



**Agenda
Planning Board
Monday, June 1, 2020
7:00 PM**

Item	Topic
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Please refer to COVID-19 instructions for this meeting: <https://www.rolesvillenc.gov/agendas-minutes>
If you wish to join us via Zoom to watch a live broadcast of our meeting, please click here: <https://us02web.zoom.us/j/81173991861>

1. Call to order
2. Invocation and Pledge of Allegiance
3. Introduction of new Planning Staff, Julie Spriggs.
4. Approve the February 24, 2020, Planning Board meeting minutes
5. UDO TA 20-01 Amendment to Article 5 and Article 6, R-III Zoning District – Add Single-Family dwellings as a permitted use
6. UDO TA 20-03 Amendment to Article 10 - Section 10.1 - add Senior Housing Parking standards
7. PR 18-02 Chandler's Ridge Preliminary Subdivision Plat (Conservation Subdivision)
8. Planning Department's report
 - a. February Development Report
 - b. March Development Report
 - c. April Development Report
9. Town Attorney's report
10. Other business
11. Adjournment

**REGULAR MEETING OF THE
TOWN OF ROLESVILLE
PLANNING BOARD
February 24, 2020**

PRESENT: Mark Powers, Mike Moss, Frank Pearce, Jim Schwartz, Ruth Payne, Donnie Lawrence, Davion Cross, Town Attorney Dave Neil, Town Board Member and Planning Board Liaison Michelle Medley, Planning Director Danny Johnson

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.

WELCOME NEW PLANNING BOARD MEMBER

DAVION CROSS

WELCOME TOWN BOARD MEMBER- NEW PLANNING BOARD LIAISON Michelle Medley

WELCOME NEW TOWN ATTORNEY

Dave Neil

ELECTION OF CHAIRPERSON

Mark Powers reelected by unanimous vote

ELECTION OF VICE CHAIRPERSON

Mike Moss reelected by unanimous vote

APPROVAL OF MINUTES

Upon a motion by Board Member Frank Pearce and second by Board Member Donnie Lawrence, the minutes of November 25, 2019 were approved by unanimous vote.

***Important note, the December 16, 2020 Planning Board meeting was cancelled.**

***Important note, the January 27, 2020 Planning Board meeting was cancelled on January 23, 2020 due to lack of case to review.**

TRAINING SESSION- INTRODUCTION INTO LAND USE REGULATIONS

Danny Johnson distributed three items for review:

- 1) Section of the UDO- Planning Board responsibilities and duties. Attention paid to section 2.2.3 Powers and Duties

2) Board of Adjustments

3) Zoning and Compliance use text w/map

PLANNING DEPARTMENT'S REPORT

Planning Director Danny Johnson reported on the following:

- December and January Development Reports
- Awarded CAMPO for LAPP funding for Main Street. Approved by the Executive board, funds granted to the town. Construction will most likely start a year from now; these are Federal dollars with federal guidelines. We will see the relocation of Burlington Mills coming over to Team Extreme on the north side, and all the way up to Young Street with some street improvements. These are two separate projects.
- Town Board approved Kalas Farms rezoning from, R2-SUD to R-PUD CZ and a SUP Master Plan.
- UDO TA 19-07 off street parking loading requirements. Amending dimension reduced by 1 foot.
- TA 19-08 notification for the protest petition, requirements that had to be revised by state law. Also regarding the riparian buffer, the town had an additional fifty feet because of the Neuse River. Because of the regulatory reform in a legislative bill, it was required a municipality that wishes to keep that would have to go through an approval from the environmental management company. Since we did not apply, we have taken it off the books and are now up to code on that.

TOWN ATTORNEY'S REPORT

Town Attorney Dave Neil reported former Town Attorney David York has left the private sector, and has now joined the City of Raleigh as a Deputy Attorney. Mr. York will focus his efforts on land development.

ADJOURN

There being no more business before the board, upon a motion by Board Member Donnie Lawrence and second by Board Member Ruth Payne, the meeting was unanimously adjourned at 8:08 p.m.

Mark Powers, Chairman

ATTEST:

Shelly Raby, Development Specialist



Memo

To: Rolesville Planning Board

From: Danny Johnson, AICP, Planning Director

Date: May 26, 2020

Re: Item 5. UDO Text Amendment: TA-20-01, Amendment to Article 5: Use And Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 Residential III District of the UDO to add single-family dwellings as a permitted use with lot specification standards.

Summary Information

An application for a Text Amendment to the Unified Development Ordinance was submitted by attorney Beth Trahos, representing Hopper Communities, Inc that requested an amendment to Article 5; Use and Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 Residential III District of the UDO to add single-family dwellings as a permitted use with lot specification standards. The R-III Zoning District current allows only townhomes and multi-family dwellings but not single-family dwellings. The UDO currently allows single-family homes in the R-I, R-II, and R&PUD districts. R-I district has a minimum lot size of 20,000 square feet. R-II district has a minimum lot size of 10,000 square feet. R&PUD allows with a special use permit for the Planned Unit Development of a minimum lot size of 6,000 square feet in the R1 district of an R&PUD zoning district. Currently, there is not traditional zoning district in the Rolesville UDO with lot sizes less than 15,000 square feet unless it is located in an R&PUD zoning district. The Town Board of Commissioners has directed a policy of not encouraging more R&PUD district and has a UDO Update Study underway. However, an application has been presented for a text amendment to Article 5 and Article 6, as stated above.

Planning staff has conducted a study comparison of other Wake County communities of traditional zoning districts with 10,000 or less square feet minimum lot size standards for their zoning districts for comparison to this request and Rolesville's UDO zoning district standards. Cary, Morrisville, Raleigh, Wake Forest, and Wendell have a traditional zoning District with a minimum lot size standards of 6,000 square feet or less. Zebulon's and

Cary's smallest minimum lot size for one of its zoning district is 8,000 square feet. Garner's smallest minimum lot size for one of its zoning district is 9,000 square feet. Fuquay-Varina's smallest minimum lot size for one of its zoning district is 10,000 square feet but has an Open Space Development option that will allow smaller lots based on the percentage of dedicated open space in the subdivision but keeps the same maximum unit density of the traditional zoning district.

The Rolesville Comprehensive Plan encourages revisions to the Unified Development Ordinance when the current standards are not following current demands and practices of the needs of the community. The proposed text amendment will address such a condition of the UDO and will serve in the public interest. The change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the UDO's R-III zoning district to add single-family dwelling with minimum lot dimensional standards that are similar to surrounding communities.

Planning Staff Recommendation

Staff recommends approval of the UDO TA 20-01, to amend Article 5; Use and Dimensional Standards and Article 6 Supplementary District Standards, Section 6.5 R-III Residential II District, and make the necessary statutory findings and recommendations to the Town Board of Commissioners.

Suggested Planning Board Motion:

I make a motion to favorably recommend to the Town Board of Commissioners to approve the requested UDO Text Amendment 20-01, Amendment to Article 5, Use and Dimensional Standards, and Article 6 Supplementary District Standards, Section 6.5 R-III Residential II District. The request is reasonable and in the public interest; the change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the UDO's R-III zoning district to add single-family dwelling with minimum lot dimensional standards that are similar to surrounding communities.

Attachments:

- TA 20-01 Amendment to Article 5: Use and Dimensional Standards, and Article 6 Supplementary District Standards
- TA 20-01 Text Amendment Application
- TA 20-01 Wake County Municipality Comparison of Residential Zoning Districts

**PROPOSAL TO AMEND
THE CODE OF ORDINANCES,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number UDO TA 20-01**

WHEREAS, North Carolina General Statute Section NC Chapter 160A; Article 19, Part, Zoning; Section 160A-381, Grant of power; authorizes local governments by ordinance to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards, courts and other open space, the density of population, the location and use of buildings, structures and land’

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town’s Unified Development Ordinance described herein below.

1. **Section 5.1 Table of Permitted Uses** is hereby amended by having the following alterations by additions are noted as *italic text* and deletions are noted as ~~struck through text~~ as follows:

“Section 5.1 Table of Permitted Uses”

	<i>R80 W</i>	<i>R40 W</i>	<i>R 1</i>	<i>R1- S</i>	<i>R1- D</i>	<i>R 2</i>	<i>R2- D</i>	<i>R 3</i>	<i>RM H</i>	<i>RuM H</i>	<i>UM H</i>	<i>C</i>	<i>C O</i>	<i>C H</i>	<i>O P</i>	<i>I</i>
Dwelling – single-family detached	x	x	x	x	x	x	x	<i>x</i>	x	x	x		s	s		
Public recreational parks & centers	x	x	x	x	x	x	x	<i>x</i> s	x	x	x					
Private recreation facilities part of subdivision or HOA	x	x	x	x	x	x	x	<i>x</i>	x	x	x					

2. **Section 5.2 Dimensional Requirements** is hereby amended by having the following alterations by additions are noted as *italic text* and deletions are noted as ~~struck through text~~ as follows:

“Section 5.2 Dimensional Requirements

5.2.1 Table of Dimensional Requirements”

Zoning District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)	Front Yard Setback (from ROW in feet)	Side Yard Setback (in feet)	Corner Yard Setback (in feet)	Rear Yard Setback (in feet)
R1	20,000	100	30	12	22	25
R1-S	20,000	100	30	12	22	25
R1-D	20,000	100	30	12	22	25
R2	15,000	85	30	12	22	25
R2-D	20,000	100	30	12	22	25
R3 – Single Family	6,000	50	25	5	15	25
R3 – Multi	20,000	100	15	15	10	15
R3 - Townhomes	N/A	20	15	<i>0 with 30' minimum between structures</i>	10	15
RMH	20,000	85	30	12	22	25
RuMH	10,000	50	25	10	20	15
UMH	7,260	50	25 on paved street	10	20	15
C	None except for those required by Health Department	None except for those required by Health Department	None except for those required by Health Department	None or 5 feet if abutting residential use	None or 5 feet if abutting residential use	35
CO	20,000	100	20	15	25	35
CH	20,000	100	20	15	25	35
OP	20,000	75	30	15	25	35
I	20,000	100	30	15	25	35

3. **Section 6.5 RIII – Residential III District** is hereby amended by having the following alterations by additions are noted as **italic text** and deletions are noted as **struck through text** as follows:

“Section 6.5: - R-III - Residential III District

The R-III Residential III District (**“R-III” or “R3”**) is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to

the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

A homeowners association shall be established to maintain appearance and other standards and to oversee the use of open space and community recreational facilities. For rental apartments, property management shall be responsible for the same.

~~An R-III development shall total no more than 20 acres in size. Similar residential densities for developments greater than 20 acres can be found in the R&PUD district (Section 6.2).~~

The requirements set forth in this section (6.5) are established by the Town Board of Commissioners as standards that presumptively will result in the variety of well-planned, attractive housing options contemplated by this section and by the Comprehensive Land Use Plan. The Board recognizes, however, that due to the nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this section (6.5) may be achieved even though the standards are not adhered to with mathematical precision. Therefore, deviations from these standards may be permitted whenever it is determined that the underlying standards can be met without strict adherence to them and because peculiarities in the developer's tract of land or the facilities proposed would make it unreasonable to require strict adherence to these standards.

Whenever some deviation from the standards set forth in this article pursuant to the paragraph immediately above is authorized, the official record of the action taken on the development application shall contain a statement of the reasons for allowing the deviation.

Following approval of the final site or subdivision plan, variances to individual lot dimensions and setbacks of up to ten percent may be approved by the Planning Director.

Special Requirements:

Development of the R-III district must adhere to the appropriate land use requirements discussed elsewhere in the Code of Ordinances. There are, however, special development requirements for the R-III district applicable to the entire R-III, which are listed below, and development requirements that are applicable to each type section identified above and which are discussed in each section's specifications.

- (a) **Sidewalks:** Sidewalks are required on both sides of all public and private streets, except for cul-de-sacs of 250 feet in length or shorter, and alleys. Residential sidewalks shall be a minimum of five feet wide. The widths of all non-residential sidewalks shall be a minimum of five feet, but may be wider, as determined in the approved site or subdivision plan.
- (b) **Planting strips:** Planting strips between six to seven feet in width shall be established between sidewalks and curbing in all residential areas. The width of the planting strips may be reduced to no less than a minimum of four feet as allowed by the available right-of-way.

- (c) **Curb and gutter:** Required for drainage for all public streets.
- (d) **Cul-de-sacs:** Cul-de-sacs shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac) unless necessitated by topography or property accessibility. Cul-de-sac lengths longer than 250 feet will be reviewed for approval on a case-by-case basis. Cul-de-sacs are permitted where topography makes a street connection impracticable.
- (e) **Bike paths:** Bike paths a minimum of four feet wide shall be installed along both sides of minor and major thoroughfares (minor and major arterials). Alternatively, an eight-foot-wide bike path may be installed paralleling the minor or major thoroughfare. In this instance, the bike path can replace the sidewalk normally required on the same side of the roadway.

Density Requirements:

Maximum overall density for an R-III development shall not exceed *eight (8) units per acre for single-family dwelling and eight (8) units per acre for townhouse units or twelve (12) units per gross acre for apartment units.*

6.5.1 - Townhouses and Apartments

6.5.1.1 **Lot Specifications:**

- (a) Minimum lot width: 100 feet for multifamily, 20 feet for townhomes
Minimum front setback: 15 feet from the right-of-way
Minimum rear setback: 15 feet from rear property line
- (b) Townhouses are limited to eight units per structure
- (c) Parking for townhouses shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as "Mailbox Parking Only." Parking for townhouses may be a combination of on-street parking, (located on either public or private streets constructed to Town standards and specifications for streets), off-street parking lots or garage parking within the unit where the garage constitutes the first floor of a townhouse. Front-facing garages shall have at least 20 feet separating neighboring driveways or no more than five feet separating neighboring driveways. If the separation measures five feet or less, the next separation must be at least 20 feet. Rear-facing garages may be accessed by a private alley with no separation requirements.
- (d) Parking space requirements for apartments shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as "Mailbox Parking Only." Parking areas for apartment units, in general, must be to the side of, or behind, the apartment structures and fully contained onsite. Parking areas for apartment

units that abut public streets must be buffered with landscaping, landscaped berms, fences or other opaque screening, as approved in the final site plan.

- (e) The separation between apartment structures shall be a minimum of 30 feet.
- (f) Recreation Land Dedication. A townhouse development shall comply with the requirements of Section 15.4.8.2 Recreation and Open Space.
- (g) Improved Recreation Space and Unimproved Open Space Required. All townhouse and apartments that consist of development sites of over four acres shall provide on-site of the development at least 15 percent of the gross acreage as open space area. Plans for all required 15 percent of the gross acreage as open space shall consist of a minimum of 35 percent as improved recreation space area for specific recreation activity shown on the site plan or preliminary subdivision plan with the remaining 65 percent as unimproved open space area. Required landscaped buffer with fencing and stormwater facilities will be considered as unimproved open space area.

6.5.2 Single-Family Dwellings

6.5.2.1 Lot Specifications:

See Section 5.2 Table of Dimensional Requirements for the R-III (R3) District lot specifications.

4. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this ____ day of _____, 2020 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this ____ day of _____, 2019.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ____ day of _____, 2020.

(seal)

Robin Peyton
Town Clerk



Case No. _____

Date _____

Text Amendment Application

Contact Information

Name Beth Trahos - Nelson Mullins

Address 4140 Parklake Ave., Suite 200 City/State/Zip Raleigh, NC 27612

Phone 919-329-3884 Email beth.trahos@nelsonmullins.com

Amendment Information

This petition is to amend the Unified Development Ordinance Section(s) Sections 5.1; 5.2; and 6.5

to allow single-family dwellings, public recreational parks and center, and private recreational facilities part of a subdivision or HOA

as a permitted use conditional use special use

in the in the RIII (R3) zoning district zoning district.

Applicant Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Date 3-13-20

STATE OF NORTH CAROLINA

COUNTY OF Wake

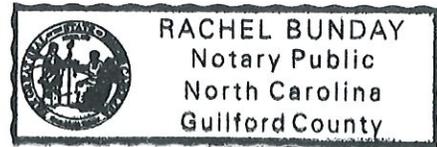
I, a Notary Public, do hereby certify that Beth Trahos

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This

the 13th day of March 20 20

My commission expires 5/1/2022.

Signature Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517

* Lot width within cul-de-sacs are to have a minimum of 35 feet width fronting the radius of curvature; the required lot width for the zoning district in which the cul-de-sac is located is to be measured at the front yard setback, along a line that parallels the radius of curvature.

Additional dimensional requirements for multi-family dwellings, townhouses, group housing projects, planned unit developments, and mobile home parks, and in watershed districts are contained in the appropriate sections of this ordinance.

SECTION 3. That Article 5: Use and Dimensional Standards, Section 6.5 R-III – Residential III District (“R3”)- Uses to be amended as follows in green:

The R-III Residential III District (“R3” or “RIII”) is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use which, because of its character, would be a nuisance to the development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

A homeowners association shall be established to maintain appearance and other standards and to oversee the use of open space and community recreational facilities. For rental apartments, property management shall be responsible for the same.

~~An R-III development shall total no more than 20 acres in size. Similar residential densities for developments greater than 20 acres can be found in the R&PUD district (Section 6.2)~~

The requirements set forth in this section (6.5) are established by the Town Board of Commissioners as standards that presumptively will result in the variety of well-planned, attractive housing options contemplated by this section and by the Comprehensive Land Use Plan. The Board recognizes, however, that due to the nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this section (6.5) may be achieved even though the standards are not adhered to with mathematical precision. Therefore, deviations from these standards may be permitted whenever it is determined that the underlying standards can be met without strict adherence to them and because peculiarities in the developer’s tract of land or the facilities proposed would make it unreasonable to require strict adherence to these standards.

Whenever some deviation from the standards set forth in this article pursuant to the paragraph immediately above is authorized, the official record of the action taken on the development application shall contain a statement of the reasons for allowing the deviation.

Following approval of the final site or subdivision plan, variances to individual lot dimensions and setbacks of up to 10% may be approved by the Planning Director.

Special Requirements:

Development of the R3 district must adhere to the appropriate land use requirements discussed elsewhere in the Code of Ordinances. There are, however, special development requirements for the R3 district applicable to the entire R3, which are

listed below, and development requirements that are applicable to each type section identified above and which are discussed in each section's specifications.

- (g) **Sidewalks:**
Sidewalks are required on both sides of all public and private streets, except for cul-de-sacs of 250 feet in length or shorter, and alleys. Residential sidewalks shall be a minimum of five (5) feet wide. The widths of all non-residential sidewalks shall be a minimum of five (5) feet, but may be wider, as determined in the approved site or subdivision plan.
- (h) **Planting strips:**
Planting strips between six (6) to seven (7) feet in width shall be established between sidewalks and curbing in all residential areas. The width of the planting strips may be reduced to no less than a minimum of four (4) feet as allowed by the available right-of-way.
- (i) **Curb and Gutter:**
Required for drainage for all public streets.
- (j) **Cul-de-sacs:**
Cul-de-sacs shall not exceed 250 feet in length from the nearest intersection with a street providing through access (not a cul-de-sac) unless necessitated by topography or property accessibility. Cul-de-sac lengths longer than 250 feet will be reviewed for approval on a case-by-case basis. Cul-de-sacs are permitted where topography makes a street connection impracticable.
- (k) **Bike paths:**
Bike paths a minimum of four feet wide shall be installed along both sides of minor and major thoroughfares (minor and major arterials). Alternatively, an eight-foot-wide bike path may be installed paralleling the minor or major thoroughfare. In this instance, the bike path can replace the sidewalk normally required on the same side of the roadway.

Density Requirements:

Maximum overall density for an R3 development shall not exceed eight (8) units per acre for single family dwellings and townhouse units or twelve (12) units per gross acre for apartment units.

6.5.1 Townhouses and Apartments

6.5.1.1 Lot Specifications:

- (a) Minimum lot width: 100 feet for multifamily, 20 feet for townhomes
Minimum front setback: 15 feet from the right-of-way
Minimum rear setback: 15 feet from rear property line
- (b) Townhouses are limited to eight (8) units per structure

- (c) Parking for townhouses shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as “Mailbox Parking Only.” Parking for townhouses may be a combination of on-street parking, (located on either public or private streets constructed to Town standards and specifications for streets), off-street parking lots or garage parking within the unit where the garage constitutes the first floor of a townhouse. Front-facing garages shall have at least twenty feet (20’) separating neighboring driveways or no more than five feet (5’) separating neighboring driveways. If the separation measures five feet (5’) or less, the next separation must be at least twenty feet (20’). Rear-facing garages may be accessed by a private alley with no separation requirements.
- (d) Parking space requirements for apartments shall meet Section 10.1.10 and Section 9.16. Parking requirements set forth by Section 9.16, Cluster Mailbox Units, cannot be included for compliance to Section 10.1.10 and shall have signage designating them as “Mailbox Parking Only.” Parking areas for apartment units, in general, must be to the side of, or behind, the apartment structures and fully contained onsite. Parking areas for apartment units that abut public streets must be buffered with landscaping, landscaped berms, fences or other opaque screening, as approved in the final site plan.
- (e) The separation between apartment structures shall be a minimum of 30 feet.
- (f) Recreation Land Dedication. A townhouse development shall comply with the requirements of Section 15.4.8.2 Recreation and Open Space.
- (g) Improved Recreation Space and Unimproved Open Space Required. All townhouse and apartments that consist of development sites of over four (4) acres shall provide on-site of the development at least 15% of the gross acreage as open space area. Plans for all required 15% of the gross acreage as open space shall consist of a minimum of 35% as improved recreation space area for specific recreation activity shown on the site plan or preliminary subdivision plan with the remaining 65% as unimproved open space area. Required landscaped buffer with fencing and stormwater facilities will be considered as unimproved open space area.

6.5.2 Single Family Homes

6.5.2.1 Lot Specifications:

- (a) Minimum lot width: 50 feet,
Minimum front setback: 25 feet from the right-of-way

Minimum rear setback: 25 feet from rear property line. See Table 5.2 for additional information.

Amendments

10/04/04 to entire document; 04/02/07 to §6.2.3.2 through TA07-05; 4/6/09 to §6.1, 6.1.2, 6.1.5, 6.1.6, 6.3.2.1 through TA09-04; 9/22/09 to §6.1.2 through TA09-08; 9/6/11 to §6.1, §6.1.2, and §6.1.6 through TA11-05; 3/18/14 to §6.5 through TA13-08; 4/22/14 to §6.2.4.1 through TA14-05; 11/9/17 to §6.2.3 and §6.5.1 through TA17-03; 9/4/18 to §6.2, Density Requirements, §6.2.2 & §6.2.3 through TA18-02.

STATEMENT OF JUSTIFICATION

In support of a petition to amend the Town of Rolesville Unified Development Ordinance to allow single-family homes, public and private, HOA related recreational areas in the R3 zoning district, the applicant offers the following information:

The Town of Rolesville is actively discouraging the use of the R&PUD zoning district, which has traditionally been used to accommodate a variety of housing styles and densities within a single community. The R&PUD zoning allows for single-family homes, townhomes, duplexes and apartments under the R1, R2 and R3 zoning districts with flexible lot sizes, setbacks and density requirements.

The current Town of Rolesville Unified Development Ordinance does not allow for single-family homes or private, HOA related recreational areas in the R3 zoning district, and public parks require a special use permit in the R3 district. The Town of Rolesville Comprehensive Plan recommends creating a diversity of new housing types with a focus on single-family detached dwellings. Allowing single-family dwelling in the R3 district will advance this goal.

The Town of Rolesville Comprehensive Plan encourages the provision of parks, greenway trails, ball fields and other recreation amenities throughout the town, indicating that existing parks and recreational opportunities are so popular they are being strained by the capacity of the current system. R3 is the only residential zoning district in which public parks are not permitted by right. The opportunity to locate public parks in the R3 zoning district would make it easier for land owners and developers to accommodate public needs such as public greenway trails.

In addition, it is typical and desirable for communities to provide private recreational facilities such as open space, walking trails, pools, club houses and the like. The opportunity to include these uses in the R3 zoning district will allow developers to accommodate the extension of public greenway, which impacts many parcels in Rolesville, and provide for private, HOA maintained recreation amenities that may take divert some users from crowded public facilities.

The proposed text change advances the goals of the Comprehensive Plan and the Board of Commissioners' policy discouraging the R&PUD zoning district. The proposed text change is reasonable and in the public interest. We request your support for this text change.



Wake County Municipality Comparison

Zoning District	Average Lot Size (SF)	Min. Lot Area (SF)	Min. Lot Width (FT)	Max Density DU/A
Apex				
LD	10,000	N/A	50	3
MD	N/A	N/A	50	6
HDSF	N/A	N/A	40	8
Cary				
R-12	N/A	12,000	80	3.63
R-8	N/A	8,000	60	5.44
TR	N/A	5,000	40	6
Fuquay-Varina				
RMD	N/A	10,000	70	6
RHD	N/A	10,000	60	16
Garner				
R-12	N/A	12,000	70	2.5
R-9	N/A	9,000	60	3
Holly Springs				
R-10	N/A	10,000	70	3.25
R-8	N/A	8,000	60	4.5
Knightdale				
GR3	N/A	N/A	30	3
GR8	N/A	N/A	30	8
UR12	N/A	N/A	30	12
Morrisville				
LDR	N/A	8,000	60	4.5
MDR	N/A	5,000	50	7.5
HDR	N/A	3,500	35	17
Raleigh				
R-4	N/A	10,000	65	4
R-6	N/A	6,000	50	6
R-10	N/A	4,000	45	10
Wake Forest				
GR3	N/A	10,000	50	3
GR5	N/A	7,500	50	5
GR10	N/A	5,000	50	10
Wendell				
R3	N/A	10,000	60	2.48
R4	N/A	6,000	50	3.77
R7	N/A	3,500	24	6.67
Zebulon				
R4	N/A	10,000	75	4.35
R6	N/A	8,000	70	5.44



Memo

To: Rolesville Planning Board

From: Julie Spriggs, GISP, CFM, CZO – Planner II

Date: May 27, 2020

Re: Item 6. Ordinance Text Amendment: TA 20-03, Amendment to Article 10: Parking and Loading Requirements, Section 10.1.10 Number of Required Off-Street Parking Spaces and Article 16: Definitions, Section 16.3 Definitions of Commonly Used Terms and Words.

Summary Information

An application for a text amendment to the Unified Development Ordinance was submitted by Taft Mills Group that requested an amendment to Article 10: Parking and Loading Requirements, Section 10.1.10 Number of Required Off-Street Parking Spaces to reduce the number of required parking spaces for multifamily senior housing from two spaces per dwelling unit to one space per dwelling unit.

Transportation Consultants Ramey Kemp Associates has reviewed the applicant's request for a parking reduction based on use. Data was collected at similar, existing sites and recommended to be consistent with industry findings and parking rates per the Institute of Transportation Engineers Parking Generation Manual, 5th edition.

The current use table in Section 10.1.10 does not differentiate between multifamily uses. The applicant has proposed an additional use to the table to separate multifamily from multifamily senior housing. In addition to the parking standards amendment, staff is proposing a definition of senior housing to be added to Article 16: Definitions, Section 16.3 Definitions of Commonly Used Terms and Words to clarify this separation of uses.

The Rolesville Comprehensive Plan encourages updates to development standards that help alleviate the demands surface parking puts on developers to create a stronger streetscape and walkable environment as Goal D4. Goal LU2 discusses addressing

multifamily housing demands emphasizing design quality by applying elements of form-based code to ensure quality construction and design.

The Rolesville Comprehensive Plan also encourages revisions to the Unified Development Ordinance when the current standards are not following current demands and practices of the needs of the community. The proposed text amendment will address such a condition of the UDO and will serve in the public interest. The change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the minimum design standards in consideration to surrounding communities.

Planning Staff Recommendation

Staff recommends approval of the UDO TA 20-03, to amend Article 10: Parking and Loading Requirements, Section 10.1.10 Number of Required Off-Street Parking Spaces and Article 16: Definitions, Section 16.3 Definitions of Commonly Used Terms and Words, and make the necessary statutory findings and recommendations to the Town Board of Commissioners.

Suggested Planning Board Motion:

I make a motion to favorably recommend to the Town Board of Commissioners to approve the requested UDO TA 20-03, Amendment to Article 10: Parking and Loading Requirements, Section 10.1.10 Number of Required Off-Street Parking Spaces and Article 16: Definitions, Section 16.3 Definitions of Commonly Used Terms and Words. The request is reasonable and in the public interest; the change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the minimum design standards in consideration to surrounding communities.

Attachments:

1. TA 20-03 - Amendment to Article 10: Parking and Loading Requirements, Section 10.1.10 Number of Required Off-Street Parking Spaces and Article 16: Definitions, Section 16.3 Definitions of Commonly Used Terms and Words
2. TA 20-03 – Application

**PROPOSAL TO AMEND
THE CODE OF ORDINANCES,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number UDO TA 20-03**

WHEREAS, North Carolina General Statute Section NC Chapter 160A; Article 19, Part, Zoning; Section 160A-381, Grant of power; authorizes local governments by ordinance to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards, courts and other open space, the density of population, the location and use of buildings, structures and land'

WHEREAS, the Town of Rolesville Board of Commissioners firmly believes that it is in the public interest to amend the Town's Unified Development Ordinance described herein below.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE, NORTH CAROLINA:

SECTION 1. That Article 10: Parking and Loading Requirements; Section 10.1 Off-Street Parking Requirements; Subsection 10.1.10, be amended to read as follows:

- Addition
- Deletion
- Alteration (additions are *italicized* and deletions are ~~struck through~~)

USES	NUMBER OF REQUIRED OFF-STREET PARKING SPACES
RESIDENTIAL	
Dwellings, single and two family	Two spaces per dwelling unit
Dwellings, multi-family <i>excluding senior housing</i>	Two spaces for each dwelling unit plus one-half per bedroom over two bedrooms plus one visitor space for each four dwelling units
<i>Dwellings, multi-family senior housing</i>	<i>One space per dwelling unit</i>
Townhouses	Two spaces for each dwelling unit plus one-half per bedroom over two bedrooms plus one visitor space for each four dwelling units

Group housing, such as boarding houses, dormitories, and similar establishments	One and two-tenths spaces for each bedroom
Mobile homes on individual lots	Two spaces per mobile home
Mobile home parks	Two spaces for each visitor home plus one visitor parking space for each four mobile homes

SECTION 2. That Article 16: Definitions; Section 16.3 Definition of Commonly Used Terms and Words, be amended to read as follows:

- Addition
- Deletion
- Alteration (additions are *italicized* and deletions are ~~struck through~~)

Senior Housing: Age restricted housing consistent with the Department of Housing and Urban Development guidelines for the Fair Housing Act: Housing for Older Persons.

SECTION 3. Effective Date. This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this ___ day of _____, 2020 by the Town of Rolesville Board of Commissioners.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, _____, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this ___ day of _____, 2020.

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this ___ day of _____, 2020.

(seal)

Robin Peyton
Town Clerk



Case No. _____

Date _____

Text Amendment Application

Contact Information

Name Dustin Mills

Address 2217 Stantonsburg Road City/State/Zip Greenville, NC 27835

Phone (252) 916-2691 Email Dustin@taftmillsgroup.com

Amendment Information

This petition is to amend the Unified Development Ordinance Section(s) 10.1.10

to allow one (1.0) parking space per unit for Dwelling, multi-family elderly

as a permitted use conditional use special use

in the All zoning classifications that allow multi-family. Permitted, conditional, special use follow district rules zoning district.

Applicant Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature [Signature] Date 3.6.20

STATE OF NORTH CAROLINA

COUNTY OF PH

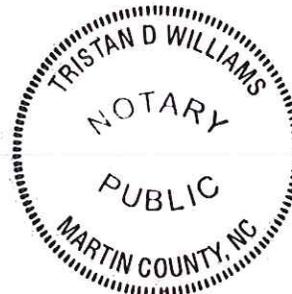
I, a Notary Public, do hereby certify that Dustin Mills

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This

the 9th day of March 20 20.

My commission expires 09-19-2022.

Signature Tristan D. Williams Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Case No. _____

Date _____

Text Amendment Application

Description of Proposed Use

~~Change required parking spaces for Dwelling, multi-family to include a separate classification for Dwelling, multi-family elderly. This classification would apply to multi-family properties with a deed restriction that requires at least one resident of each unit to be at least 55 years old. The required parking in Dwelling, multi-family elderly would be 1.0 spaces per unit. This change would require adding Dwelling, multi-family elderly as a new zoning classification. We propose that the zones that this new classification be Permitted, Conditional, or Special Use follow the current allowable uses of Dwelling, multi-family. We propose that all other requirements of Dwelling, multi-family also apply to Dwelling, multi-family elderly.~~

Justification



Memorandum

To: Rolesville Planning Board
From: Danny Johnson, AICP, Planning Director
Date: May 28, 2020
Re: Case PR 18-02, Chandler's Ridge Preliminary Subdivision Plat (Conservation Subdivision)

Preliminary Subdivision Plat – Major Subdivision approval for 96 residential single-family lots located in R2 and R40W Zoning Districts located at 410 West Young Street on a parcel of 171.53 acres, Wake County PIN 1769 36 2748.

Background

Applicant and Property Owner

Melissa Nondorf, Property Owner
Wright-Whitley Development, LLC, Developer/Applicant

Request

A request for a preliminary subdivision plat approval (quasi-judicial) for construction of 96 residential single-family lots located on 171.53 acres zoned R2 and R40W. The proposed preliminary subdivision plat is following the Voluntary Annexation Petition, Case ANX 20-01 approved on March 17, 2020. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development as a Conservation Subdivision as provide in Section 6.03 with proposed public streets, sidewalks, greenway, mail kiosk parking, and minimum lot dimensions based on the zoning district for that portion of the subdivision. The Preliminary Subdivision Plat is part of a special use permit as this is a conservation subdivision. The Board of Commissioners will approve this plat request as part of the special use permit process.

Technical Review Committee

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat and determines that it meets all the requirements of the UDO, City of Raleigh Public Utilities requirements and reviewed by the Wake County Fire Marshal office with a recommendation from all members of the TRC for approval.

Thoroughfare Plan

West Young Street

Jones Dairy Road Extension

The Rolesville Transportation Plan calls for improvements for this portion of West Young Street extending from Jones Dairy Road to Main Street. This will require road-widening and right-of-way dedication for the developments for one-half of three travel lanes including curbing and gutter with sidewalks on both sides street improvements. To the east is a future thoroughfare highway extension from Jones Dairy Road from West Young Street intersection over to North Main Street at Pulley Town Road intersection. The required improvements for this highway extension are two travel lanes with grass shoulder and drainage swales with sidewalks on both

sides outside the swales. These improvements are included as on-site improvements for this request.

Developer Agreement

A developer's agreement will be considered by the Board of Commissioners for the portions of the subdivision infrastructure required after the approval of the special use permit and preliminary subdivision plat.

Planning Staff Recommendations

Planning Staff concludes the proposed Preliminary Subdivision Plat meets the standards of the Town's Unified Development Ordinance and recommends approval.

Recommended Action

Motion to recommend approval for the Preliminary Subdivision Plat for Case PR 18-02, Chandler's Ridge Preliminary Subdivision as presented.

Attachments

PR 18-02 Location Aerial Map

PR 18-02 Chandler's Ridge Preliminary, Preliminary Subdivision Plat

PR 18-02 Chandler's Ridge Preliminary, Preliminary Subdivision Plat Application



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2008 W. Hargett Street, Suite 200
 Raleigh, NC 27601
 Phone: 919.977.5000 Fax: 919.977.1001
 NOBELS FIRM NO. C-2378

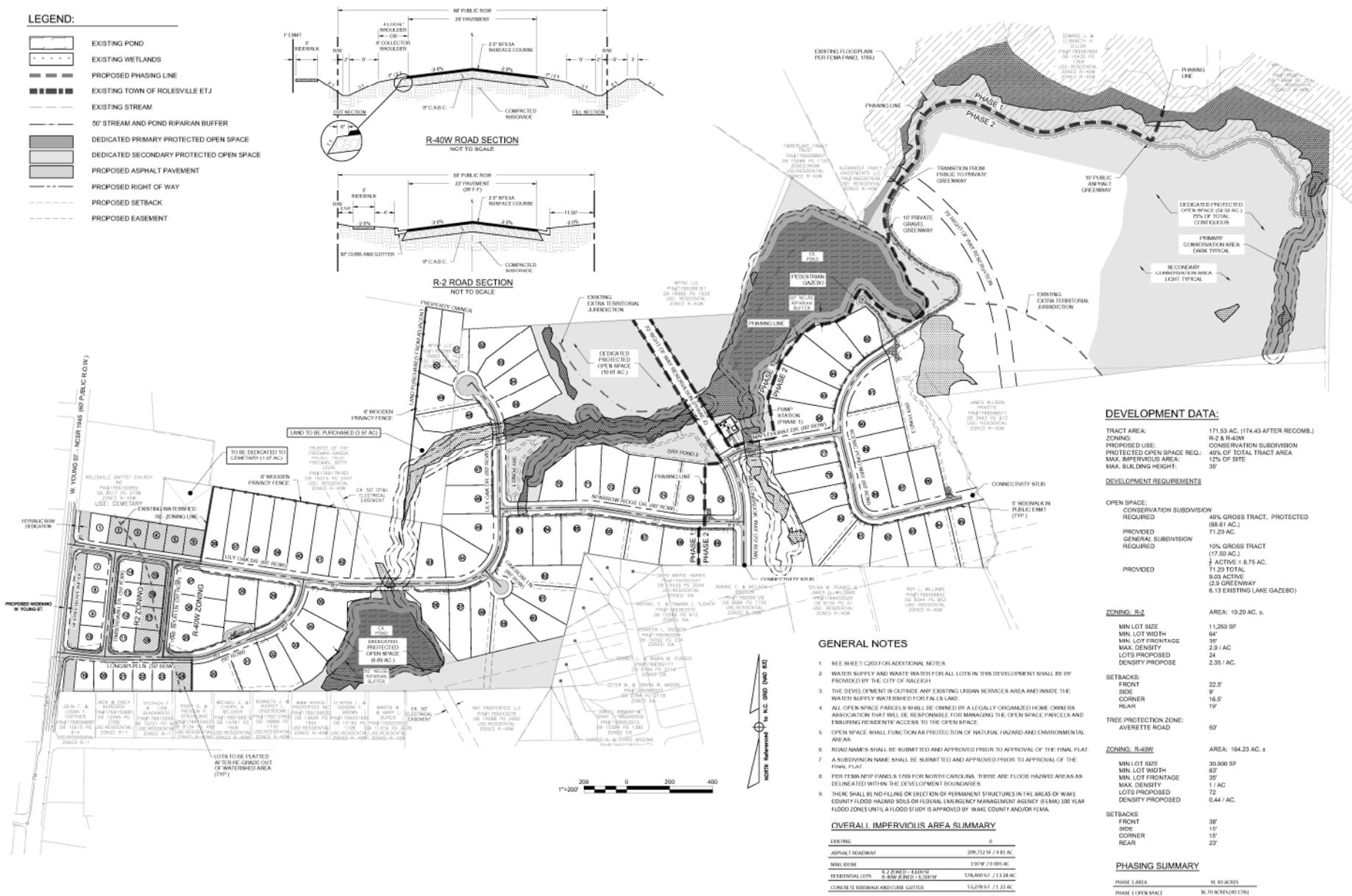
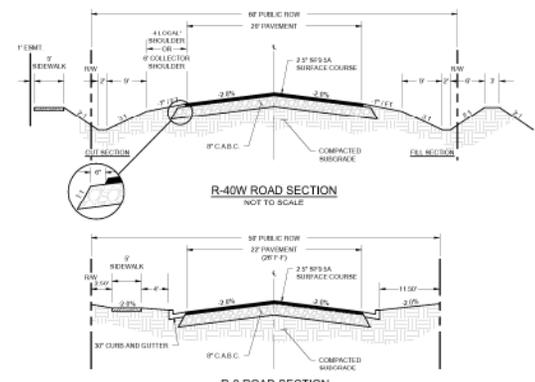


**CHANDLER'S RIDGE
 CONSTRUCTION DOCUMENTS
 CONSERVATION SUBDIVISION**
 430 W. YOUNG ST.
 WAKE COUNTY

**OVERALL SITE
 & OPEN SPACE PLAN**

Project Engineer	1986
Designed by	TEP
Drawn by	TEP
Checked by	1986
Scale	1" = 200'
Date	08/24/2020
Project Number	P170347
SHEET	
C200	

- LEGEND:**
- EXISTING POND
 - EXISTING WETLANDS
 - PROPOSED PHASING LINE
 - EXISTING TOWN OF ROLESVILLE ETJ
 - EXISTING STREAM
 - 50' STREAM AND POND RIPARIAN BUFFER
 - DEDICATED PRIMARY PROTECTED OPEN SPACE
 - DEDICATED SECONDARY PROTECTED OPEN SPACE
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK
 - PROPOSED EASEMENT



DEVELOPMENT DATA:

TRACT AREA:	171.83 AC. (174.43 AFTER RECOMB.)
ZONING:	R-2 & R-40W
PROPOSED USE:	CONSERVATION SUBDIVISION
PROTECTED OPEN SPACE REQ.:	40% OF TOTAL TRACT AREA
MAX. IMPERVIOUS AREA:	12% OF SITE
MAX. BUILDING HEIGHT:	30'

DEVELOPMENT REQUIREMENTS

OPEN SPACE:	
CONSERVATION SUBDIVISION REQUIRED	40% GROSS TRACT, PROTECTED (68.87 AC.)
PROVIDED GENERAL SUBDIVISION REQUIRED	71.29 AC.
PROVIDED	10% GROSS TRACT (17.50 AC.)
	4 ACTIVE = 8.76 AC.
	11.20 TOTAL
	9.03 ACTIVE
	22.9 GREENWAY
	6.13 EXISTING LAKE (GAZEBO)

ZONING: R-2

AREA:	10.20 AC. ±
MIN LOT SIZE	11,250 SF
MIN. LOT FRONTAGE	64'
MIN. LOT WIDTH	30'
MAX. DENSITY	2.9 / AC
LOTS PROPOSED	24
DENSITY PROPOSED	2.35 / AC.

SETBACKS:

FRONT	22.5'
SIDE	5'
CORNER	16.5'
REAR	15'

TREE PROTECTION ZONE:

AVERETTE ROAD	50'
---------------	-----

ZONING: R-40W

AREA:	164.23 AC. ±
MIN LOT SIZE	30,000 SF
MIN. LOT FRONTAGE	85'
MIN. LOT WIDTH	30'
MAX. DENSITY	1 / AC
LOTS PROPOSED	12
DENSITY PROPOSED	0.44 / AC.

SETBACKS:

FRONT	38'
SIDE	15'
CORNER	10'
REAR	23'

- GENERAL NOTES**
- SEE SHEET C201 FOR ADDITIONAL NOTES.
 - WATER SUPPLY AND WASTE WATER FOR ALL LOTS IN THIS DEVELOPMENT SHALL BE BY PROVIDED BY THE CITY OF RALEIGH.
 - THE DEVELOPMENT IS OUTSIDE ANY EXISTING URBAN SERVICES AREA AND INSIDE THE WATER SUPPLY WATERSHED FOR FALCON LAKE.
 - ALL OPEN SPACE PARCELS SHALL BE OWNED BY A LEGALLY ORGANIZED HOME OWNERS ASSOCIATION THAT WILL BE RESPONSIBLE FOR MANAGING THE OPEN SPACE PARCELS AND ENSURING RECREATION ACCESS TO THE OPEN SPACE.
 - OPEN SPACE SHALL FUNCTION AS PROTECTION OF NATURAL HAZARD AND ENVIRONMENTAL AREAS.
 - ROAD NAMES SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF THE FINAL PLAT.
 - A SUBDIVISION NAME SHALL BE SUBMITTED AND APPROVED PRIOR TO APPROVAL OF THE FINAL PLAT.
 - PER FEMA NFIP PANELS 1700 FOR NORTH CAROLINA, THERE ARE FLOOD HAZARD AREAS AS DELINEATED WITHIN THE DEVELOPMENT BOUNDARIES.
 - THERE SHALL BE NO FILLING OR ELECTION OF PERMANENT STRUCTURES IN THE AREAS OF WAKE COUNTY FLOOD HAZARD SOILS OR FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD ZONES UNTIL A FLOOD STUDY IS APPROVED BY WAKE COUNTY AND/OR FEMA.

OVERALL IMPERVIOUS AREA SUMMARY

EXISTING	0
ADJUSTED ROADWAY	206,723 SF / 4.81 AC.
MAIL ROOM	150 SF / 0.003 AC.
RESIDENTIAL LOTS 0.25 AC ± - 4 UNITS	576,000 SF / 13.28 AC.
CONCRETE SIDEWALK AND CURB GUTTER	53,278 SF / 1.22 AC.
PUMP STATION & DRIVEWAY	6,847 SF / 0.16 AC.
DRIVEWAY	37,298 SF / 0.86 AC.
GRAVEL TORN AREAS	5,795 SF / 0.13 AC.
TOTAL IMPERVIOUS AREA (PROVIDED) (AC)	891,524 SF / 20.48 AC.
IMPERVIOUS AREA (BATED)	11,706
MAX ALLOWED BY LITTLE RIVER WATERSHED RULES	< 12,000

PHASING SUMMARY

PHASE 1 AREA	81.40 ACRES
PHASE 1 OPEN SPACE	30.70 ACRES (37.5%)
PHASE 2 AREA	80.13 ACRES
PHASE 2 OPEN SPACE	34.50 ACRES (43.0%)

REV	DESCRIPTION	DATE

2020/08/24/2020 CHANDLER'S RIDGE CONSERVATION SUBDIVISION OVERALL SITE PLAN

C:\Users\jacob\OneDrive\Documents\Projects\PHASE 1 SITE PLAN\PHASE 1 SITE PLAN.dwg

- LEGEND:**
- EXISTING POND
 - EXISTING WETLANDS
 - PROPOSED PHASING LINE
 - EXISTING TOWN OF ROLESVILLE ETJ
 - EXISTING STREAM
 - 50' STREAM AND POND RIPARIAN BUFFER
 - DEDICATED PRIMARY PROTECTED OPEN SPACE
 - DEDICATED SECONDARY PROTECTED OPEN SPACE
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED RIGHT OF WAY
 - PROPOSED SETBACK
 - PROPOSED EASEMENT

ZONING	SI-R20	AREA	166.23 AC ±
MIN LOT SIZE			38,889 SF
MIN LOT WIDTH			43'
MIN LOT FRONTAGE			50'
MAX SEAMTY			7.6%
MIN PROPOSED			72'
SEMI PROPOSED			6.44%

SETBACKS	FRONT	REAR
FRONT	30'	
REAR	15'	25'



REV	DESCRIPTION	DATE



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2505 PINEBUSH RD. SUITE 200
 PHOENIX, AZ 85028
 PHONE: 602.977.5000 FAX: 602.977.1001
 NOBELS FIRM NO. C-2378



CHANDLER'S RIDGE
 CONSTRUCTION DOCUMENTS
 CONSERVATION SUBDIVISION

PHASE 1
SITE PLAN

Project Engineer	1986
Designed by	TEP
Drawn by	TEP
Checked by	1986
Scale	1" = 50'
Date	08/16/2020
Project Number	PH70547

SHEET
C202

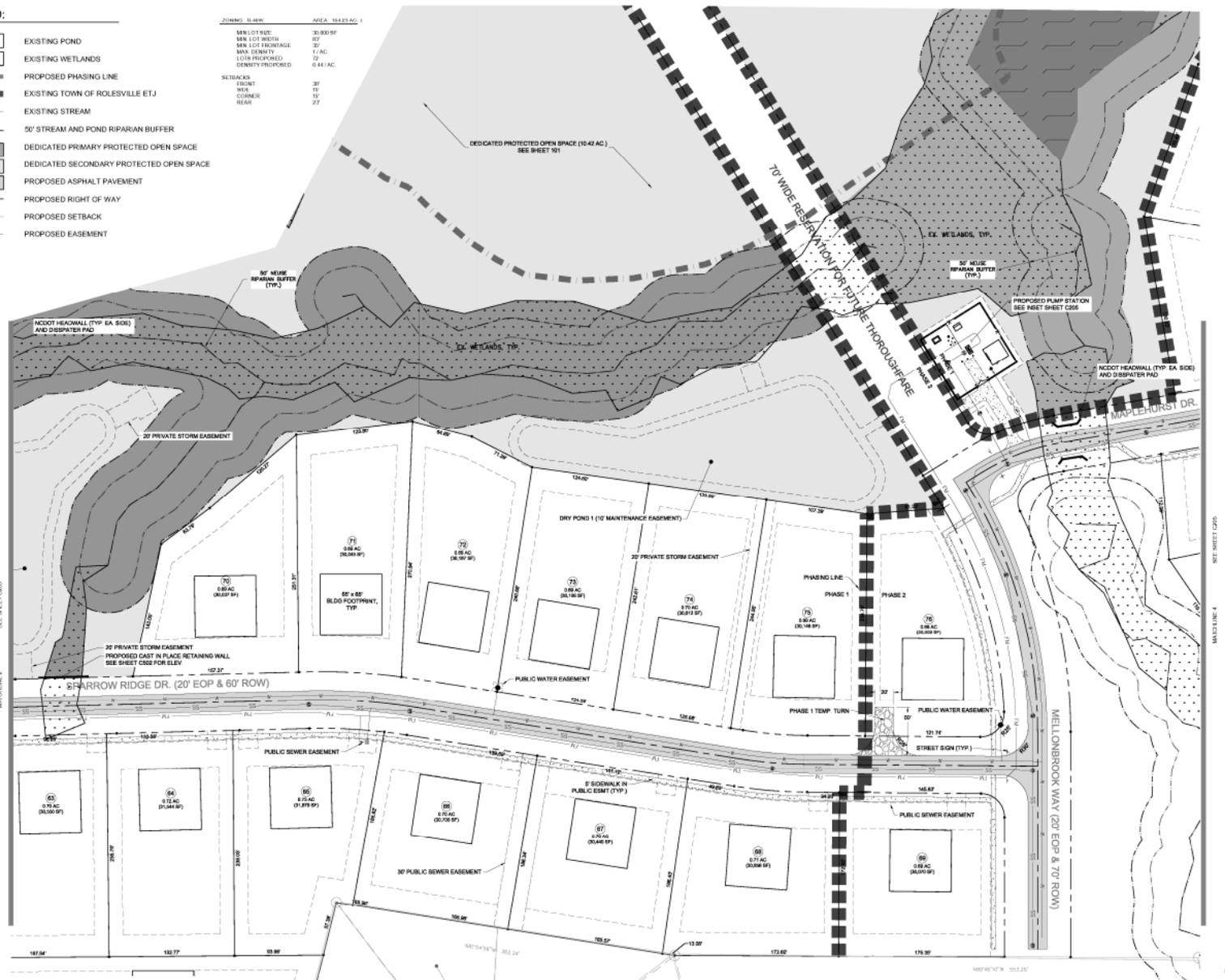
LEGEND:

- EXISTING POND
- EXISTING WETLANDS
- PROPOSED PHASING LINE
- EXISTING TOWN OF ROLESVILLE ETLJ
- EXISTING STREAM
- 50' STREAM AND POND RIPARIAN BUFFER
- DEDICATED PRIMARY PROTECTED OPEN SPACE
- DEDICATED SECONDARY PROTECTED OPEN SPACE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK
- PROPOSED EASEMENT

ZONING: R-60W AREA: 164.43 AC ±

MIN LOT SIZE	30,000 SF
MIN LOT WIDTH	30'
MIN LOT FRONTAGE	17 AC
MAX DENSITY	10
LOTS PROPOSED	70
DENSITY PROPOSED	0.44 AC

SETBACKS	30'
FRONT	30'
REAR	30'
CORNER	27'
REAR	27'



© 2017 NCEM/CDM CONSULTING ENGINEERS AND ARCHITECTS

REV	DESCRIPTION	DATE



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2005 W. HARRIS ST. SUITE 200
 PHOENIX, AZ 85027-5400 Fax: 602.971.0261
 NOBELS FIRM No. C-2378



CHANDLER'S RIDGE
 CONSTRUCTION DOCUMENTS
 CONSERVATION SUBDIVISION
 1403 W. YOUNG ST.
 ROLESVILLE, NC
 WAKE COUNTY

PHASE 1 / 2
SITE PLAN

Project Engineer	TSS
Designed by	TEP
Drawn by	TEP
Checked by	TSS
Scale	1" = 50'
Date	08/16/2019
Project Number	PI70347

SHEET
C204

LEGEND:

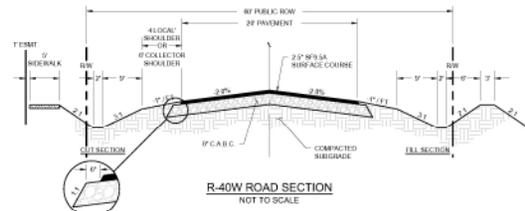
- EXISTING POND
- EXISTING WETLANDS
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- DEDICATED PRIMARY PROTECTED OPEN SPACE
- DEDICATED SECONDARY PROTECTED OPEN SPACE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED EASEMENT

ZONING: R-40W AREA: 164.43 AC ±

MIN LOT SIZE:	30,000 SF
MIN LOT WIDTH:	30'
MIN LOT FRONTAGE:	15'
MIN. DENSITY:	1.7 AC
MIN. FRONT YARD SETBACK:	10'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	5'
MIN. FRONT SETBACK:	5'
MIN. SIDE SETBACK:	5'
MIN. REAR SETBACK:	5'



NORTH Reference to N.C. GRID (NAD 83)



REV	DESCRIPTION	DATE



Bateman Civil Survey Company
 Engineers • Surveyors • Planners
 2505 PINEHURST ROAD, SUITE 100
 ROLLSVILLE, NC 27059
 PHONE: 704.877.7400 FAX: 704.877.1001
 NOBELS FIRM No. C-2378



CHANDLER'S RIDGE CONSTRUCTION DOCUMENTS CONSERVATION SUBDIVISION
 410 W. YOUNG ST.
 ROLESVILLE, NC
 WAKE COUNTY

PHASE 2 SITE PLAN

Project Engineer	1986
Designed by	TEP
Drawn by	TEP
Checked by	1986
Scale	1" = 50'
Date	08/16/2020
Project Number	P170347

SHEET
C205

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DEVELOPMENT PLAN REVIEW APPLICATION

Town of Rolesville Planning Department - 502 Southtown Circle - PO Box 250 - Rolesville, NC 27571 - 919.554.6517

Date of Submittal: 02/20/2019

Name of Project: CHANDLERS RIDGE

Owner of Property: MELISSA NONDORF

Contact Person: TEDDIE WHITLEY

Address: 1125 N WHITE STREET City/State/Zip: WAKE FOREST, NC 27588

Phone No: 919-349-5220 Fax No: _____ Email: TEDDIEWHITLEY@GMAIL.COM

Developer: WRIGHT - WHITLEY DEVELOPMENT, LLC

Contact Person: TEDDIE WHITLEY

Address: 1125 N WHITE STREET City/State/Zip: WAKE FOREST, NC 27588

Phone No: 919-349-5220 Fax No: _____ Email: TEDDIEWHITLEY@GMAIL.COM

Design Engineering Company: BATEMAN CIVIL SURVEY COMPANY

Contact Person: TYLER PROBST

Address: 2524 RELIANCE AVE City/State/Zip: APEX, NC 27539

Phone No: 919-577-1080 Fax No: _____ Email: T.PROBST@BATEMAN
CIVILSURVEY.COM

Type of Development (check one)

- Sketch Plan - Site Plan
 Major Subdivision Preliminary Plat (Standard Subdivision)
 Major Subdivision Preliminary Plat (Conservation Subdivision)
 Construction Drawings

Total Acreage of Property To Be Developed: 171.53 Total Number of Phases: 3

Total Number of Lots: 90 Average Square Footage of Lot: (21 @ 11,250 / 69 @ 30,000)

Smallest Developable Lot Square Footage: 11,250 Largest Developable Lot Square Footage: 30,000

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all applicable review fees due upon submittal of these plans. I understand that no review will take place until all review fees have been paid. I have read all information within the Development Review Procedures Packet and understand the process and my requirements with the proposal.

Signature

02/20/19
Date



February 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 pending
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
Granite Ridge Townhomes Phase 5	10 townhomes	Phase 5 construction plans 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 pending
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 MA 18-05 (OP-SUD to R&PUD) SP 19-02 5.8 acres; 53 townhomes	Map Amendment (Rezoning) approved 4/16/19 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 S 18-03 17.72 acres 27 single-family lots	Preliminary Plat approved 4/2/19 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 seven single-family dwelling and no townhome permits in February 2020. In February 2019, the Town issued twelve permits. Granite Falls, Perry Farms and Stonewater subdivisions received building permits in February. The Town also issued seven Certificates of Occupancy for single-family homes in February. The Town of Rolesville has experienced a decrease in permitting activity since February 2019.

There are significant developments in the review process that 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 February	Lots Available for Permits
Averette Ridge	158	158	0	29
Barrington (Phase 1)	34	34	0	9
Barrington (Phase 2)	32	0	0	34
Carlton Pointe	292	272	0	31
Cedar Lakes	163	163	0	0
Drayton Reserve	156	156	0	0
Granite Falls (Phases 1A, 1B, and 2)	80	80	0	0
Granite Falls (Phases 3&4, 3&4 Section 3, and 6)	101	101	2	61
Granite Ridge Townhomes	82	82	0	0

Perry Farms	115	41	1	10
Stonewater	208	208	4	58
Willoughby	88	88	0	26



March 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 pending
Carlton Pointe Phase 3B	3 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
Granite Ridge Townhomes Phase 5	10 townhomes	Phase 5 construction plans approved
Perry Farms Phase 1	73 single-family lots	Phase 1 recorded Phases 2 and 3 construction plans approved
Stonewater Phase 5	9 single-family lots	Final plat pending
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 MA 18-05 (OP-SUD to R&PUD) SP 19-02 5.8 acres; 53 townhomes	Map Amendment (Rezoning) approved 4/16/19 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 S 18-03 17.72 acres 27 single-family lots	Preliminary Plat approved 4/2/19 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 seventeen single-family dwelling and no townhome permits in March 2020. In March 2019, the Town issued seven permits. Barrington, Carlton Pointe, Stonewater and Willoughby subdivisions received building permits in March. The Town also issued seventeen Certificates of Occupancy for single-family homes in March. The Town of Rolesville has experienced an increase in permitting activity since March 2019.

Summary of Activity by Subdivision

Subdivision	Total Lots	Platted Lots	Issued Permits March	Lots Available for Permits
Averette Ridge	158	158	0	29
Barrington (Phase 1)	34	34	2	7
Barrington (Phase 2)	32	0	0	34
Carlton Pointe	292	272	3	28
Cedar Lakes	163	163	0	0
Drayton Reserve	156	156	0	0
Granite Falls (Phases 1A, 1B, and 2)	80	80	0	0
Granite Falls (Phases 3&4, 3&4 Section 3, and 6)	101	101	0	61
Granite Ridge Townhomes	82	82	0	0
Perry Farms	115	41	0	10
Stonewater	208	208	9	49
Willoughby	88	88	3	23
TOTAL	1509	1383	17	241



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 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 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 Per Development	Unpermitted Lots Remaining	Permits Issued in April	Permits Issued Year To Date	Permits Issued Fiscal Yr. 19/20
Averette Ridge	158	131	27	1	1	2
Barrington (Phase 1)	33	31	2	1	3	9
Barrington Townhomes (Phase 2)	32	5	17	5	5	5
Carlton Pointe	271	257	14	9	12	28
Granite Falls (Phases 3,4,5 & 6)	101	47	54	2	4	15
Granite Ridge Townhomes	0	82	0	0	10	20
Perry Farms	41	34	7	1	2	14
Stonewater	208	169	39	7	23	35
Willoughby	88	72	16	3	7	22
TOTAL	932	759	173	30	67	150