

**REGULAR MEETING OF THE
TOWN OF ROLESVILLE
PLANNING BOARD
July 22, 2019**

PRESENT: Mark Powers, Mike Moss, Frank Pearce, Jim Schwartz, Donnie Lawrence, Planning Director Danny Johnson, Planner Caroline Richardson, and Town Clerk Robin Peyton

ABSENT: Jim Westbrook, Ruth Payne, Town Attorney David York

CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

INVOCATION

Board Member Moss gave the invocation.

PLEDGE OF ALLEGIANCE

The board collectively recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Upon a motion by Board Member Pearce and second by Board Member Lawrence the minutes of June 24, 2019 were approved by unanimous vote.

UNIFIED DEVELOPMENT ORDINANCE MAP AMENDMENT

MA19-02, The Watkins Family, LLC and Mitchell Mill Road Investors, LLC to rezone 282.78 acres at Rolesville Rd. (PINs 1767295866, 1767178299, 1757994300, and 1767083228) from Residential 1 (R-1) Zoning District and Residential 2 Special Use District (R2-SUD) to Residential and Planned Unit Development (R&PUD) Zoning District.

Planner Caroline Richardson introduced the proposed map amendment to property along Rolesville Road to Residential and Planned Unit Development (R&PUD) Zoning District.

Public Comment

Gayle Woodlief Stallings, 1512 Rolesville Road, Wake Forest

Ms. Stallings stated she is in the process of getting together a petition with other neighbors. Ms. Stallings respectfully asked that the property not be rezoned. Not because they are against growth. They are supporters of the original proposed Kalas Falls plan and approved Rogers Farms plan. Ms. Stallings stated the neighbors' most compelling oppositions are diminished quality of neighborhood serenity and life, extreme population and density of vehicles in the proposed development resulting in traffic congestion, noise pollution, speeding vehicles, honking horns, air pollution as well as ecological concerns for existing wildlife, ponds and farmland to include safety of farmers driving farm equipment on Rolesville Road. Also of concern are property values impacted by more affordable housing.

Minda Sportsman, 3809 Arbor Rose Lane, Zebulon, NC

Ms. Sportsman expressed concern for traffic at the four-way stop as well as for wildlife, quality of life and noted that the density more than doubled from the first proposal to the second proposal.

Gary Klinker, 3509 Taviswood Way, Wake Forest, NC

Mr. Klinker expressed his concern regarding school buses using the two accesses further stating that the neighbors were grudgingly ok with the first proposal but are against this one.

Brenda Owen, 3808 Taviston Court, Wake Forest, NC

Ms. Owen stated that it is already difficult to travel on Rolesville Road during school hours. Once of the beautiful things about Rolesville is the quality rural life with larger lots.

Board Member Donnie Lawrence noted that the area has doubled in size since the board first took a look at the area three years ago. The traffic impact needs to be carefully considered before deciding to double the subdivision. From the Bypass to Mitchell Mill Road is going to be a busy area.

Board Member Schwartz confirmed that area backs up quite a long way in the mornings.

Applicant Jay Gilleece stated that all DOT traffic study recommendations had been adhered to as well as adequate widening of streets and addition of turn lanes included in the plan along with upgrades from the first submittal.

Moved by Planning Board Member Moss to recommend, based on reports provided by staff, which the Town of Rolesville Board of Commissioners approve the requested rezoning of MA19-02 as presented. The petition is reasonable and in the public interest because the Residential and Planned Unit Development district incorporates a mix of land use types. The petition is consistent with Rolesville's Comprehensive Plan because it addresses a gap in housing diversity by offering a range of home products. The Residential and Planned Unit Development district is also consistent with the Future Land Use Map's call for medium density residential. Motion failed for lack of a second.

Board Member Schwartz made a substitute motion to recommend the Town of Rolesville Board of Commissioners not approve the request for rezoning due to infrastructure of Rolesville Road/E. Young Street not being able to handle the increase in traffic and to the density level of homes not being consistent with the established area; seconded by Board Member Pearce. Motion carried with the following vote:

Ayes: Pearce, Lawrence, Schwartz

Noes: Powers, Moss

UNIFIED DEVELOPMENT ORDINANCE MAP AMENDMENT

MA19-04, 101 & 115 Redford Place Drive – Petition to rezone 1758897617 and 1758898410, a total of 1.62 acres from Residential 1 District (R1) to Commercial-Outlying – Conditional Zoning District (CO-CZ).

Planning Director Danny Johnson provided an introduction of the proposed map amendment. Staff is recommending approval of the zoning amendment.

Moved by Planning Board Member Pearce to recommend to the Town of Rolesville Board of Commissioners to approve the rezoning request, including the conditions presented. The proposed zoning district is consistent with the Rolesville Comprehensive Plan, Future Land Use Map that classifies these parcels for commercial use. Motion was seconded by Planning Board Member Schwartz and carried by unanimous vote.

PLANNING DEPARTMENT’S REPORT

Planning Director Danny Johnson reported on the following:

- UDO text amendment dealing with sign standards (product, directional and information signs) is going for Public Hearing on August 6th.
- Jones Dairy Road (southern tract adjacent to Averette Ridge) proposed change from R-2 SUD to residential PUD will go for Public Hearing on August 6th after being delayed since March. Also being held under Public Hearing are the three PUD plans for the south, the central and the north tracts.
- The Point: a proposed development across from the High School, an 800+ unit proposed subdivision of townhomes and single family homes. The north side of the proposed development is being petitioned. Discussion followed.

TOWN ATTORNEY’S REPORT

NONE

OTHER BUSINESS

Ellen Holding, Chalk Road, Rolesville read a statement in opposition to The Point proposed subdivision. The change she sees that scares her a little bit is the high density to which Mr. Johnson replied that the density increased to allow for townhomes and more affordable housing.

Ms. Holding responded with questions if the market for more affordable housing is local or national as everywhere she looks she currently sees sold signs in Rolesville. Ms. Holding stated that people come here because they like the rural nature of Rolesville. She questioned how these higher density subdivisions, which bring more traffic, bring value to Rolesville.

ADJOURN

There being no more business before the board, upon a motion by Board Member Pearce and second by Board Member Schwartz, the meeting was unanimously adjourned at 8:28 p.m.