



# April 2020 Development Activity Status Report



# Developments

The tables below list Rolesville's commercial and residential developments currently under construction, in review, and/or approved.

## Under Construction

Table 1

Project	Description	Status
Barrington Townhomes Phase 2	32 townhomes	Final site plans reviewed Final plat approved 11/19/19 Building Permits issued
Carlton Pointe Phase 3B	2 single-family lots	Final plat approved
Elizabeth Springs (Heights) Tract A	89 single-family lots	Tract A construction plans approved
Granite Falls Phase 6	2 single-family lots	Final plat approved
Perry Farms Phase 1	73 single-family lots	Phase 1 recorded Phases 2 and 3 construction plans approved
Stonewater Phase 5	3 single-family lots	Final plat approved. Building permits issued.
Townes at Carlton Pointe	37 Townhouse lots	Site Plan approved, under construction

## In Review and/or Approved

Table 2

Project	Description and Case Numbers	Status
101 and 115 Redford Place Dr.	3-story retail space and medical offices MA 19-04 (R-1 to CO-CZ) SP 19-03 1.62 acres	Map Amendment (Rezoning) approved 9/3/19 Site Plan approved 11/4/19
515 S Main St.	Single Family Home MA 19-05 (R-1 to CO-CZ)	Map Amendment (Rezoning) approved 10/1/19
A-Master Team Townhomes	Vacant Land on Rogers Road MA 19-03 (R&PUD to CO-SUD) SUP 19-02 7.44 acres; 47 townhomes	Planning Board meeting complete 11/25/19 MA 19-03 approved 01/07/2020 SUP 19-02 pending
Townes at Carlton Pointe	Vacant Land adjacent to ABC Store	Map Amendment (Rezoning) approved 4/16/19

	MA 18-05 (OP-SUD to R&PUD) SP 19-02 5.8 acres; 53 townhomes	Site Plan approved 10/1/19
Chandlers Ridge	Proposed Subdivision off Averette Road MA 18-01 171.53 acres; 90 single-family lots	Map Amendment (Rezoning) approved 6/4/19 Development agreement pending
Elizabeth Springs (Elizabeth Heights)	Planned Unit Development off Averette Road SUP 19-03 for phasing of road improvements SP 19-01 82.4 acres 89 single-family lots; 98 townhomes	Special Use Permit approved 11/4/19 Site Plan approved 11/4/19
Kalas Falls, Rogers Farm, and Watkins Property	Planned Unit Development off Rolesville Rd MA 19-02 (R1 & R2-SUD to R&PUD-CZ) SUP 19-01 for PUD Master Plan 216.99 acres 484 single-family lots; 108 townhomes	Map Amendment (Rezoning) approved 11/19/19 Special Use Permit approved 11/19/19
The Point (Young St. PUD/Shearon-Byrum-Williams)	Planned Unit Development off Rolesville Rd SUP 18-09 309.01 acres 320 single-family lots; 631 townhomes 15 acres commercial	Map Amendment (Rezoning) approved 8/20/19 Special Use Permit approved 8/20/19
The Preserve at Jones Dairy Road Central	Planned Unit Development off Averette Rd SUP 18-06 90.2 acres 261 single-family lots; 173 townhomes	Special Use Permit approved 8/6/19
The Preserve at Jones Dairy Road North	Planned Unit Development off Averette Rd SUP 18-07 49.6 acres 141 single-family lots; 65 townhomes	Special Use Permit approved 8/6/19
The Preserve at Jones Dairy Road South	Planned Unit Development off Averette Rd MA 18-04 (R1 & R2-SUD to R&PUD) SUP 18-05 54.01 acres 221 single-family lots	Map Amendment (Rezoning) approved 9/17/19 Special Use Permit approved 9/17/19
Regency at Heritage	Subdivision off Forestville Road	Preliminary Plat approved 4/2/19

	S 18-03 17.72 acres 27 single-family lots	Construction Plan pending approval
Thales Academy	Proposed Planned Unit Development at Averette Rd and Wait Ave. 87.7 acres for 143 single-family lots 31.42 acres for school	Annexation approved 3/6/18 Map Amendment (Rezoning) approved 4/20/18 Special Use Permit approved (6/5/18) Preliminary Plat not submitted School site plan TRC review pending

## Permitting Activity

The Town of Rolesville issued twenty-five single-family dwelling and five townhome permits in April 2020. In April 2019, the Town issued thirteen single family home permits. Averette Ridge, Barrington Hall, Barrington Town Homes Phase 2, Carlton Pointe, Granite Falls, Perry Farms, Stonewater and Willoughby subdivisions received building permits in April. The Town also issued thirteen Certificates of Occupancy for single-family homes in April. The Town of Rolesville has experienced an increase in permitting activity since April 2019.

### Summary of Activity by Subdivision

Subdivision	Total Buildable Lots	Total Permits Issued So Far	Permits Issued in April	Unpermitted Lots Remaining
Averette Ridge	158	131	1	27
Barrington (Phase 1)	33	31	1	2
Barrington Townhomes (Phase 2)	32	18	5	14
Carlton Pointe	271	257	9	14
Granite Falls (Phases 3&4)	101	47	2	54
Perry Farms	41	34	1	7
Stonewater	208	169	7	39
Willoughby	88	72	3	16
<b>TOTAL</b>	<b>932</b>	<b>759</b>	<b>30</b>	<b>173</b>