



**Agenda  
Planning Board  
Monday, June 22, 2020  
7:00 PM**

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**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/86504331427>

1.            Call to order
2.            Invocation and Pledge of Allegiance
3.            Approve the June 1, 2020, Planning Board meeting minutes
4.            PR 19-03 A-Master Mixed-Use Master Plan- CO SUD District  
(Townhomes/Commercial) and Townhomes Detail Preliminary Plat
5.            May Planning Department's report
6.            Town Attorney's report
7.            Other business
8.            Adjournment

**REGULAR MEETING OF THE  
TOWN OF ROLESVILLE  
PLANNING BOARD  
June 1, 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.

**INTRODUCTION OF NEW PLANNING STAFF- JULIE SPRIGGS**

**APPROVAL OF MINUTES**

Upon a motion by *Board Member Frank Pearce* and seconded by *Board Member Donnie Lawrence*, the minutes of February 24, 2020 were approved by unanimous vote.

**\*Important note the March 23, 2020, and April 27, 2020 Planning Board meetings were cancelled due to COVID-19 restrictions. The May 18, 2020 meeting was rescheduled to June 1, 2020.**

**UDO TA-20-01 AMENDMENT TO ARTICLE 5 AND ARTICLE 6, R-III ZONING DISTRICT- ADDITION OF SINGLE-FAMILY DWELLINGS AS A PERMITTED USE.**

Petition received from Hopper Communities, as current zoning only permits townhomes and multi-family dwellings with limitations in the district not to exceed twenty thousand square feet.

\*Current options are R-I, R-II, R-III. If approved, this would allow a fourth option.

\*No option in UDO with lot sizes less than fifteen thousand square feet, except in R-PUD. R-III change would include minimum lot size of six thousand square feet, minimum lot width of fifty square feet, front yard setback of twenty-five feet; side yard setback would be five feet with a ten-foot aggregate rear setback of twenty-five feet, and the corner side yard setback of fifteen feet. This proposal uses similar standards as in the Residential PUD.

\*A study conducted recently of other towns with traditional zoning classifications with ten thousand or less square feet zoning standards.

\*Cary, Morrisville, Raleigh, Wake Forest and Wendell have a traditional zoning district of six-thousand square feet or less.

\*Holly Springs has a minimum zoning classification of eight thousand square feet; Garner has nine thousand square feet.

\*Fuquay-Varina has a ten thousand minimum, but they have open space development option, which allows for a more flexible standard.

\*Apex does not have a minimum lot size in two of its districts.

\*Knightdale has a form-based code, which does not have minimum lot sizes in it.

The Planning Department finds the proposed text amendment will address condition in the UDO and is in the public's interest. The change is consistent with comprehensive plan to allow revisions to the UDO's R-III rezoning classification to add single-family dwellings, with minimum lots sizes that are similar to the surrounding communities.

*Planning Board member Ruth Payne* questioned the five-foot side yard setback or ten-feet between structures similar to Carlton Pointe. Planning Director Danny Johnson noted NC Building Code states ten feet is the minimum allowable.

*Planning Board member Jim Schwartz* questioned if this would prevent fencing or ornamental bushes. Planning Director Danny Johnson stated it would not prevent fencing, and there is no specific code as to what types/kinds of bushes you use in your landscaping.

*Planning Board member Frank Pearce* raised the concern of parking issues, density and lot sizes.

*Planning Board Liaison Michelle Medley* raised traffic concerns; clarified the Town Board has not gone away from PUD's.

*Planning Board member Ruth Payne* questioned green space as required in a PUD. Ten percent is still required according to Planning Director Danny Johnson stated some areas are not buildable due to stream buffers and wetland and other conditions that fall under the open space. Six thousand square feet is the requested size, however the board can recommend another size. Price point is a concern for those impacted by smaller homes with lower costs, versus larger homes.

*Petitioner Beth Trahos Attorney with Nelson Mullins* entered to address the board in support of the text change.

\*Six thousand square feet lot size minimum, lower pricing allows greatest amount of flexibility.

\*With varying home sizes for older parents or first time buyers looking for smaller homes (to be placed in the middle).

\*On June 22 they would like to propose ninety-one acres, three hundred thirty five total units including roughly one hundred townhomes, with larger lots, and additional open space areas. There are fewer lots than were originally proposed.

*Planning Board member Jim Schwartz*, raised concern about side yard setbacks at five feet, and is concerned about how the town will look.

*Planning Board member Ruth Payne*, raised concern about lot size and price point, over – crowding and maintaining value. Appropriate time to discuss infrastructure is during the zoning case.

*Planning Board Vice Chairman Mark Moss* asked if they would consider larger lots say eight thousand square feet. Beth Trahos responded it would be difficult.

- **Important Note:** *Town Attorney Dave Neil* addressed the board about two legal issues in the conversation.

1) The Board of Commissioners has adopted a formal policy discouraging the submission of PUD zoning districts for consideration to the town of Rolesville until the UDO is complete. It is his understanding the applicant intended to submit a PUD, but has been advised against, which is where they identify the need for single-family detached in the conditional zoning space.

2) Reminded of the training session, distinguishing the difference between Quasi-Judicial and Legislative. Challenge of a small community. If the applicant meets all of the standards, they get their application approved by right under the Quasi-Judicial side. Under the Legislative side, the applicant does not have those rights. It is a policy choice, is it what we want to see in our town. We get to decide consistent with our comprehensive plan, consistent with our zoning ordinances and if needed can request conditions, or the board as policy makers can just say no thank you.

Moved by *Planning Board Member Donnie Lawrence* to approve the text amendment for Case TA-20-01 Article 5 and Article 6, R-III Zoning District to add Single Family dwellings as a permitted use; seconded by *Planning Board Member Frank Pearce*. Motion carried by unanimous vote.

### **UDO TA 20-03 AMENDMENT TO ARTICLE 10- SECTION 10.1 ADD SENIOR HOUSING PARKING STANDARDS**

*Julie Spriggs Planner II* presented a Text amendment brought forth by Taft Mills Group. Request to reduce the number of parking spaces required for off street spaces, from two spaces per dwelling unit, to one space.

\*Ramey Kemp Transportation Associates reviewed the request for parking reduction, and completed a data collection at similar existing sites utilizing the Institute of Transportation Engineers parking generation fifth edition manual. Study determined that our standards are double what they need to be.

\*Current parking is under-utilized, especially here in Rolesville as we use about half a parking space instead of two full parking spaces per dwelling unit.

-Suggest reducing numbers so storm water run-off control, tree preservation; environmental controls become easier with less impervious surface and less parking to utilize the site for other things.

\*Add differentiation between multi-family dwellings and adding definition of senior housing as age restricted housing consistent with housing and urban development guidelines for the fair housing act, housing for older persons age fifty five and older to Section 16.3. The comprehensive goals D-4 and LU-2 surface parking requirements make it easier for builders to follow the code. Planning staff recommends approval.

Moved by *Planning Board Member Ruth Payne* to approve the text amendment for Case TA-20-03 Amendment to Article 10- Section 10.1- add Senior Housing Parking standards, 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; seconded by *Planning Board Member Jim Schwartz*. Motion carried by unanimous vote.

## **PR 18-02 Chandler's Ridge Preliminary Subdivision Plat (Conservation Subdivision)**

*Planning Director Danny Johnson* summarized this case for the board, noting this case is coming to the planning board for recommendation, however when this case goes before the town board, it will require a special use permit for the conservation subdivision. A conservation subdivision in our ordinance allows a reduction in the lot sizes and widths based on forty percent open space or better. Some of this property is in the Little River watershed. Merger agreement with City of Raleigh regarding water and sewer created a split in this property. Thoroughfare plan proposed road from Jones Dairy road to Pulley Town road across Chandler's Ridge. The town is working with the builder and the U.S. Core of Engineers, and has negotiated a developer's agreement to address a payment of lieu and retain ability to do an alternate if we go the core and design and propose the actual road. This protects the town's ability to build in the future. Planning staff recommendation is to approve.

*Teddie Whitley- representing Wright Whitley Development* addressed the board. He brought engineers from Bateman Civil Survey to answer questions if necessary. Lots are large at eleven thousand two hundred fifty in front, thirty thousand in the back. Sixty-five hundred square feet and forty six hundred surface on each lot to build upon.

*Planning Board member Ruth Payne* questioned the price point- response "the builder is looking around \$375k since lots are almost acre, but will probably be closer to \$400-450".

*Planning Board Member Donnie Lawrence* questioned only single-family- *Danny Johnson- R II* and R 40-W zoning, which can only be single-family homes.

*Planning Board member Jim Schwartz* inquired to the conservation land- *Teddie Whitley* replied this back portion dubbed "the dip" sixty acres, and will be deed restricted.

*Planning Director Danny Johnson* noted the planning staff and the TRC recommended this development.

Moved by *Planning Board Member Donnie Lawrence* to approve the Preliminary Subdivision Plat for Case PR 18-02 Chandler's Ridge; seconded by *Planning Board Member Mike Moss*. Motion carried by unanimous vote.

*Planning Board member Jim Schwartz* observed the board needs to be aware that it appears smaller lots are being pushed on the east side, and larger lots on the west side creating an "other side of the tracks" type situation. *Danny Johnson* noted the utilities and restrictions as an element of reasoning.

## **PLANNING DEPARTMENT'S REPORT**

*Planning Director Danny Johnson*- building permits are strong and finished above budget. Community transportation plan is out, with a request to fill out the survey on our website. CAMPO northeast transportation study is underway in Rolesville. CAMPO is the organization that recommends our needs, and it conducts a study every five years. Funding is in question. Our plan is going to contribute to the study for Jones Dairy, Averette Road, Main Street, Mitchell Mill Forestville, Rogers, NC96 and NC98 to address transportation issues.

Wake County comprehensive plan called Plan Wake is underway and moving forward, raising questions on how to protect rural areas and Little River. Final draft expected fall of 2020.

UDO update- In July there will be a request for a joint meeting of the planning board and town board for a presentation. Town Manager Kelly Arnold is working on date, tentatively set for July 23, but subject to change.

- a) February Development Report**
- b) March Development Report**
- c) April Development Report**

## **TOWN ATTORNEY'S REPORT**

*Town Attorney Dave Neil* suggested a homework assignment for the board to read Section 2.2 of the UDO. This is the planning board section of responsibilities, duties, powers, organization and how to conduct meetings.

**OTHER BUSINESS:** None at this time

## **ADJOURN**

There being no more business before the board, upon a motion by *Board Member Mike Moss* and second by *Board Member Donnie Lawrence*, the meeting was unanimously adjourned at 9:14 p.m.

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Mark Powers, Chairman

ATTEST:

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Shelly Raby, Development Specialist



## Memorandum

**To:** Rolesville Planning Board  
**From:** Danny Johnson, AICP, Planning Director  
**Date:** June 11, 2020  
**Re:** Case PR 19-03, A-Master Team (Townhouses)

Preliminary Subdivision Plat – Major Subdivision approval for 47 residential townhomes lots and one commercial lot located at Rogers Road and Grand Rock Way on a parcel of 7.44 acres, Wake County PIN # 1759707093.

### **Background**

#### **Applicant and Property Owner**

A-Master Team, LLC, Property Owner/Developer,  
Johnny A Edwards, Professional Engineer, Applicant

### **Request**

A request for a preliminary subdivision plat approval (administrative) for subdivision for 47 residential townhouses lots and a commercial lot located on 7.44 acres zoned Commercial Outlay Special Use District (CO-SUD). On June 2, 2020, the Town Board of Commissioners approved the Mixed-Use Master Plan for 47 Townhomes on 5.99 acres and one commercial lot of 1.45 acres. The preliminary subdivision plat is following the SUP 19-02 Mixed Use Master Plan and Site Plan Approval for residential townhouses. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development with proposed public streets, off-street visitor and mail kiosk parking, required off-street parking for each residential unit, and the minimum required spacing between townhouse unit's driveways.

### **Technical Review Committee and Planning Staff Recommendations.**

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat. It determined 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.

The Planning Staff recommendation is 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 19-03, A-Master Team (Townhouses), as presented.

#### Attachments:

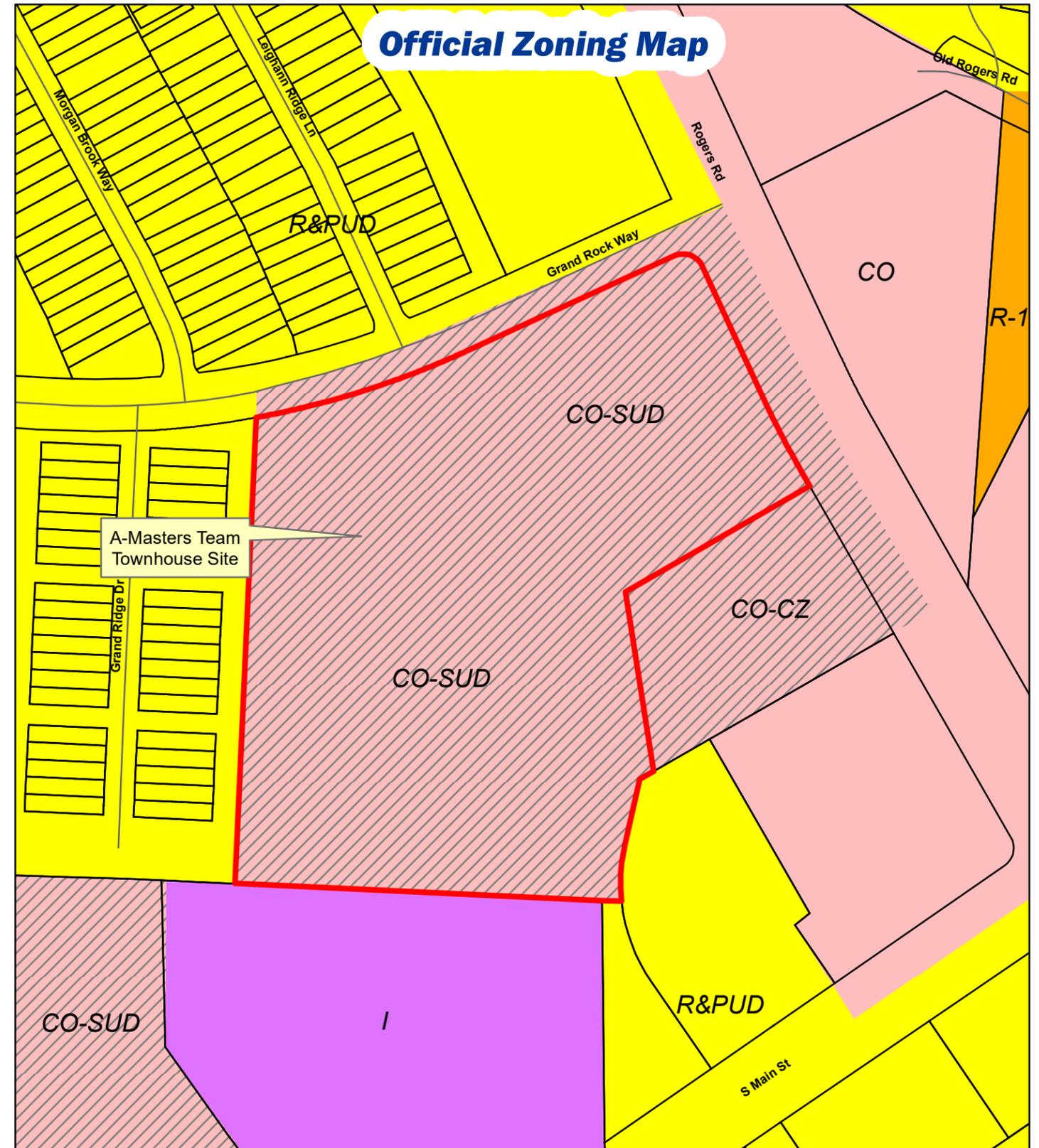
PR 19-03 Location Aerial Map.

PR 19-03 A-Master Team (Townhouses), Preliminary Subdivision Plat.

PR 19-03 A-Master Team (Townhouses), Preliminary Subdivision Plat Application

SUP 19-02 A-Master Team Mixed-Use Master Plan and Site Plan

# PR 19-03 A-Masters (Townhouses) Preliminary Subdivision Plat Request



 Subdivision Location



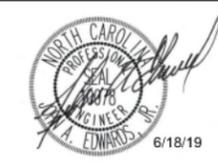
1 in = 150 ft



**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
and Land Surveyors

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333 Wade Ave., Raleigh, N.C. 27605  
Phone: (919) 828-4428  
Fax: (919) 828-4711  
E-mail: info@jaeco.com

www.jaeco.com



**A-MASTER TEAM**  
TOWNHOMES SUP  
ROLESVILLE, NC

**A-MASTER TEAM, LLC**  
RALEIGH, NC

Project

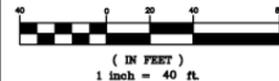
Sheet

**A-MASTER TEAM, LLC**  
RALEIGH, NC

Approvals

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE AND / OR NCDOT STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE



**PRELIMINARY SUBDIVISION PLAN**

Number	Description	Date
1	PER TOWN OF ROLESVILLE COMMENTS	6/18/19
2	PER TOWN OF ROLESVILLE COMMENTS	7/30/19

Drawing Scale 1" = 40'  
Drawn By RT  
Checked By JAE, JR.  
Date Issued 05/14/19

C-3

**LEGEND**

BM	BOOK OF MAPS	MH	MANHOLE
DB	DEED BOOK	WL	WATER LINE
PG	PAGE	WM	WATER METER
R/W	RIGHT-OF-WAY	WV	WATER VALVE
AC	ADRIAGE	WS	WATER SERVICE
S.F.	SQUARE FEET	FH	FIRE HYDRANT
EP	EXISTING IRON PIPE	FL	FIRE LINE
IP	IRON PIPE SET	BL	BLOWOFF
NF	NOW OR FORMERLY	HC	HANDICAP
ELEV	ELEVATION	TC	TOP OF CURB
EX	EXISTING	TW	TOP OF WALL
EOP	EDGE OF PAVEMENT	BW	BOTTOM OF WALL
CB	CATCH BASIN	HB	HANDICAP BOTTOM
DI	DROP INLET	HT	HANDICAP TOP
D.I.	DUCTILE IRON	MNL	MINIMUM
CMP	CORRUGATED METAL PIPE	TYP	TYPICAL
JB	JUNCTION BOX	INV	INVERT
HW	HEADWALL	SW	SEWAGE
SS	SANITARY SEWER	SP	SPACES
FES	FLARED END SECTION	C.O.	CLEANOUT
FTE	FINISHED FLOOR ELEVATION	Y	YARD INLET
PVC	POLYVINYL CHLORIDE PIPE	ESMT	EASEMENT
FDC	FIRE DEPARTMENT CONNECTION	CONC	CONCRETE
RCP	REINFORCED CONCRETE PIPE	C&G	CURB AND GUTTER
RPZ	REDUCED PRESSURE ZONE		
DCVA	DOUBLE CHECK VALVE ASSEMBLY		
RPSA	REDUCED PRESSURE DETECTOR ASSEMBLY		

	CONCRETE		EX. POWER POLE
	EX. WATER VALVE		NEW WATER VALVE
	EX. FIRE HYDRANT		NEW WATER REDUCER
	EX. WATER METER		NEW FIRE HYDRANT
	EX. SANITARY SEWER MANHOLE		NEW WATER METER
	EX. SANITARY SEWER CLEANOUT		NEW SANITARY SEWER MANHOLE
	EX. STORM CATCH BASIN		NEW SANITARY SEWER CLEANOUT
	EX. STORM DROP INLET		NEW STORM CATCH BASIN
	EX. STORM FLARED END SECTION		NEW STORM DROP INLET
	EX. LIGHT POLE		NEW STORM FLARED END SECTION

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING STORM DRAINAGE
	NEW WATER LINE
	NEW SANITARY SEWER
	NEW STORM DRAINAGE
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE

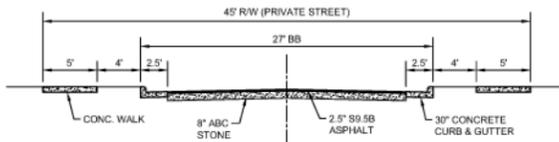
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	148.84'	1030.00'	008°16'47"	148.71'	N69°29'59"E
C2	39.26'	25.00'	089°59'07"	35.35'	S69°38'50"E
C3	95.40'	1050.00'	005°12'20"	95.36'	S27°15'27"E
C4	68.42'	200.00'	019°01'37"	66.11'	S03°28'33"W
C5	107.58'	1030.00'	005°59'03"	107.53'	N76°37'54"E



**PARKING SUMMARY:**

<b>PARKING REQUIRED</b>	<b>94 (2 PER 2BR DU)</b>
<b>TOWNHOMES (ALL 2 BR)</b>	<b>12 (1 PER 4 DU'S)</b>
<b>VISITOR</b>	<b>4 SPACES (1 HC VAN)</b>
<b>MAIL KIOSK</b>	<b>4 SPACES (1 HC VAN)</b>
<b>TOTAL REQUIRED</b>	<b>110 SPACES</b>
<b>PARKING PROVIDED</b>	<b>111 SPACES</b>



NOTE: ALL STREETS TO NCDOT STANDARDS FOR ROLLING TERRAIN.

X:\Projects\A Master Team (382)\09 Townhomes1 - Preliminary\ZZZ - Subdivision Plan.dwg, 2/26/2020 11:22:26 AM



Case No. PR 19-03

Date 10/24/19

# Development Plan Review Application

**Project/Development Name** A-MASTER TEAM TOWNHOUSES

Application Type  Sketch Plan  Preliminary Plat  
 Construction Drawings  Final Plat

## Contact Information

Property Owner A-MASTER TEAM, LLC

Address 6200FALLS OF NEUSE RD, STE 10 RALEIGH NC 27609 City/State/Zip \_\_\_\_\_

Phone 919-865-9918 Email HALPERRY@REMC.US

Developer A-MASTER TEAM, LLC

Contact Name HAL PERRY

Address 6200 FALLS OF NEUSE RD City/State/Zip RALEIGH NC 27609

Phone 919-865-9918 Email HALPERRY@REMC.US

Design Engineering Company JOHN EDWARDS CO JAECO

Contact Name JOHNNY EDWARDS

Address 333 WADE AVE City/State/Zip RALEIGH NC 27605

Phone 919-828-4428 Email JOHNNY@JAECO.COM

## Property Information

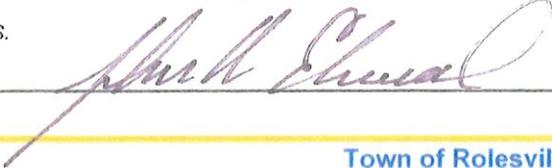
Wake County PIN(s) 1759707093 Address 151 GRAND ROCK WAY

Total Property Acreage 7.44 AC Total Phases 1

Total Lots 47 Average Lot Size 1820 SF

Smallest Lot Size 1820 SF Largest Lot Size 1820 SF

*I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.*

Signature  Date 10/16/19

**Town of Rolesville Planning**

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



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Consulting Engineers  
and Land Surveyors

NC License F-0289  
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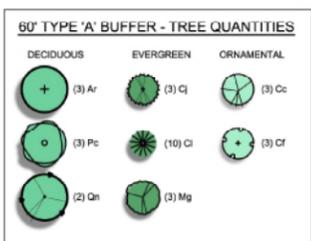
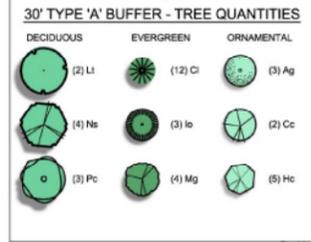
www.jaeco.com

**A-MASTER TEAM**  
TOWNHOMES SUP  
ROLESVILLE, NC

**A-MASTER TEAM, LLC**  
RALEIGH, NC

**PLANT LIST**

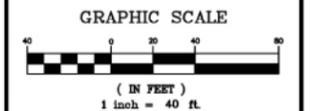
Key	Botanical Name	Common Name	Qty
<b>SHADE TREES</b>			
Ar	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	10
As	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	8
Lt	<i>Liriodendron tulipifera</i>	Tulip Poplar	2
Ns	<i>Nyssa sylvatica</i>	Black Gum	4
Pc	<i>Pistachia chinensis</i>	Chinese Pistache	6
Qn	<i>Quercus nuttallii</i>	Nuttall Oak	12
Tc	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden	4
Zs	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	7
<b>EVERGREEN TREES</b>			
Cj	<i>Cryptomeria japonica</i> 'Yoshino'	Yoshino Cryptomeria	3
Cl	<i>Callitropis leylandii</i>	Leyland Cypress	22
la	<i>Ilex opaca</i> 'Tinga'	Tinga American Holly	3
Mg	<i>Magnolia grandiflora</i> 'Kay Parris'	Kay Parris Magnolia	7
<b>ORNAMENTAL TREES</b>			
Ag	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3
Cc	<i>Cercis canadensis</i>	Eastern Red Bud	8
Cf	<i>Cornus florida</i> 'Cherokee Princess'	Cherokee Princess Dogwood	6
Hc	<i>Halesia carolina</i> 'Jersey Belle'	Jersey Belle Carolina Silverbell	5
lj	<i>Ligustrum japonicum</i> 'Recurvitatum'	Wax Leaf Ligustrum	30
Mc	<i>Mytica cerifera</i>	Wax Myrtle	100
POL	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Cherry Laurel	109
Vd	<i>Viburnum davidii</i>	David Viburnum	9
<b>SHRUBS</b>			
Az	<i>Azalea x indica</i> 'Formosa'	Formosa Azalea	19
icB	<i>Ilex cornuta</i> 'Burfordii' 'Nana'	Dwf. Burford Holly	152
Ig	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry Holly	24
Lc	<i>Loropetalum chinense</i> 'Ruby'	Ruby Loropetalum	53
lj	<i>Ligustrum japonicum</i> 'Recurvitatum'	Wax Leaf Ligustrum	30
Mc	<i>Mytica cerifera</i>	Wax Myrtle	100
POL	<i>Prunus laurocerasus</i> 'Otto Luyken'	Otto Luyken Cherry Laurel	109
Vd	<i>Viburnum davidii</i>	David Viburnum	9



**LEGEND**



POSSIBLE TREE SAVE AREAS LOCATED IN THE IMPROVED RECREATION SPACE. TREES TO BE REMOVED TO ALLOW FULL USE OF THE PLAYGROUND AND PICNIC AREA. HEALTH AND PROXIMITY TO PROPOSED STRUCTURES WILL ALSO BE CONSIDERED.



**LANDSCAPE PLAN**

Revisions

Number	Description	Date

Drawing Scale: 1" = 40'  
 Drawn By: RT  
 Checked By: JAE, JR.  
 Date Issued: 05/14/19

**L-1**



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# 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
<b>TOTAL</b>	<b>932</b>	<b>759</b>	<b>173</b>	<b>7</b>	<b>74</b>	<b>157</b>

## Section 2.2: - Planning Board

### 2.2.1 - Objective

The objective and purpose of the Town of Rolesville Planning Board shall be as set forth in North Carolina General Statute 160A-361, and other general and special state laws relating to planning in the Town of Rolesville, and those power and duties delegated to the Planning Board by the Board of Commissioners of the Town of Rolesville by ordinance dated September 17, 1973, in accordance with the above mentioned enabling law. The Town of Rolesville's Planning Board is hereinafter referred to as the Planning Board.

### 2.2.2 - Membership and Vacancies

The Planning Board shall consist of seven members. Four members shall be citizens living within the corporate limits of the municipality and three members shall be residents of the county living within the area of municipal extraterritorial jurisdiction. The members residing within the municipality shall be appointed by the Board of Commissioners and the members residing within the area of municipal extraterritorial jurisdiction shall be appointed by the Board of County Commissioners of Wake County, upon receipt of a resolution from the municipal legislative body requesting that such appointments be made. In the event the Board of County Commissioners fails to make the appointments requested within the 90 days of receipt of the resolution, the municipal legislative body shall make the appointments.

Their successors shall be appointed for terms of three years. Vacancies occurring for reasons other than expiration of terms shall be filled for the period of the unexpired term. Vacancies shall be filled by the legislative body responsible for the original appointment.

Faithful attendance at the meetings of the Board is considered a prerequisite for the maintenance of membership on the Board. Failure to attend three consecutive meetings shall be deemed adequate cause for summary removal on the Planning Board by the legislative body.

### 2.2.3 - Powers and Duties

It shall be the function and duty of the Planning Board to request comprehensive surveys and studies of existing conditions and probable future developments and evaluate such plans for physical, social and economic growth, as will best promote the public health, safety, morals, convenience or the general welfare as well as efficiency and economy in the development of the Town of Rolesville. In general, the Planning Board shall have the power and duty to:

- 2.2.3.1 Request studies of the area within its jurisdiction and surrounding areas;
- 2.2.3.2 Determine objectives to be sought in the development of the study areas;
- 2.2.3.3 Request the preparation of and adopt plans for achieving objectives;
- 2.2.3.4 Develop and recommend policies, ordinances, administrative procedures and other means for

carrying out plans in a coordinated and efficient manner;

- 2.2.3.5 Advise the legislative body concerning the use and amendment of means for carrying out plans;
- 2.2.3.6 Perform any other related duties that the legislative body may direct;
- 2.2.3.7 The Planning Board shall review and make recommendations to the legislative body upon the extent, location and design of all public structures and facilities, on the acquisition and disposal of public properties, on the opening, abandonment, widening, extension, narrowing or other change to streets and other public ways, on the construction, extension, expansion or abandonment of utilities whether publicly or privately owned. However, in the absence of a recommendation from the Board after the expiration of 30 days from the date on which the question has been submitted in writing to the Board, the legislative body may, if it deems wise, take final action.
- 2.2.3.8 The Planning Board may conduct such public hearings as may be required to gather information necessary for the drafting, establishment, and maintenance of the development plan.
- 2.2.3.9 The Planning Board shall have power to promote public interest in and an understanding of its recommendations, and to that end it may publish and distribute copies of its recommendations and may employ such other means of publicity and education as it may deem necessary.
- 2.2.3.10 Members or employees of the Planning Board, when duly authorized by the Planning Board, may attend planning conferences or meetings of planning institutes or hearings upon pending planning legislation, and the Planning Board may, by formal and affirmative vote, pay, within the Planning Board's budget, the reasonable traveling expenses incidental to such attendance.

#### 2.2.4 - Officers and Duties

- 2.2.4.1 The officers of the Planning Board shall consist of a Chairman and Vice Chairman.
- 2.2.4.2 The Chairman shall preside at all meetings and hearings of the Planning Board and have the duties normally conferred by parliamentary usage on such officers.
- 2.2.4.3 The Vice Chairman shall serve as acting Chairman in the absence of the Chairman, and at such times he shall have the same power and duties as the Chairman.

#### 2.2.5 - Election of Officers

- 2.2.5.1 Officers shall be elected by the Planning Board from among its appointive members.
- 2.2.5.2 Officers shall be elected at the annual organization meeting which shall be held in January of each year.
- 2.2.5.3 The candidate for each office receiving a majority vote of the entire membership of the Planning Board shall be declared elected.
- 2.2.5.4 All officers shall be elected for a term of one year and all officers shall be eligible to succeed themselves.
- 2.2.5.5 Vacancies in the office shall be filled immediately for the unexpired term by the regular election procedure.

#### 2.2.6 - Meetings

- 2.2.7.1 Regular meetings of the Planning Board shall be held on the 4th Monday of each month at 7:00 p.m. in the Board Room, or other place designated by the Chairman.
- 2.2.7.2 All business to be considered shall be listed on an agenda and to secure such consideration must be received by the Chairman or Secretary at least three days before any regular scheduled meeting. All special business or items not specifically noted on the regular meeting agenda may be deferred by the Planning Board until the next regular meeting date.
- 2.2.7.3 All meetings at which official action is taken shall be open to the general public; however, this shall in no way prohibit or restrict the Planning Board from adjourning on a motion for executive session.
- 2.2.7.4 Special meetings may be called by the Chairman. The notice of such a meeting shall specify the purpose of the meeting and no other businesses may be considered except by unanimous consent of the Planning Board members present.
- 2.2.7.5 A majority of the appointed members of the Planning Board shall constitute a quorum and shall be present before any formal business is transacted.
- 2.2.7.6 All plans, reports and recommendations of the Planning Board must be approved by at least a majority of the appointed members of the Planning Board. The vote of a majority of these members present shall be sufficient to decide all matters before the Planning Board, provided a quorum is present. No Planning Board member shall participate in the decision of any matter that is likely to have a direct, substantial and readily identifiable financial impact on the member.