



May 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 Plat Recorded Building Permits can be issued
Carlton Pointe Phase 3B	14	Final Plat Recorded Building Permits can be issued
Elizabeth Springs (Heights) Tract A	89 single-family lots	Phase 1 under construction
Perry Farms 1,2,3	41 single-family lots	Phase 1 recorded, building permits being issued Phase 2 and 3 under construction
Stonewater	39 Single-family lots	Final Plat Recorded Building Permits can be 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 Zoned CO-CZ SP 19-03 1.62 acres	Site Plan approved 11/4/19
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	MA 19-03 approved 01/07/2020 SUP 19-02 pending public hearing
Chandlers Ridge	Proposed Conservation Subdivision off Averette Road Zoned R2 & R40W PR 18-02 171.53 acres; 90 single-family lots	Preliminary Subdivison Platt pending public hearing

Project	Description and Case Numbers	Status
Elizabeth Springs (Elizabeth Heights)	Planned Unit Development off Averette Road RPUD & R40W Zoning 89 single-family lots; 98 townhomes	Townhomes Site Plan approved 11/4/19 Subdivision infrastructure under construction
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 Preliminary Subdivision Plat under review
The Point (Young St. PUD/Shearon-Byrum-Williams)	Planned Unit Development off Rolesville Rd 309.01 acres 320 single-family lots; 631 townhomes 15 acres commercial	PUD Master Plan approved 8/20/19 Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road Central	Planned Unit Development off Averette Rd Zoned R & PUD 90.2 acres 261 single-family lots; 173 townhomes	PUD Master Plan approved Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road North	Planned Unit Development off Averette Rd Zoned R & PUD 49.6 acres 141 single-family lots; 65 townhomes	PUD Master Plan approved Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road South	Planned Unit Development off Averette Rd Zoned R & PUD 54.01 acres 221 single-family lots	PUD Master Plan approved Preliminary Subdivision Plat under review
Regency at Heritage	Subdivision off Forestville Road S 18-03 17.72 acres 27 single-family lots	Construction Plan approved pending start of construction.
Thales Academy	Proposed Planned Unit Development at Averette Rd and Wait Ave. 87.7 acres for 143 single-family lots 31.42 acres for institutional uses	PUD Master Plan approved (6/5/18) Preliminary Subdivision Plat not submitted Site Plan for institutional use not submitted

Permitting Activity

The Town of Rolesville issued seven single-family dwelling permits in May 2020. In May 2019, the Town issued eighteen single-family home permits. Averette Ridge, Barrington Hall, Carlton Pointe, Perry Farms, and Stonewater subdivisions received building permits in April. The Town also issued fourteen Certificates of Occupancy for single-family homes in April. The Town of Rolesville has experienced a decrease this month in permitting activity compared with May 2019.

Summary of Activity by Subdivision

Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Unpermitted Lots Remaining	Permits Issued in May	Permits Issued Year To Date	Permits Issued Fiscal Yr. 19/20
Averette Ridge	159	133	26	1	2	3
Barrington (Phase 1)	33	31	2	2	5	11
Barrington Townhomes (Phase 2)	32	5	17	0	5	5
Carlton Pointe	271	257	14	1	13	29
Granite Falls (Phases 3,4,5 & 6)	101	51	50	0	4	15
Granite Ridge Townhomes	0	82	0	0	10	20
Perry Farms	41	37	4	1	3	15
Stonewater	208	171	37	2	25	37
Willoughby	88	72	16	0	7	22
TOTAL	932	759	173	7	74	157