS SURFACE AREA:	123,100 SF, 2.83 AC (67.4%)
PROPOSED DISTURBED AREA:	4.42 AC

NOTES

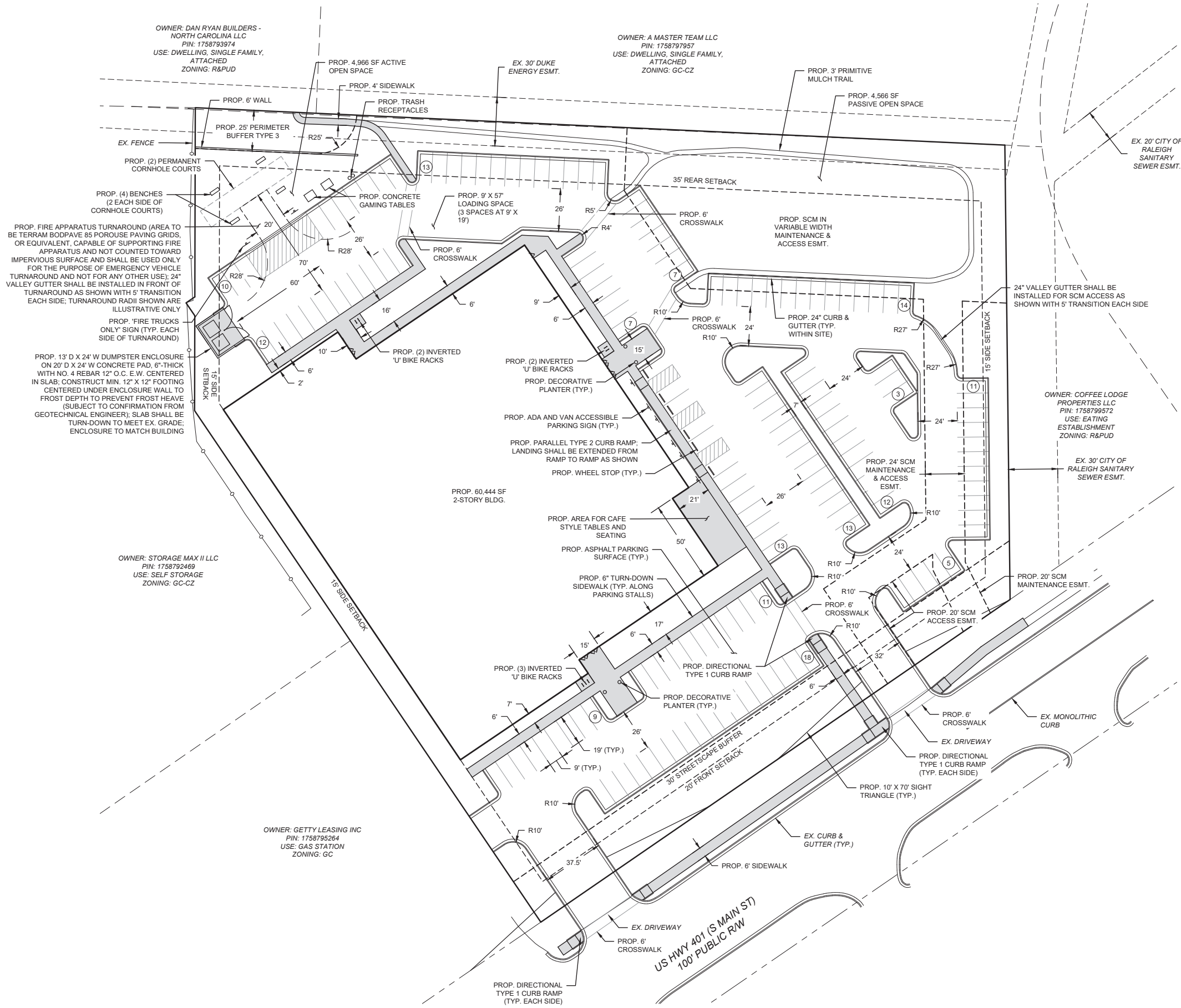
- PROPOSED ADA STALLS AND AISLES SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%) IN ALL DIRECTIONS.
- PROPOSED ACCESSIBLE ROUTES SHALL HAVE RUNNING SLOPES NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
- ACCESSIBLE PARKING SPACES ARE THOSE DENOTED BY ADA PARKING SIGNS AND ACCESSIBLE AISLES ARE REPRESENTED BY CROSS HATCHING.
- DIMENSIONS SHOWN ARE TO FACE OF CURB.
- RADI ARE 3' UNLESS OTHERWISE NOTED.

PEDESTRIAN AMENITIES NOTES

- PER TOWN OF ROLESVILLE LDO SECTION 6.8.4.2, AT LEAST FOUR (4) PEDESTRIAN AMENITIES SHALL BE PROVIDED ONSITE. AMENITIES PROVIDED ONSITE INCLUDE:
 - ACTIVE USE AREAS;
 - CAFE STYLE TABLES AND SEATING;
 - PEDESTRIAN PLAZA WITH BENCHES, AND
 - DECORATIVE PLANTERS AND LARGE POTTED PLANTS.

LEGEND

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. CHAIN LINK FENCE
	PROP. SETBACK LINE
	PROP. EASEMENT/BUFFER
	PROP. CONCRETE



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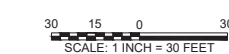


POST OFFICE BOX 91727
 RALEIGH, NORTH CAROLINA 27675
 PHONE: 919.610.1051
 FIRM NC LICENSE NUMBER C-4222



REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	TRC COMMENTS	7/29/2024	FLM
2	TRC COMMENTS	10/29/2024	FLM

ORIGINAL PLAN SIZE: 24" X 36"



SCALE ADJUSTMENT
 THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING
 IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY

SITE DEVELOPMENT PLAN
 SDP-24-05
 PINE GLO
 414 S MAIN ST
 ROLESVILLE, NC 27571

OPTIMAL GLO LLC

DATE:	06-03-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24028

SITE PLAN

 SHEET 4 OF 30

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF ROLESVILLE, CITY OF RALEIGH AND WAKE COUNTY STANDARDS AND SPECIFICATIONS



Memo

To: Mayor and Town Board of Commissioners
From: Michael Elabarger, Assistant Planning Director and Meredith Gruber, Planning Director
Date: December 27, 2024
Re: Evidentiary Hearing – Alternative Parking Plan, 414 S. Main St.

Request

This report details an Alternative Parking Plan (APP) request for SDP-24-05, 414 S. Main St.

Applicant and Property Owner

Property PIN 1758797437 / Building Address - 414 S. Main St.
 Property Owner Optimal Glo LLC
 Developer Optimal Glo LLC
 Engineer FLM Engineering, Jon Frazier
 Applicant/Contact FLM Engineering, Jon Frazier

Alternative Parking Plan (APP)

The Applicant is utilizing LDO Section 6.4.3.K. to request providing a total parking amount of 158 spaces for this 4.19-acre property, which is planned to be developed with a combination of Indoor Recreation, Retail Sales and Services, and Eating Establishment (restaurant). See table that breaks down the three (3) Principal Zoning Uses the Applicant intends to develop, with the minimum and maximum parking requirements, and then the proposed Amount.

USE	MINIMUM Parking Spaces			MAXIMUM Parking Spaces		
	Standard	Required	Proposed	Standard	Permitted	Proposed
<i>Indoor Recreation</i>						
49,190 SF	4 / 1,000 SF	197		10 / 1,000 SF	492	
<i>Retail Sales/Services</i>						
1,600 SF	2.5 / 1,000 SF	4		7.5 / 1000 SF	16	
<i>Eating Establishment</i>						
8,560 SF	2.5 / 1,000 SF	21		10 / 1,000 SF	85	
TOTAL		222	158		593	158

The proposed 158 spaces are a requested parking reduction of 64 spaces, or a 29% reduction of the MINIMUM required for the three uses.

Rolesville Comprehensive Plan

The Future Land Use Map, adopted with the 2017 Comprehensive Plan, shows the property for Industrial uses, but the Board of Commissioners rezoned the property to a General Commercial Conditional Zoning (GC-CZ) District in June 2022. With the approval of the rezoning in 2022, the future land use designation of the subject property changed to Commercial.

Staff Analysis

There is not nearby publicly operated or on-street parking to this property, to act as additional parking for users of this site in the event more than 158 vehicles visit this site at one time. Intense and popular uses that operate to their full capacities at the same time require prescribed parking. The Applicant is seeking a property specific APP. Staff disagrees with the submitted Bolton & Menk Trip Generation Letter, that equates a “Recreational Community Center” (which is likely a governmental run facility, not a private enterprise business) with almost 50,000 SF of indoor recreation, a retail store, and a full service 8,500 SF restaurant (a typical fast-casual sit-down restaurant like a Chili’s or Applebee’s are often 5,000 SF).

Alternative Parking Plan (APP) Review Standards

LDO Section 6.4.3.K. states “The Board of Commissioners shall not approve the APP unless:

1. A parking study is submitted that is prepared by a registered Professional Engineer or Certified Land Use Planner in the State of North Carolina;
2. The study must include the size, type, and proposed use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of the LDO do not accurately reflect the needs of the proposed development;
3. The APP may include provisions for off-site parking if the number of off-street parking spaces required cannot reasonably be provided on the same lot where the principal use is located;
4. The APP does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future uses in the vicinity;
5. The APP minimizes the visual and aesthetic impact along the public street by placing parking areas to the rear or along the side of buildings, to the maximum extent feasible;
6. The APP minimizes the visual and aesthetic impact on the surrounding neighborhood;
7. The APP creates no physical impact on any facilities serving alternative modes of transportation;
8. The APP creates no detrimental impact on natural areas or features; and
9. The APP maintains accessible parking ratios.

10. If size, type, and proposed use(s) of the development, anticipated peak parking, and anticipated normal parking amounts change due to expansions or change in uses, the APP will become null and void and a new APP will be required. There is flexibility of no more than ten (10) percent change in the above criteria. If changes exceed ten (10) percent, a new APP will be required. Alternative scenarios may also be provided which may be considered.

Proposed Motions

- Approve Alternative Parking Plan based on the information provided by the Applicant.

or

- Deny Alternative Parking Plan based on the information provided by the Applicant with stated reason(s) for denial.

Attachments

1. Alternative Parking Plan provided by the Applicant
2. Trip Generation Memo provided by the Applicant
3. SDP-24-05 Site Plan Sheet (latest submittal)

Planning Department Presentations

Town Board of Commissioners' Meeting

January 7, 2025

TA-24-02

Land Development Ordinance (LDO) Text Amendments to Building Height Requirements

Legislative Hearing

January 7, 2025

Municipality	Zoning District and Maximum Height	Rolesville Comparable Zoning District and Maximum Height
Burlington	Central Business – none	Town Center – 60'
	General Business – 36'/3 stories abutting single family residential; otherwise, none	General Commercial – 35'; 42' proposed
Kernersville	Central Business - none	Town Center – 60'
	General Business – 60'/ unlimited based on other district adjacency and additional building setback	General Commercial – 35'; 42' proposed
Knightdale	Town Center – 70'/5 stories	Town Center – 60'
	Highway Business – 70'/5 stories	Commercial Highway – 60'
Wake Forest	Highway Business – 3 stories; 90' permitted in US-1 Corridor	Commercial Highway – 60'
	Neighborhood Business – 3 stories	General Commercial – 35'; 42' proposed
Wendell	Downtown Mixed Use – 4 stories	Town Center – 60'
	Corridor Mixed Use – 5 stories	Commercial Highway – 60'
	Community Center – 5 stories	General Commercial – 35'; 42' proposed
Zebulon	Downtown Core – 60'/5 stories	Town Center – 60'
	General Commercial – 50'; up to 100' with additional setback	General Commercial – 35'; 42' proposed

TA-24-02

Zoning District	Building Height Requirement
3.1. Residential Districts	
Residential Low (RL)	Max. 35'
Residential Medium (RM)	Max. 35'
Residential High (RH)	Max. 35' (<i>reverted since Planning Board and Town Board Work Sessions</i>)
Manufactured Home (MH)	Max. 35'
3.2. Nonresidential Districts	
General Commercial (GC)	Max. 35-42' ; Design Alternative to go up to 50' (<i>edited since Planning Board and Town Board Work Sessions</i>)
Commercial Highway (CH)	Max. 35' Without Sprinklers , 60' With Sprinklers
Office and Professional (OP)	Max. 35-42' ; Design Alternative to go up to 50' (<i>edited since Planning Board and Town Board Work Sessions</i>)
Business, Industrial, and Technology (BT)	Max. 35' Without Sprinklers , 60' With Sprinklers
General Industrial (GI)	Max. 35' Without Sprinklers , 60' With Sprinklers

3.4 Mixed Use Districts	
Town Center (TC)	<p>Max: 35-60' (By Right)</p> <p>If Design Alternative Is Approved, Maximum 60' In Height If an Interior Sprinkler or Fire Suppression System Is Required. 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>
Activity Center (AC)	<p>Max: 35-60' (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>
Neighborhood Center (NC)	<p>Max: 35-45' (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>

TA-24-02

Section 11.7. Definitions

Building Height : Building Height is measured as the vertical distance from the finished floor elevation to one of the following: the base of parapet or roof line of a flat roof, the midpoint of a pitched roof (gable, hip, or gambrel), or the deck line of a mansard roof.

TA-24-02

Staff Recommendation

- Staff recommends approval of **TA-24-02** due to the creation of a range of building height options that correlate to the intensity level of Rolesville's zoning districts.

Proposed Motion

- Motion to (approve or deny) **TA-24-02** LDO Text Amendments to Building Height Requirements



TA-24-03 – Land Development Ordinance Text Amendment to Tree Ordinance Applicability

Legislative Hearing

January 7, 2025

TA-24-03

- Tree City USA is an Arbor Day Foundation Program in cooperation with USDA Forest Service and National Association of State Foresters
- As part of Rolesville's 2023 Tree City USA approval, Town staff agreed and acknowledged a text amendment was needed to clarify the Tree Ordinance is always in effect in time for the 2024 application

TA-24-03

6.2.5. Tree Ordinance

6.2.5.1. Purpose and Intent

It is the purpose of this ordinance to encourage well planned, coordinated tree planting improvements for the Town of Rolesville, North Carolina to promote and protect the public health, safety, appearance, and general welfare of the town and its residents by providing for the regulation of the planting, maintenance, and removal of trees, shrubs, and other plants on town owned property, town street rights of way, town easements, and town greenway easements.

TA-24-03

Staff Recommendation

- Staff recommends approval of **TA-24-03** to support the 2024 Tree City USA application

Proposed Motion

- Motion to recommend (approval or denial) of **TA-24-03** LDO Text Amendment to Tree Ordinance Applicability

Alternative Parking Plan (APP) 414 South Main Street

Evidentiary Hearing

January 7, 2025

APP, 414 S. Main St. SDP-24-05

Applicant and Property Owner

Property	PIN 1758797437 / Building Address - 414 S. Main St.
Property Owner	Optimal Glo LLC
Developer	Optimal Glo LLC
Engineer	FLM Engineering, Jon Frazier
Applicant/Contact	FLM Engineering, Jon Frazier

Request

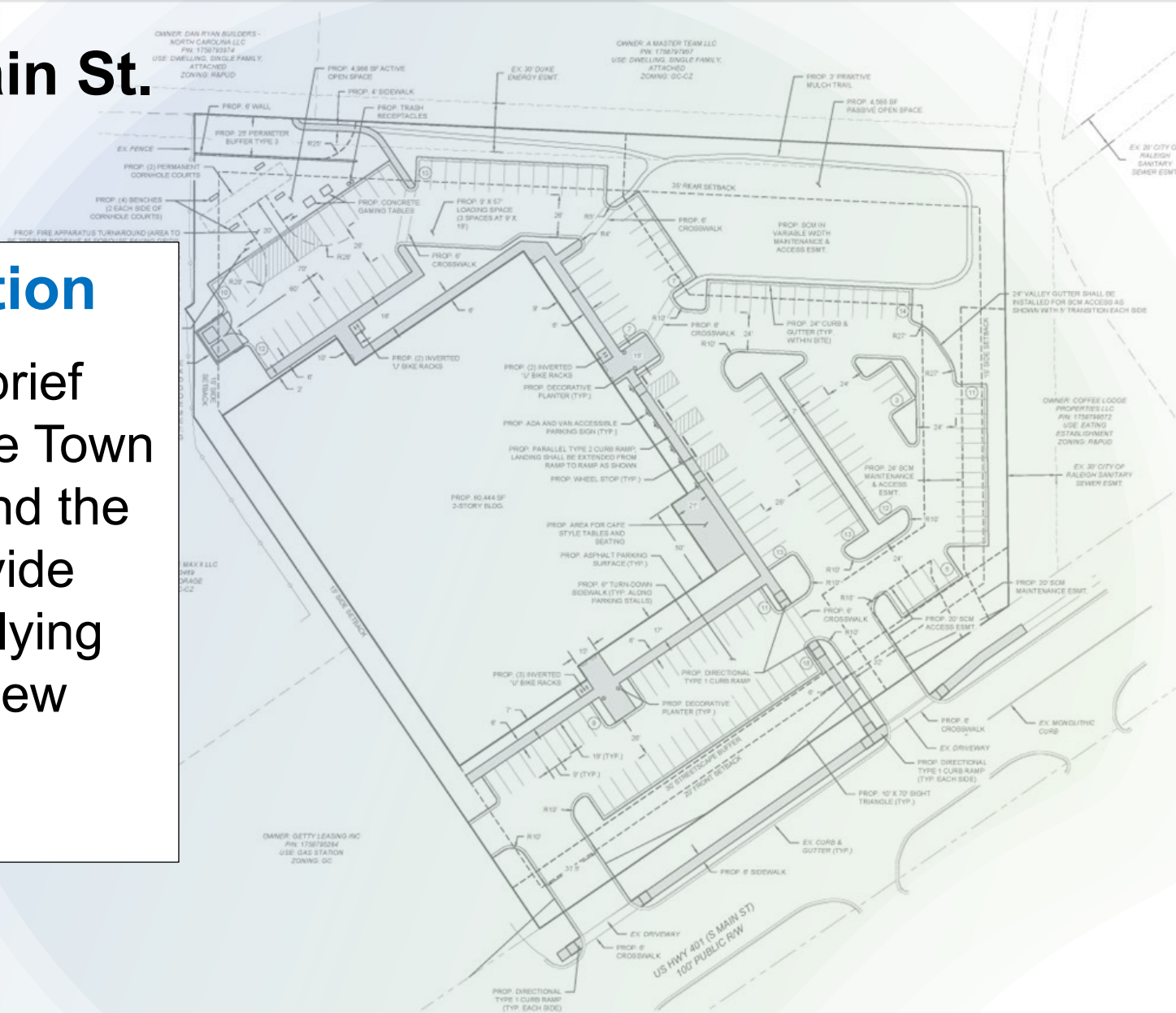
Applicant is seeking an Alternative Parking Plan (APP) to provide 158 parking spaces in lieu of 222 parking spaces, a 29% reduction from the minimum parking requirement.

APP, 414 S. Main St. SDP-24-05

APP Presentation

Staff will make a brief presentation at the Town Board Meeting, and the Applicant will provide evidence of complying with the APP Review Standards.

SITE DATA TABLE	
DEVELOPMENT NAME:	PINE GLO
STREET ADDRESS:	414 S MAIN ST
PROPOSED USE:	RESTAURANT, 'EATING ESTABLISHMENT' RECREATION, NEIGHBORHOOD DISTRICT, GC-CZ (COMMERCIAL CONDITIONAL ZONING)
TOTAL AREA:	4.19 AC
PROPOSED BUILDING AREA:	50,444 SF
PROPOSED EATING ESTABLISHMENT AREA:	5,929 SF
PROPOSED RECREATION, INDOOR AREA:	43,239 SF
GC MAX. BUILDING HEIGHT:	30'
PROPOSED RECREATION, INDOOR HEIGHT:	37'-4" (2 STORIES)
EXISTING BUILDING SETBACKS:	SEE PLAN



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NORTH CAROLINA ONE-CALL CENTER 1-800-632-4343

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POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.815.1051
FIRM NC LICENSE NUMBER C-4222



REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY
1	TIC COMMENTS	7/26/2024	FLM
2	TIC COMMENTS	10/29/2024	FLM

ORIGINAL PLAN SIZE: 24" X 36"



SCALE ADJUSTMENT
THIS DRAWING IS 1 INCH IN LENGTH ON ORIGINAL DRAWING.
IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY.

SITE DEVELOPMENT PLAN
SDP-24-05
PINE GLO
414 S MAIN ST
RALEIGH, NC 27671

OPTIMAL GLO LLC	
DATE:	06-03-2024
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	24028

SITE PLAN

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL TOWN OF RALEIGH, CITY OF RALEIGH AND WAKE COUNTY STANDARDS AND SPECIFICATIONS



APP Review Standards

1. A parking study is submitted that is prepared by a registered Professional Engineer or Certified Land Use Planner in the State of North Carolina;
2. The study must include the size, type, and proposed use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of the LDO do not accurately reflect the needs of the proposed development;
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4. The APP does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future uses in the vicinity;
5. The APP minimizes the visual and aesthetic impact along the public street by placing parking areas to the rear or along the side of buildings, to the maximum extent feasible;

APP Review Standards

6. The APP minimizes the visual and aesthetic impact on the surrounding neighborhood;
7. The APP creates no physical impact on any facilities serving alternative modes of transportation;
8. The APP creates no detrimental impact on natural areas or features; and
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APP, 414 S. Main St. SDP-24-05

Proposed Motions

- Approve Alternative Parking Plan based on the information provided by the Applicant.

Or

- Deny Alternative Parking Plan based on the information provided by the Applicant with stated reason(s) for denial.