



Joint Work Session of
the Board of
Commissioners and
Planning Board
November 19, 2024
6:00 p.m.

AGENDA

1. Call to Order
2. Consideration of Agenda
3. UNC Rex Presentation to Rolesville (Presenter Emily Ziegler)
4. Presentation of Draft: Affordable Housing Plan – TPMA, Inc.
5. Land Development Ordinance (LDO) Upcoming Text Amendments
6. Walkability, Density, and Dimensional Standards Discussion
7. Adjourn

Memo

To: Mayor Currin and Town Board of Commissioners; Chair Moss and Planning Board Members
From: Meredith Gruber, Planning Director
Date: November 13, 2024
Re: Planning Agenda Items for the Joint Work Session of the Board of Commissioners and the Planning Board

Background

This month's work session includes three significant agenda items lead by Planning staff: Presentation of the Draft Affordable Housing Plan, Upcoming Land Development Ordinance (LDO) Text Amendments, and a discussion of Walkability, Density, and Dimensional Standards. Introductory information is included below.

Draft Affordable Housing Plan

Rolesville's first Affordable Housing Plan kicked off at the end of 2023 and is now nearly complete! The draft plan will be presented by Thomas P. Miller and Associates (TPMA), the Town's consultant. Following the presentation by TPMA, the Housing Plan will be shared on the Town of Rolesville's website for community review and comments.

Upcoming Text Amendments

Planning staff will provide a brief explanation and will then be seeking general feedback on the following potential Land Development Ordinance (LDO) text amendments:

- Section 3: Residential Dimensional Standards
 - New zoning district(s)
- Section 3: Infill development within the Main Street Corridor
- Section 4 or others: Overlay Districts (proposal by Derek Versteegen)
 - Environmental
 - Historical
 - Downtown
- Section 5: Allowance of Government Facilities in all zoning districts
- Section 6.1: Signage within the Main Street Corridor (proposed by RDDA Appearance Committee)
- Section 6.2: Performance standards for perimeter buffers and applicability of the Tree Ordinance
- Section 6.5: Residential fence height

Walkability, Density, and Dimensional Standards

The goal of the joint discussion with the Town Board of Commissioners and the Planning Board is to come to a consensus about the definition of walkability as well as discuss what is working and not working in Rolesville's residential developments.

Walkability

Walkability references how easy, safe, and enjoyable it is to walk around a town, neighborhood, or street. It is based on the idea that people should be able to access services and amenities within walking distance. Comfortable walking distance may vary from person to person.

Density

The table below shows residential and mixed use zoning districts and the allowed maximum density in each.

Zoning District	Maximum Density
Residential Low	2 Units Per Acre
Residential Medium	3 Units Per Acre 5 Units Per Acre (Cluster)
Residential High	6 Units Per Acre (Single Family Detached) 9 Units Per Acre (Single Family Attached) 12 Units Per Acre (Multifamily)
Manufactured Home	2 Units Per Acre
Neighborhood Center	8 Units Per Acre
Activity Center	10 Units Per Acre
Town Center	20 Units Per Acre (Single-Use Residential Building) No Density Standard for Upper Story Residential in Mixed Use Buildings

Dimensional Standards

Dimensional standards include building height, setbacks, and lot width and area. In the Residential Low zoning district, the minimum by-right lot area is 20,000 square feet, and in the Residential High zoning district, the smallest allowed lot size is 4,000 square feet for age-restricted single family detached housing. See Land Development Ordinance (LDO) Section 3 for complete listings of development standards for each zoning district.

Discussion

Planning staff will provide examples of different housing types with varying densities and dimensional standards to kickstart the discussion. Some of the examples we will explore include Heritage East, Villages of Rolesville, Bedford Falls in Raleigh, Wendell Falls in Wendell, Holding Village in Wake Forest, and Willows at Traditions in Wake Forest. In addition, staff would like to hear from the Town Board and Planning Board about what is working well, what is not working well, and what may be missing from Rolesville's residential developments. We look forward to talking with you on Tuesday evening!



FUTURE TOWN BOARD MEETINGS

(Please note this schedule is subject to change)

November 19, 2024 Joint Work Session of the Board of Commissioners and Planning Board Work
– 6:00 p.m.

- UNC Rex Presentation to Rolesville (Presenter Emily Ziegler)
- Presentation of Final Draft of Affordable Housing Plan – TPMA, Inc.
- Land Development Ordinance (LDO) Upcoming Text Amendments
- Joint Work Session with Planning Board: Walkability, Density, and Dimensional Standards

December 3, 2024 Town Board Regular Meeting/Organizational Meeting – 7:00 p.m. (Staff Reporting: PL and ED, Chamber)

- Consent: Minutes of October 22nd and November 7th
- Consent: Adoption of Town Board and Advisory Board Calendars for 2025.
- Consent: Mayor’s appointment of Advisory Board Liaisons if applicable.
- Acceptance of RRFD/Rolesville Unification Agreement
- Legislative Hearing: TA-24-02 - Building Heights Requirements
- Evidentiary Hearing: Alternative Parking Plan – 414 South Main Street

December 17, 2024 Town Board Work Session – 6:00 p.m.

Planning Items to be Scheduled by Planning Director

- TBD – TA-24-XXX – LDO Text Amendment Next Round TBD

January 7, 2025 (tentative) Town Board Regular Meeting – 7:00 p.m.

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January 21, 2025 (tentative) Town Board Work Session – 6:00 p.m.

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