



# September 2019 Development Activity Status Report



# Developments

The tables below list Rolesville's housing developments currently under construction and in the review.

## Under Construction

Table 1

Project	Description	Status
Carlton Pointe Phase 3B	39 single-family lots	Final plat approved
Elizabeth Heights Tract A	89 single-family lots	Tract A construction plans approved
Granite Falls Phase 6	34 single-family lots	Final plat approved
Granite Ridge Townhomes Phase 5	15 townhomes	Phase 5 construction plans approved
Perry Farms Phase 1	74 single-family lots	Phase 1 recorded Phases 2 and 3 construction plans approved
Stonewater Phase 5	55 single-family lots	Final plat pending

## In Review

Table 2

Project	Description	Status
101 and 115 Redford Place Dr.	MA 19-04 (R-1 to CO-CZ) Retail space and medical offices	Neighborhood meeting completed (7/18/19) Planning Board meeting completed (7/22/19) Town Board meeting scheduled (9/3/19)
515 S Main St.	MA 19-05 (R-1 to CO-CZ) Commercial space	Neighborhood meeting scheduled (8/22/19) Planning Board meeting scheduled (8/26/19)
A-Master Team Townhomes	MA 19-03 (R&PUD to CO-SUD) SUP 19-02 7.44 acres 47 townhomes	Applications received (5/20/19) Applications on hold (8/2/19)
Townes at Carlton Pointe	5.8 acres 53 townhomes	MA and SUP approved (4/16/19) 2 <sup>nd</sup> TRC review pending
Chandlers Ridge	171.53 acres 90 single-family lots	TRC completed (6/12/19) Neighborhood meeting completed (6/25/19) Development agreement pending
Elizabeth Springs (Elizabeth Heights)	82.4 acres 89 single-family lots	Townhome site plans pending

	98 townhomes	
Kalas Falls, Rogers Farm, and Watkins Property	216.99 acres 484 single-family lots 108 townhomes	Planning Board meeting completed (7/22/19) Town Board meeting scheduled (10/1/19)
The Point (Young St. PUD/Shearon-Byrum-Williams)	309.01 acres 320 single-family lots 631 townhomes 15 acres commercial	MA approved (8/20/19) SUP approved (8/20/19)
The Preserve at Jones Dairy Road Central	90.2 acres 261 single-family lots 173 townhomes	SUP approved (8/6/19)
The Preserve at Jones Dairy Road North	49.6 acres 141 single-family lots 65 townhomes	SUP approved (8/6/19)
The Preserve at Jones Dairy Road South	54.01 acres 221 single-family lots	Town Board meeting continued (8/6/19) Town Board meeting scheduled (9/17/19)
Regency at Heritage	17.72 acres 27 single-family lots	MA approved (2/6/18) Preliminary plat approved (4/2/19) 2 <sup>nd</sup> TRC review pending (10/16/19)
Thales Academy	87.7 acres 143 single-family lots 31.42 acres school	Annexation approved (3/6/18) MA approved (4/20/18) SUP approved (6/5/18) Preliminary plat not submitted School site plan TRC review pending

## Permitting

### Activity

The Town of Rolesville issued eleven single-family dwelling permits in August 2019. In August 2018, the Town issued 14. Barrington, Granite Falls, Perry Farms, Stonewater, and Willoughby subdivisions received building permits in August. The Town also issued 19 Certificates of Occupancy for single-family homes. The Town of Rolesville has experienced a decline in permitting activity since January 2019. From January 2018 to August 2018, the Town issued 143 permits. During that corresponding period in 2019, the Town issued 97 permits, a 30% decrease so far this calendar year.

There are significant developments in the review process that will have a large number of units. These developments could increase permitting activity in coming months.

## Availability

Table 3 shows lots available for permits by subdivision.

Table 3

Subdivision	Total Lots	Platted Lots	Issued Permits July	Issued Permits August	Lots Available for Permits
Averette Ridge	158	158			31
Barrington (Phase 1)	34	34	1	1	12
Carlton Pointe	292	272	3		44
Cedar Lakes	163	163			0
Drayton Reserve	156	156			0
Granite Falls (Phases 1A, 1B, and 2)	80	80			0
Granite Falls (Phases 3&4, 3&4 Section 3, and 6)	101	101	3	3	66
Perry Farms	115	41	4	2	16
Stonewater	208	153	2	3	13
Willoughby	88	88	3	2	33