



Town Board Regular Meeting
October 20, 2020 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Town of Rolesville Board of Commissioners meetings are livestreamed and may be viewed on the Town of Rolesville YouTube channel:
<https://www.youtube.com/user/townofrolesville>

NOTICE

The Town will follow these precautions for public meetings:

- Speakers for public hearings must check-in in advance. Check-in begins at 6:45pm on the night of the hearing.
- Admission to the Community Center also opens at 6:45pm. The Community Center has a safety capacity of 18 persons. Seating will be on a first-come first-served basis.
- If you are signed up to speak and the Community Center is at capacity, you may be required to wait outside of the building. Staff will call for speakers as each item begins.
- Adhere to social distancing while waiting to check in and when inside the building.
- The public is invited to submit public hearing comments in advance of the meeting using the Town's online submission form. Comments are accepted online until **5:00pm on October 19**. Please indicate the hearing for which the comment is being made. The link to the form is: <https://www.cognitofirms.com/TownOfRolesville/townofrolesvillepubliccommentssubmissionform>.

AGENDA

A. CALL TO ORDER

1. Pledge of Allegiance
2. Review of Agenda by the Board and Additions/Changes of Items of Business to the Agenda for Consideration.

B. ITEMS OF BUSINESS

1. Public Hearing (Quasi-Judicial). Case: PR20-02. The Preserve@ Jones Dairy Rd (North) Preliminary Subdivision Plat.
2. Public Hearing (Quasi-Judicial). Case: PR20-04. The Preserve @ Jones Dairy Rd (Central) Preliminary Subdivision Plat.
3. Adoption of an Ordinance to Prohibit Vehicle Parking in Roundabouts, Ordinance 2020-O-08

C. RECESS TO EXECUTIVE SESSION - Pursuant to N.C.G.S. 143-318.11(a)(6) Personnel

D. ADJOURN



Memorandum

To: Mayor and Town Board of Commissioners
From: Danny Johnson, AICP, Planning Director
Date: October 14, 2020
Re: Case PR 20-02, The Preserve at Jones Dairy Road (North) Preliminary Subdivision Plat (Quasi-Judicial)

Preliminary Subdivision Plat – Major Subdivision approval for 136 residential single-family lots located in Residential and Planning Unit Development Zoning Districts (R&PUD) located off Averette Road, north of Perry Farms Subdivision on two parcels for a total of 49.17 acres, Wake County PIN 1850931255 and 1850922931. (*Quasi-Judicial Site Plan approval process required by Special Use Permit 18-07*)

Background

Applicant and Property Owner

Preserve at Jones Dairy, LLC, Property Owner/Developer,
Caa Engineers, Professional Engineer, Applicant

Request

A request is for a preliminary subdivision plat approval as a quasi-judicial site plan approval process required by Special Use Permit 18-07, provision 13. The proposed preliminary subdivision plat is to construct 136 residential single-family lots located on two parcels for a total of 49.17 acres zoned Residential and Planning Unit Development Zoning Districts (R&PUD). The proposed preliminary subdivision plat follows the approved SUP 18-07 PUD Master Plan for The Preserve at Jones Dairy Road (Central). The proposed Preliminary Subdivision Plat meets all the Rolesville Unified Development Ordinance provisions with proposed public streets, sidewalks, greenway, mail kiosk parking, and contains 15.5% of open space area, 10% required by the UDO. The Board of Commissioners can approve the proposed Preliminary Subdivision Plat as part of a site plan approval process as per SUP 18-07.

Thoroughfare Plan

Averette Road

The 2002 Rolesville Transportation Plan calls for street improvements for this portion of Road. Averette Road calls for two lanes improvements with grass shoulders and public sidewalks or left-turn lanes between travel lanes at intersections as determined by the TIA studies. However this proposed preliminary subdivision will be accessed by two existing public streets, Duke Street in Perry Farms subdivision, Winter Springs Drive in Jones Dairy Farm Subdivision and future public street in Elizabeth Springs Subdivision, Phase 2 that is pending construction. Since this proposed subdivision has no direct frontage on Averette Road, no additional road improvements are required.

Traffic Impact Analysis (TIA)

The professional project engineer prepared an analysis for the Traffic Impact Analysis for the proposed PUD master plan and the site plan. As results of the approved SUP 18-07 PUD Master Plan, the following condition was included:

Provision 12. The Town reserves the right and may request a valuation of Jones Dairy and Averette Road intersection after 24 months of the first issued Certificate of Occupancy for any uses completed for The Preserve at Jones Dairy Road either South or Central portions when there is evidence of developing traffic congestion or safety issues at this intersection that would merit warrant of a traffic light as recommended by The Preserve at Jones Dairy Road Traffic Impact Analysis Report (TIA). All costs, including installing the traffic light improvement with metal poles and metal mast arms, are the responsibility of the developer. After the first request for revaluation, the Town can call for additional requests for revaluation based upon the evidence of developing traffic congestion or safety issues after the previous revaluation until all the recommended improvements of the TIA report are completed.”

Neighborhood Meeting

A neighborhood meeting was held on February 25, 2020, at 7:00 pm at Rolesville Community Center. A summary report of the meeting is included in the attachments.

Technical Review Committee

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat. It determines that it meets all the requirements of the UDO and reviewed by the NCDOT District Office, Wake County Environmental Services, Wake County Fire Marshal office with a recommendation for approval.

City of Raleigh Public Utilities has requested that the following comments be included as a condition of approval to be addressed during the appropriate construction drawing review.

- a. Before approval of CDs, the project engineer must submit a downstream sewer capacity study in compliance with the CORPUD Handbook for review and approval. Any identified sewer pipes exceeding allowable capacity must be permitted with the CDs for replacement.
- b. Before approval of CDs, the developer must obtain documentation from Duke Energy (encroachment agreement) for the rights-of-way with water/sewer utility crossing the existing 50' Duke Power Easement.
- c. Before approval of CDs, because this development is relying upon Elizabeth Springs to provide downstream sewer, if the downstream sewer outfall permitted with the Elizabeth Springs CDs is not constructed and accepted by Raleigh prior to the Preserve at Jones Dairy North CDs, the Preserve at Jones Dairy Road (North) will be responsible for including the design of the downstream sewer outfall and obtaining all necessary offsite sanitary sewer easements.

Planning Staff Recommendations

The Planning Staff recommendation is the proposed Preliminary Subdivision Plat meets the standards of the Town's Unified Development Ordinance and recommends approval with conditions as presented.

Planning Board Recommendation

The Rolesville Planning Board, at their meeting on September 28, 2020, voted unanimously to favorably recommend to the Town Board of Commissioners approval of Preliminary Subdivision Plat for Case PR 20-02, The Preserve at Jones Dairy Road (North) with City of Raleigh Public Utilities conditions, as presented.

Board Options

- Approved the Preliminary Subdivision Plat based on no new information presented at the public hearing and determine that the Plat will meet the requirements of the Town's Unified Development Ordinance.
- Approved the Preliminary Subdivision Plat with modifications in consideration of the new information presented at the public hearing that was not present at the Special Use Permit 18-07 hearing.
- Denied the Preliminary Subdivision Plat based on the new information presented at the public hearing that was not present at the Special Use Permit 18-07 hearing with the stated reason for denial.

Suggested Town Board motion

I move to approve the preliminary subdivision plat as a quasi-judicial site plan public hearing required by Case SUP 18-07 for PR 20-02, The Preserve at Jones Dairy Road (North) with the requested conditions from the City of Raleigh Public Utilities based on the evidence and testimony received at the hearing to determine the findings of fact.

Attachments

PR 20-02 Location Aerial Map

PR 20-02 The Preserve @ Jones Dairy Road (North) Preliminary, Preliminary Subdivision Plat

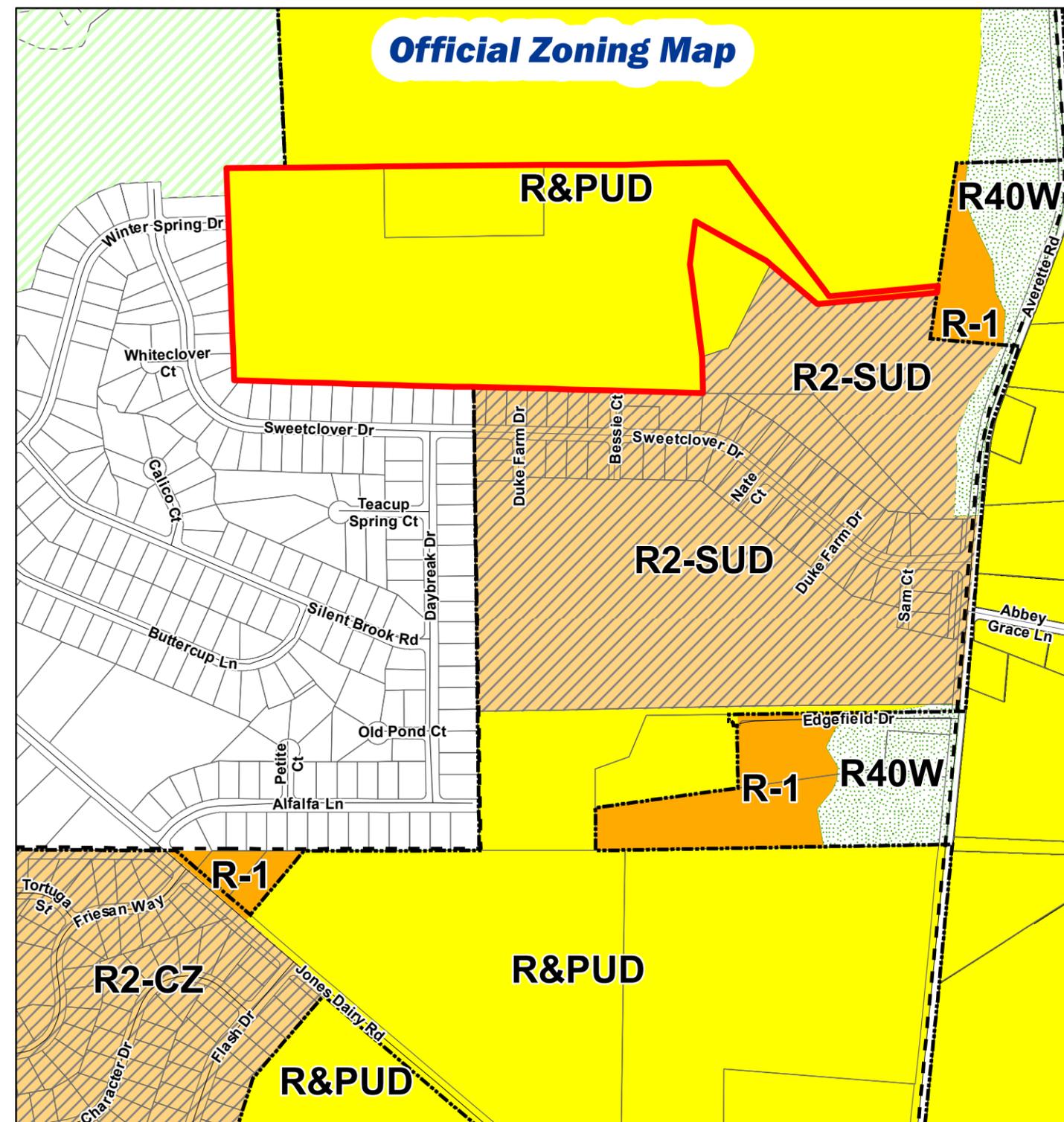
PR 20-02 The Preserve at Jones Dairy Road (North) Preliminary, Preliminary Subdivision Plat Application

PR 20-02 The Preserve at Jones Dairy Road (North) Preliminary, Neighborhood Meeting Summary

SUP 18-07 GTR Development, LLC, The Preserve @ Jones Dairy Road (North) Order

PR 20-02 The Preserve at Jones Dairy Road -North

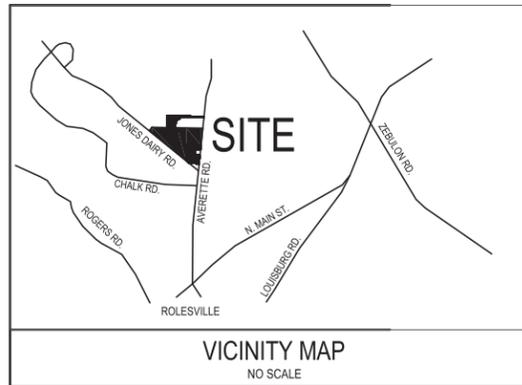
Preliminary Subdivision Plat Request



Legend

- Subdivision Location
- Rolesville Town Limits
- ETJ



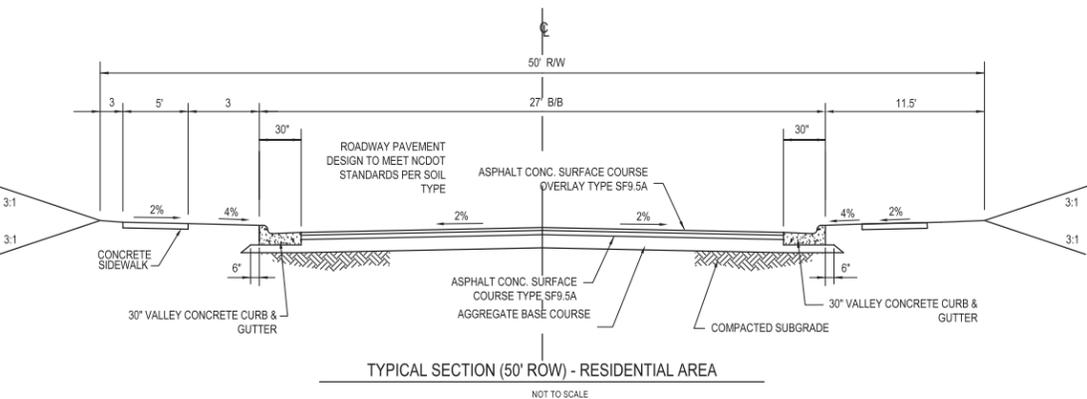
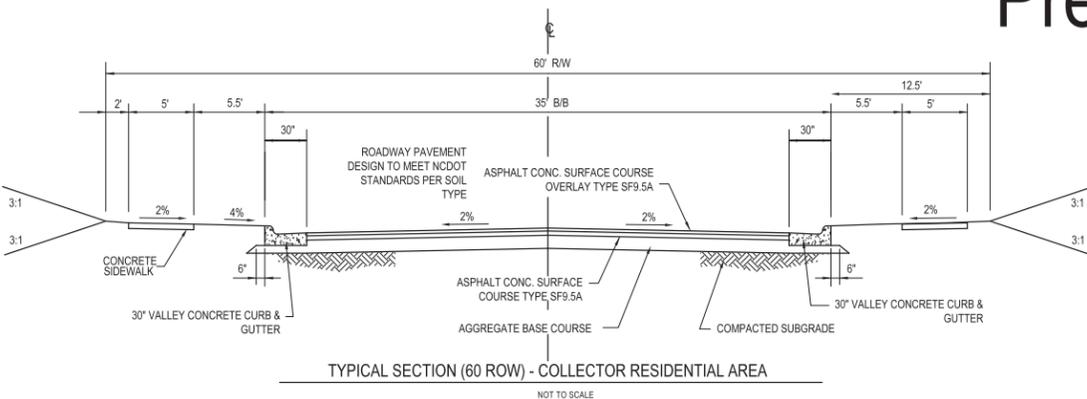


Preliminary Plat The Preserve at Jones Dairy Rd - North

Rolesville
Wake County, North Carolina

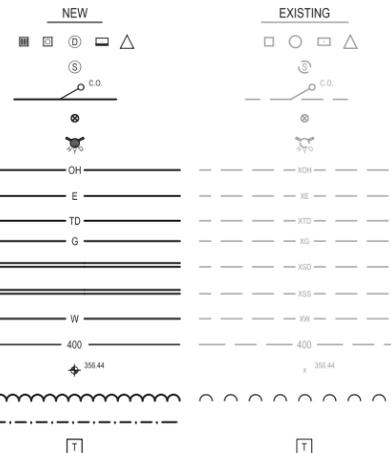
Preserve at Jones Dairy, LLC

10534 Arnold Palmer Drive
Raleigh, NC 27617



- DRAINAGE STRUCTURE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- OH — OVERHEAD UTILITY LINE
- E — UNDERGROUND ELECTRIC LINE
- TD — UNDERGROUND TELECOM / DATA LINE
- G — GAS LINE
- — — STORM DRAINAGE PIPE
- — — SANITARY SEWER LINE
- W — WATER LINE
- 400 — SURFACE ELEVATION CONTOUR
- ◆ SURFACE SPOT ELEVATION
- ~ CLEARING LIMIT/TREE LINE
- LIMIT OF DISTURBANCE
- ELECTRICAL TRANSFORMER PAD

LEGEND



SHEET	DESCRIPTION
C1	Cover Sheet
C2	Existing Site Plan
C3	Proposed Site Plan
C4	North Area Plan Utility Plan

SITE DEVELOPMENT DATA

ZONING:	R & PUD
TOWNSHIP:	ROLSEVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	49.16 ACRES
SINGLE FAMILY AREA:	37.82 ACRES
TOWNHOME AREA:	11.34 ACRES
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
DENSITY ALLOWED (CURRENT):	
SINGLE FAMILY RESIDENTIAL:	4 UNITS / ACRE
PROPOSED DEVELOPMENT:	
SINGLE FAMILY DENSITY PROVIDED :	134 / 37.82 = 3.54 UNITS / AC
PROPOSED LOTS:	134
LOTS APPROVED:	141
LOT SIZE:	6000 SF (MIN) - 20,280.4 SF (MAX)
LOT WIDTH:	50 FT (MIN)
SETBACKS:	
FRONT:	25 FT
REAR:	25 FT
SIDE:	5 FT (10' AGGREGATE)
SIDE (CORNER LOTS):	10 FT (SIDE FRONTING ROW)
RECREATION AND OPEN SPACE:	
SINGLE FAMILY REQUIRED (10%):	37.82 x .10 = 3.78 ACRES
IMPROVED AREA REQUIRED:	3.78 x .5 = 1.89 ACRES
IMPROVED AREA PROVIDED:	1.89 ACRES
UNIMPROVED AREA PROVIDED:	5.51 ACRES
TOTAL AREA PROVIDED:	7.40 ACRES
PARKING:	
MAIL KIOSK: (4+ 1/26 UNITS) 204 - 105 = 99 / 26= 4	REQUIRED: 4+4 = 8 SPACES PROVIDED = 8 SPACES
POOL AREA (1 SPACE / 300SF)	1300 SF / 300 = 5 SPACES
POOL BUILDING (1 SPACE / 100 SF)	1000 SF / 100 = 10
POOL AMENITY AREA	REQUIRED: 15 SPACES PROVIDED: 16 SPACES

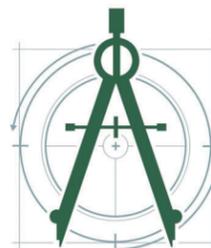
PUBLIC STREET = 5288 LF

R&PUD PERMITTED USES

R1	41.7 ACRES
R2	0 ACRES
R3	7.46 ACRES
RM	0 ACRES
G	.75 ACRES

GENERAL NOTES

- PROJECT AMENITIES TO BE REVIEWED BY THE TOWN OF ROLESVILLE DURING SITE / CONSTRUCTION PLAN SUBMITTAL.
- PROJECT LANDSCAPE BUFFERS WILL BE MAINTAINED BY THE "PRESERVE AT JONES DAIRY" HOME OWNERS ASSOCIATION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE, NCDOT AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.



caaENGINEERS, Inc.

McIntyre, Gettle, Crowley

PROFESSIONAL ENGINEERS

1233 Heritage Links Drive, Wake Forest, North Carolina 27587
4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)625-6755

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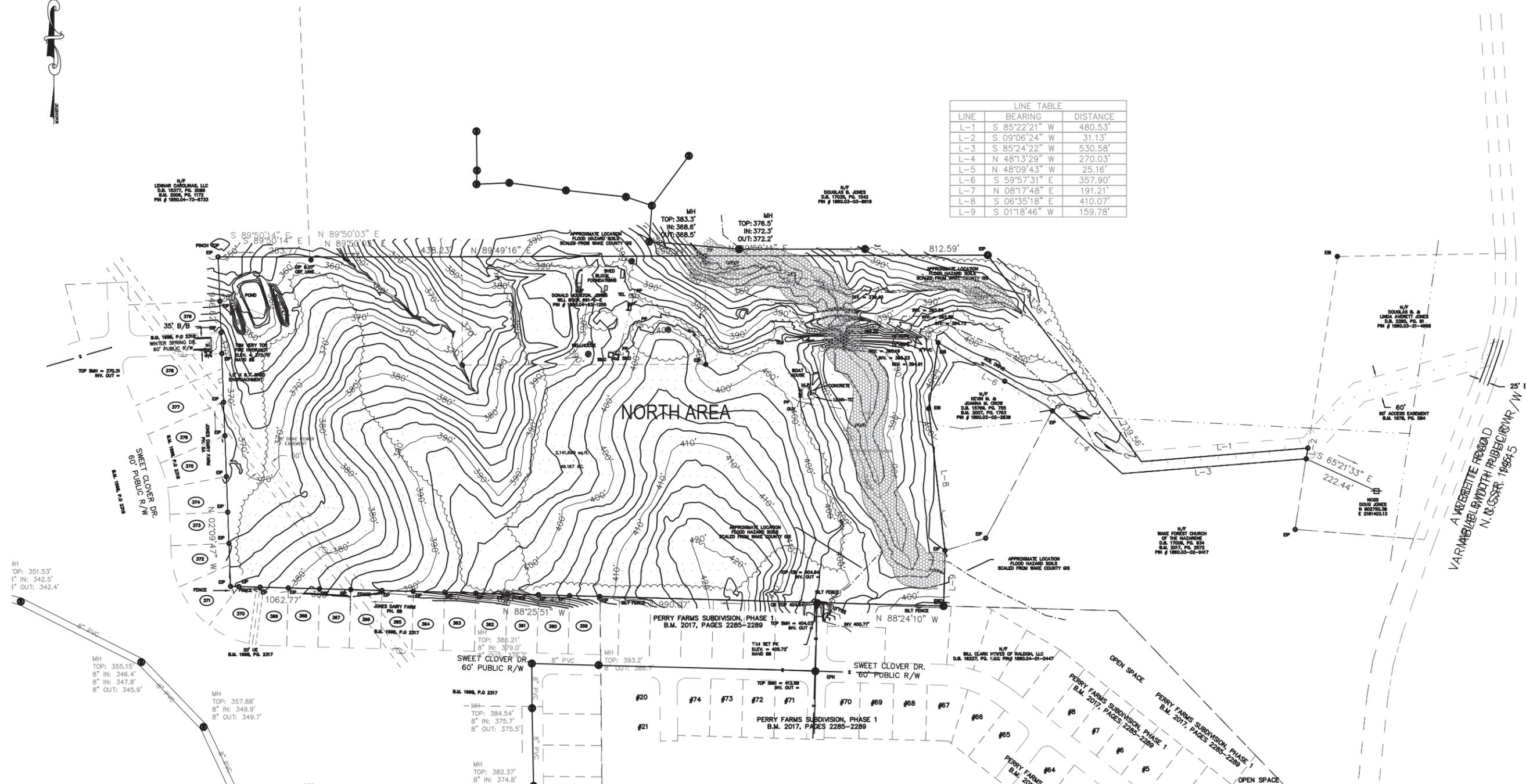
Know what's below.
Call before you dig.
(Or call: 1-800-632-4949)



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



LINE	BEARING	DISTANCE
L-1	S 85°22'21" W	480.53'
L-2	S 09°06'24" W	31.13'
L-3	S 85°24'22" W	530.58'
L-4	N 48°13'29" W	270.03'
L-5	N 48°09'43" W	25.16'
L-6	S 59°57'31" E	357.90'
L-7	N 08°17'48" E	191.21'
L-8	S 06°35'18" E	410.07'
L-9	S 01°18'46" W	159.78'



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

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NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	Per Poleline T&E Comment	KPS
2	06/16/2020	Per Poleline T&E Comment	KPS
3	06/16/2020	Revised Right of Way	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



Existing Site Plan - North
Preserve at Jones Dairy Subdivision - North
Jones Dairy Road
Rolesville, Wake County, North Carolina

- SITE NOTES**
- PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, ENTITLED "SURVEY FOR JVC", DATED APRIL, 2018.
 - WETLANDS AND STREAMS HAVE RECEIVED PRELIMINARY JURISDICTION DELINEATION FROM NC DIVISION OF WATER RESOURCES.
 - NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 37201755900J, DATED MAY 2, 2006.



Job No. 7002
Dwg No. **C1**

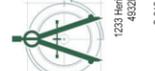
ELIZABETH HEIGHTS SUBDIVISION

Impervious Summary	Square Feet	Acres
Lots (3500 SF)	134	469,000.00
Walking Trail	15,820.00	0.36
Roadway (27' width)	105,975.00	2.43
Roadway (35' width)	47,650.00	1.09
Sidewalk (both sides)	63,408.00	1.46
Total		16.11



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

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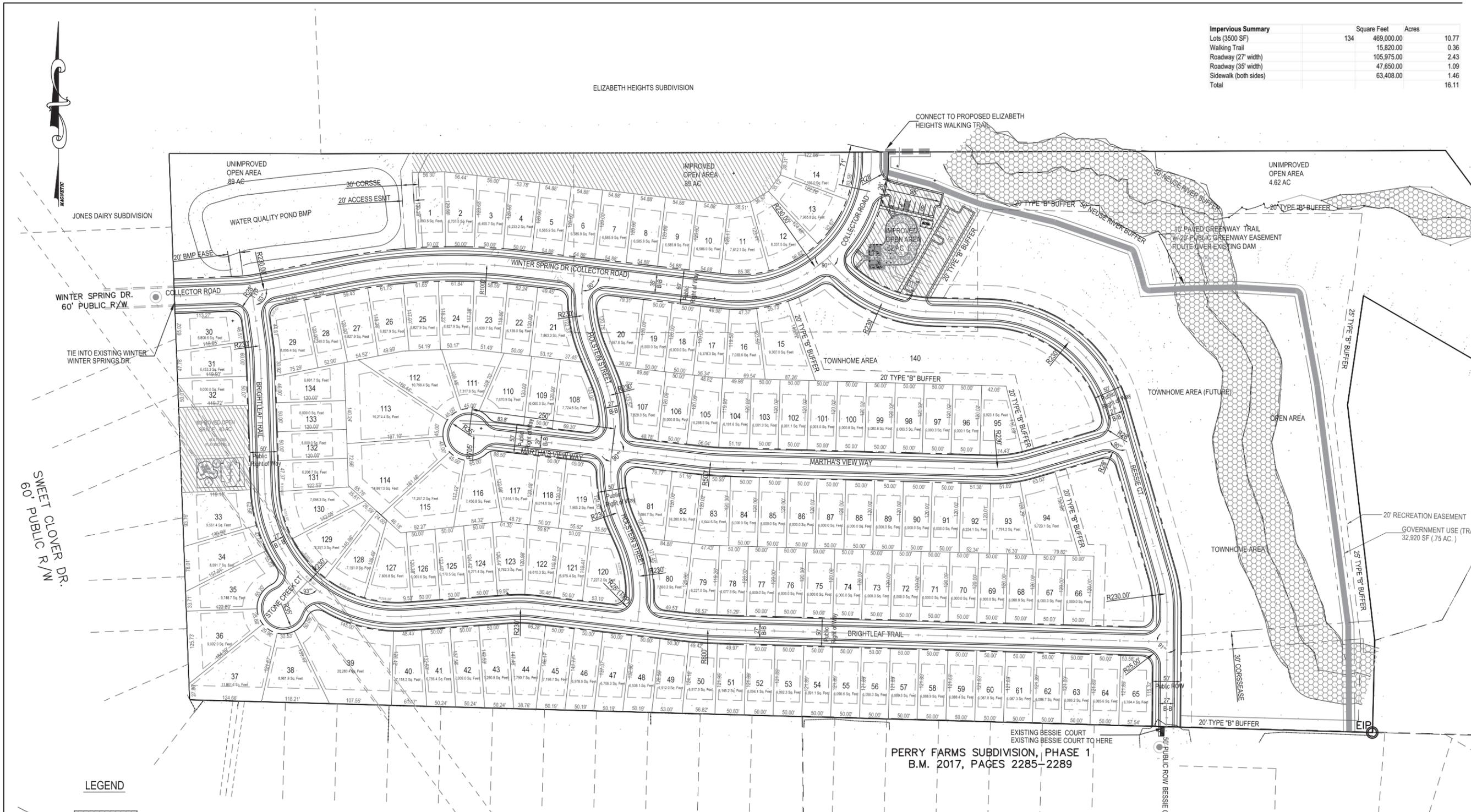


NO.	DATE	REVISION/DESCRIPTION
1	08/02/2020	Per Raleigh TEC Comment
2	08/18/2020	Per Raleigh TEC Comment
3	08/18/2020	Revised Board Submission
4		Comment
5		By
6		By
7		By
8		By



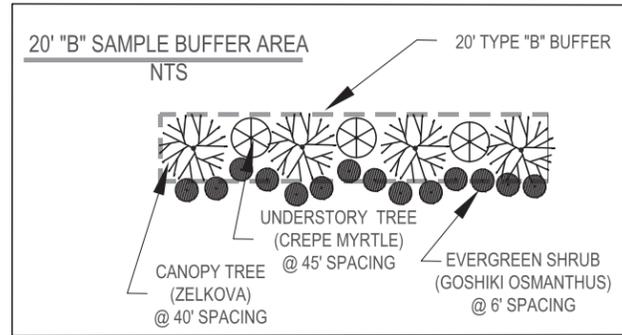
Proposed Preliminary Subdivision Plat
Preserve at Jones Dairy Subdivision - North
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. 7002
Dwg No. **C2**



LEGEND

- AMENITY AREAS
- ACTIVE OPEN AREAS
- GREENWAY TRAIL
- WETLANDS



NOTE: BMP, OPEN, AMENITY, POOL,
MAIL KIOSK AREAS OWNERSHIP TO DULY
CONSTITUED HOMEOWNER'S
ASSOCIATION



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

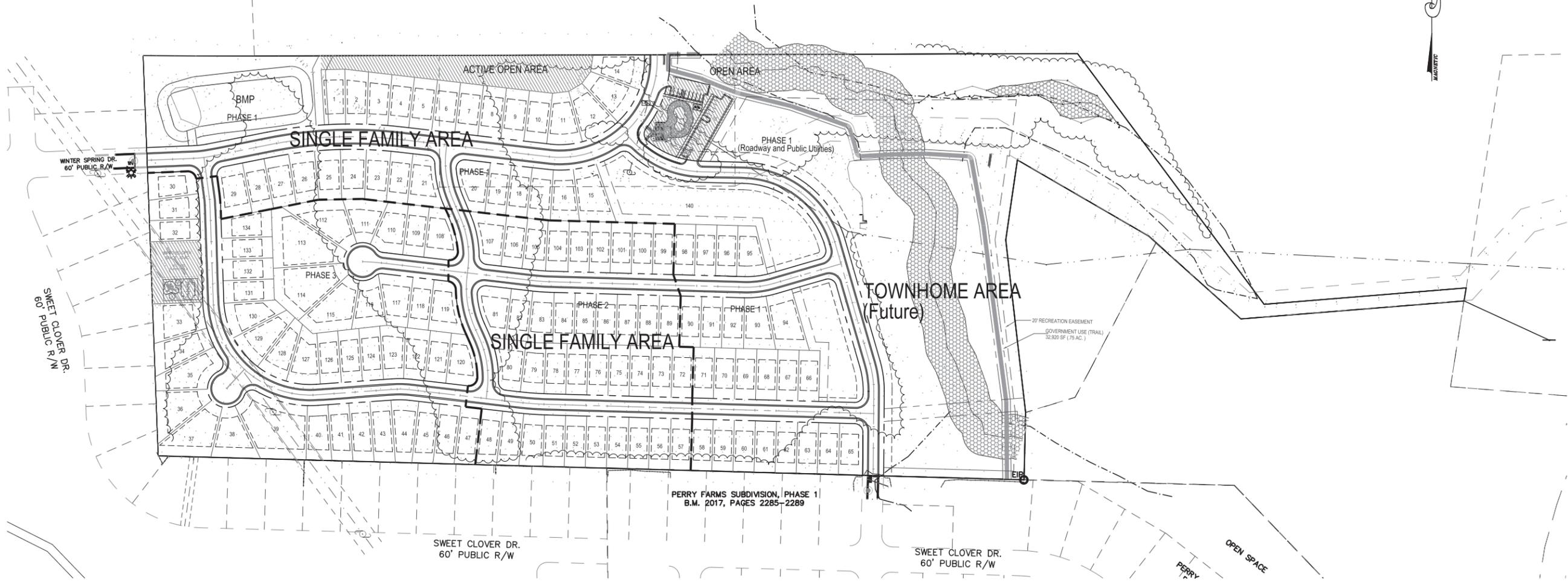
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NO.	DATE	REVISION/DESCRIPTION	BY
1	08/02/2020	Per Rolsville TDC Comment	KPS
2	08/19/2020	Per Rolsville TDC Comment	KPS
3	08/19/2020	Revised Report Submittal	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



North Area Plan
Preserve at Jones Dairy Subdivision - North
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. 7002
Dwg No. **C3**



PERRY FARMS SUBDIVISION, PHASE 1
B.M. 2017, PAGES 2285-2289

SITE DEVELOPMENT DATA

ZONING: R & PUD
TOWNSHIP: ROLSEVILLE, NC
COUNTY: WAKE
RIVER BASIN: NEUSE

GROSS TRACT AREA: 49.16 ACRES
SINGLE FAMILY AREA: 37.82 ACRES
TOWNHOME AREA: 11.34 ACRES

PROPOSED USE: RESIDENTIAL
EXISTING USE: VACANT

DENSITY ALLOWED (CURRENT):
SINGLE FAMILY RESIDENTIAL: 4 UNITS / ACRE

PROPOSED DEVELOPMENT:

PROPOSED LOTS: 134

RECREATION AND OPEN SPACE:

SINGLE FAMILY REQUIRED (10%): 37.82 x .10 = 3.78 ACRES
IMPROVED AREA REQUIRED: 3.78 x .5 = 1.89 ACRES
IMPROVED AREA PROVIDED: 1.89 ACRES
UNIMPROVED AREA PROVIDED: 5.51 ACRES
TOTAL AREA PROVIDED: 7.40 ACRES

R&PUD PERMITTED USES

R1 37.82 ACRES
R2 0 ACRES
R3 11.34 ACRES
RM 0 ACRES
G .75 ACRES



LEGEND

- AMENITY AREAS
- ACTIVE OPEN AREAS
- GREENWAY TRAIL
- WETLANDS



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

caaENGINEERS, Inc.
McIntyre, Cottle, Crowley
PROFESSIONAL ENGINEERS

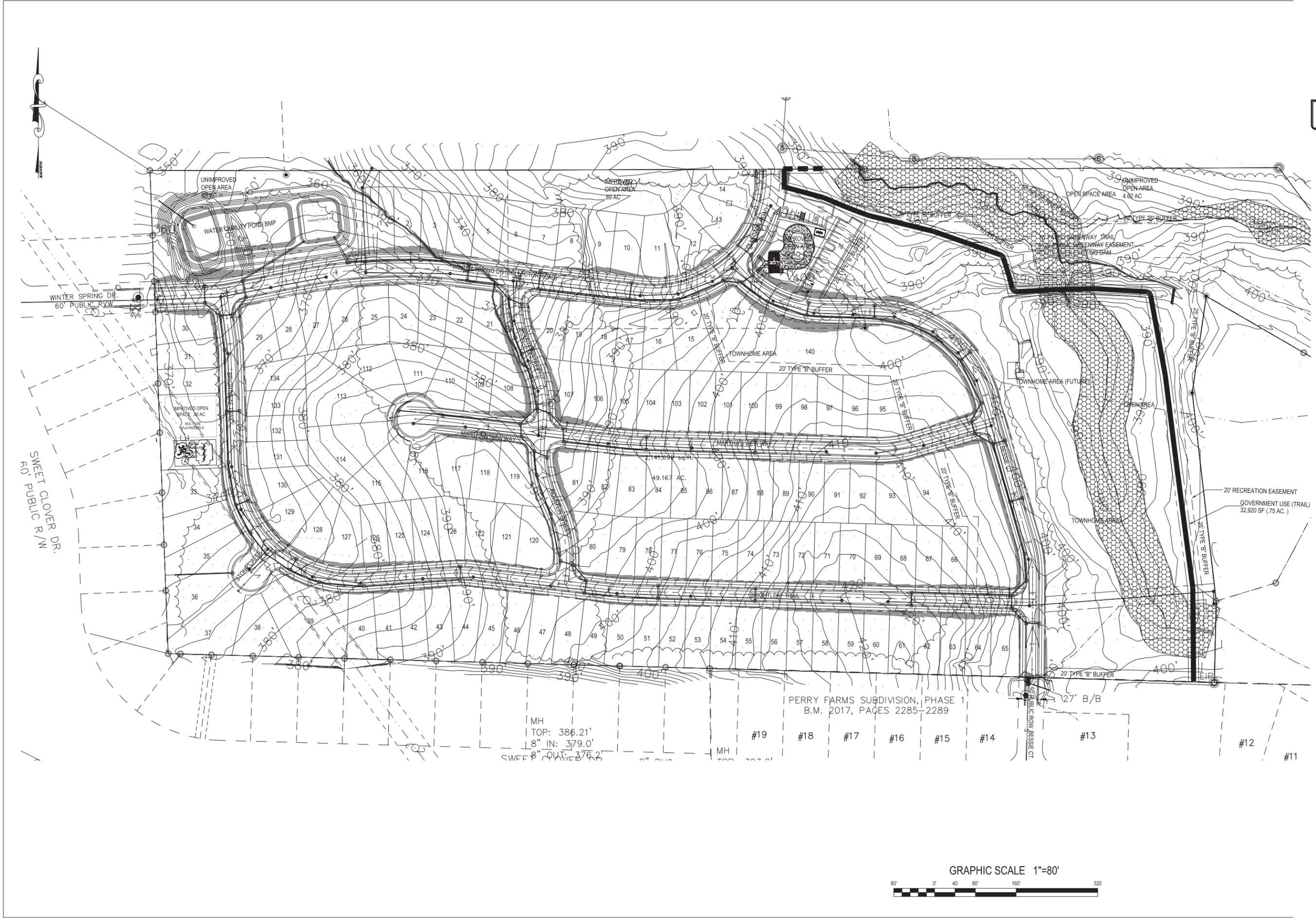


NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	See PRR 2019 TDC Comment	
2	06/16/2020	See PRR 2019 TDC Comment	
3	06/16/2020	Revised Sheet Submittal	
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



Proposed Utility Plan - North
Preserve at Jones Dairy Subdivision - North
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. 7002
Dwg No. **C4**



MH
TOP: 386.21'
8" IN: 379.0'
SWEEP QUOTE: 376.2'

PERRY FARMS SUBDIVISION, PHASE 1
B.M. 2017, PAGES 2285-2289

#19 #18 #17 #16 #15 #14 #13 #12 #11

GRAPHIC SCALE 1"=80'





Case No. PK-20-02

Date 2/3/2020

Development Plan Review Application

Project/Development Name The Preserve at Jones Dairy Road - North

- Application Type
- Sketch Plan
 - Preliminary Plat
 - Construction Drawings
 - Final Plat

Contact Information

Property Owner Preserve at Jones Dairy LLC

Address 10534 Arnold Palmer Drive City/State/Zip Raleigh NC 27617

Phone 919-491-0761 Email Steve.Macko14@gmail.com

Developer Preserve at Jones Dairy LLC

Contact Name Glen Hartman

Address 10550 Arnold Palmer Drive City/State/Zip Raleigh NC 27617

Phone 919-422-1847 Email Glen.Hartman@capitolcity=Homes.com

Design Engineering Company Caa Engineers

Contact Name Keith Gettle P.E. / Mac McIntyre P.E.

Address 4932 b Windy Hill Drive City/State/Zip Raleigh NC 27614

Phone 919 210 3934 Email kgettle@caaengineers>com

Property Information

Wake County PIN(s) 1850922931, 1850931255 Address Averette Road

Total Property Acreage 49.16 Acres Total Phases 3 Phases

Total Lots 141 Lots Average Lot Size 7,100 SF

Smallest Lot Size 6,000 SF Largest Lot Size 33,780 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 FEB 3, 2020

Town of Rolesville Planning

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

02/25/20

Rolesville Neighborhood Meeting

Ken Edwards Introduction

- Introductions
- Scope of the property and project

Questions

1. Which section will start first?
 - a. Not 100% sure but our thinking at this point is to start with the South and possibly the central
2. What are the price ranges?
 - a. Various pricing but we are being told the market can support \$330k - up to \$400k
3. Hopes the HOA will require standards for fencing
 - a. We will have a tight HOA and will follow common guidelines but will take the fencing concerns into consideration
4. What are the lot sizes?
 - a. 6000 sqft minimum
 - b. a few of the lots are up to 2/3rds of an acre
5. We are bottlenecked at main street – how does the town support the increase of people
 - a. Ken response – outside of scope of this project
6. You're going to finish development in 5 years?
 - a. Best case scenario 5 years but could go out as long as 8 years.
7. What will the homes be covered in?
 - a. Still up for discussion on outside of homes
 - b. Considering multiple options including vinyl
8. Will the homes be consistent throughout the sections?
 - a. We have examples of the homes on the tables but we have not decided on the builders at this point
9. How much will the townhomes cost
 - a. The market will determine this but they most probably will range from \$179k – \$250k
10. Is Robert Jones still involved?
 - a. Robert involved until the closing of the land and then not afterwards
11. Are the sewer utility easements within the roads
 - a. The goal is to put the sewer in the right of way of the road wherever possible
12. Would the construction traffic be on Alfalfa?
 - a. Generally the construction traffic will come from the new development
13. Where will the phases be in the Central?

- a. Pointed out rough phases on the central section on the foam board to the crowd
- 14. Questions on sewer connections to Daybreak road
 - a. Pointed out the proposed path
- 15. Asked about speeding cars speeding on straight-aways
 - a. DOT mandates no speed bumps on DOT maintained roads
- 16. Will this development affect my water pressure?
 - a. No Raleigh maintains the pressure requirements of the water lines
- 17. When do you anticipate the stop light going in at Jones Dairy Road?
 - a. will be at some point after building home begins
- 18. Will road widening will only be to the end of the development?
 - a. Yes that's correct
- 19. Will DOT be monitoring traffic regularly
 - a. Yes as a matter of practice the DOT conducts surveys
- 20. Will there be a buffer for the houses on the Alfalfa lots?
 - a. Not as planned
- 21. How will the road widening be addressed?
 - a. We discussed phasing of the road widening on Jones Dairy Road to initially install a center turn lane for the initial phases and complete remaining road widening as required by the NCDOT and Traffic consultant as phases are developed
- 22. There were discussions with the adjacent neighborhood on the southern section to select certain shrubs and tree types to provide the best possible buffer between the two developments.
 - a. We discussed certain tree selection to accommodate a more dense buffer.

*Returned to Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571*

WAKE COUNTY, NC 138
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/25/2019 16:28:31

BOOK:017626 PAGE:02480 - 02486

STATE OF NORTH CAROLINA
TOWN OF ROLESVILLE

BEFORE THE TOWN OF ROLESVILLE
BOARD OF COMMISSIONERS
SUP18-07

GTR DEVELOPMENT, LLC
APPLICATION FOR A SPECIAL USE
PERMIT FOR THE PRESERVE AT JONES
DAIRY ROAD (NORTH)

EVIDENTIARY HEARING
FINDINGS OF FACT AND
CONCLUSIONS OF LAW

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THIS MATTER COMING ON to be heard and being heard before the Mayor and Board of Commissioners of the Town of Rolesville ("the Board") at its regularly scheduled meeting on August 6, 2019 upon the Application of Donald Jones (owner of Wake County PIN: 1850931255), Kirby Pearce and Dana Jones (owners of Wake County PIN: 1850922931) and GTR Development, LLC (developer) for the issuance of a Special Use Permit to allow for both townhomes and single family detached homes on the property described in Exhibit "A", attached hereto and incorporated herein by reference. The Board heard sworn testimony from Danny Johnson (Town Planning Director), W. Thurston Debnam, Jr. (attorney for Applicant), Mac McIntyre, (professional engineer for Applicant), Rynal Stephenson (traffic engineer for Applicant).

The Board's decision to approve the special use permit application is based on the Findings of Fact and Conclusions of Law set forth below:

FINDINGS OF FACT

1. The Property which is the subject of the requested SUP contains approximately 49.167 acres and is located on the North side of Jones Dairy Road and East of Jones Dairy Farm Subdivision (“the Property”).
2. The Property is located in an area designated for Residential and Planned Unit Development (“R&PUD”).
3. The Property is surrounded on the North by single family homes in an R2-SUD zoning district, on the South is vacant farmland pending a rezoning request, on the East by undeveloped farm land or woodland and residential zoning districts, real estate and on the West by property zoned CU-R-15.
4. The proposed use of the Property is both 63 townhomes and 141 single family homes which will be served by public water and sewer. There will be a United States Postal Service kiosk with two dedicated parking spaces. The overall density is 4.15 dwelling units per acre.
5. The Applicant has submitted a Traffic Impact Study (TIA) as required by the Town’s Unified Development Ordinance which was prepared by Ramey Kemp.
6. All streets within the Property are designed to accommodate fire trucks and rescue vehicles. Fire hydrants will be located throughout the Property as the required intervals. The stormwater control devices reflected on the plans are sufficient.
7. The design of the proposed development complies with all public health and safety ordinances of the Town of Rolesville.

CONCLUSIONS OF LAW

1. That the proposed development and/or use will not materially endanger the public health or safety.
2. That the proposed development and/or use will not substantially injure the value of adjoining property.
3. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located.
4. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town.

5. That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities.
6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard.
7. That the proposed development and use comply with all applicable requirements of this ordinance.

CONDITIONS OF APPROVAL

The Special Use Approval is made subject to the following conditions of approval outlined in Exhibit B and upon the condition that each element of the Master Plan be submitted to the Town through the site plan approval process for townhomes and single-family homes.

ACCORDINGLY, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Town of Rolesville Board of Commissioners hereby approves the issuance of the special use permit as set forth in application SUP18-07 subject to the conditions contained herein and upon the additional conditions contained in the attached Exhibit B.

THIS THE 6th DAY OF August, 2019.



C. Frank Eagles

C Frank Eagles
Town of Rolesville Mayor

Robin E. Peyton

Robin E. Peyton
Town of Rolesville Clerk

Reviewed and Acknowledged by the Property Owner or Applicant:

Property Owners:

Kirby V. Pearce
Kirby V. Pearce

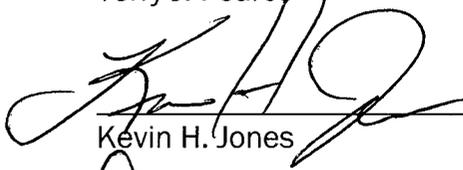
10/24/19
Date



Terry J. Pearce

10/24/19

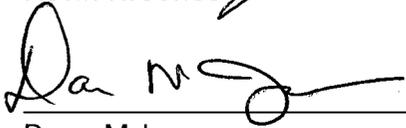
Date



Kevin H. Jones

10/24/19

Date

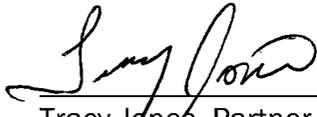


Dana M Jones

10/24/19

Date

Applicant:



Tracy Jones, Partner
GTR Development, LLC

10/24/19

Date

EXHIBIT A

The real estate in question is identified as Wake County PIN number 1850931255 and number 1850922931.

EXHIBIT B

(Conditions of Approval)

SPECIAL USE PERMIT CONDITIONS:

1. All the provisions of the Town of Rolesville Unified Development Ordinance 6.2.1 R1 and 6.2.3 R3 will be followed except:
 - a. Front walkways shall connect to the paved driveway not to the sidewalks in front of the dwelling.
 - b. Two car garages visible from the street will have the option of one or two doors.
2. The open space land requirement shall be dedicated to the Home-Owner's Association.
3. The Greenway / Walking Trail will be constructed in phase one and will be completed before the first building permit of that phase is issued. If it is a public greenway trail as shown on the 2002 Open Space and Greenway Plan, it will be maintained by the Town. If not, then it would be publicly accessible, but HOA maintained since it is not part of the plan. All of this is determined with the PUD Master Plan and later preliminary subdivision plat or site plans as well as subdivision construction plans.
4. The open space land shall be dedicated to the homeowner's association.
5. Phase One shall be constructed and recorded before Phase Two or Phase Three.
6. Amenities Schedule:
 - a. The developer will construct a playground and open space, and it is to be completed by the issuance of the 30th building permit in phase 2.
7. Each single-family home lot will have one street tree except corner lots which will have at least two street trees.
8. Chain link fences will not be permitted, and the construction of fences and materials used will be controlled by the architectural committee, developer, and by the restrictive covenants.
9. The minimum detached single-family home square footage will be 1600 square feet.
10. The minimum square footage for town homes shall be 1100 square feet.
11. All of the detached single-family homes will have crawl space or stem wall foundations.
12. The Town reserves the right and may request valuation of Jones Dairy and Averette Road intersection after 24 months of the first issued Certificate of Occupancy for any uses completed for The Preserve at Jones Dairy Road either South or Central portions when there is evidence of developing traffic congestion or safety issues at this intersection that would merit warrant of traffic light as recommended by The Preserve at Jones Dairy Road Traffic Impact Analysis

Report (TIA). All cost including installing the traffic light improvement with metal poles and metal mast arms is the responsibility of the developer. After the first request for revaluation, the Town can call for additional requests for revaluation based upon the evidence of developing traffic congestion or safety issues after the previous revaluation until all the recommended improvements of the TIA report are completed.

13. The Special Use Permit is granted upon the further condition that each element of the Master Plan must come back through the site plan approval process.



BOOK: 017626 PAGE: 02480 - 02486



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Charles P. Gilliam
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

7 _____ # of Pages *JA*



Memorandum

To: Mayor and Town Board of Commissioners
From: Danny Johnson, AICP, Planning Director
Date: October 14, 2020
Re: Case PR 20-04, The Preserve at Jones Dairy Road (Central) Preliminary Subdivision Plat (Quasi-Judicial)

Preliminary Subdivision Plat – Major Subdivision approval for 255 residential single-family lots located in Residential and Planning Unit Development Zoning Districts (R&PUD) located on the Southside of Jones Dairy Road and Averette Road on a parcel of 89.02 acres, Wake County PIN 1759888905, 1759992822, 1796094682, 1805094753 and 1860000842. (*Quasi-Judicial Site Plan approval process required by Special Use Permit 18-06*)

Background

Applicant and Property Owner

Preserve at Jones Dairy, LLC, Property Owner/Developer,
Caa Engineers, Professional Engineer, Applicant

Request

A request is for a preliminary subdivision plat approval as a quasi-judicial site plan approval process required by Special Use Permit 18-06, provision 11. The proposed preliminary subdivision plat is to construct 255 residential single-family lots located on 89.02 acres zoned Residential and Planning Unit Development Zoning Districts (R&PUD). The proposed preliminary subdivision plat follows the approved SUP 18-06 PUD Master Plan for The Preserve at Jones Dairy Road (Central). The proposed Preliminary Subdivision Plat meets all the Rolesville Unified Development Ordinance provisions with proposed public streets, sidewalks, greenway, mail kiosk parking, and contains 16.3% of open space area, 10% required by the UDO. The Board of Commissioners can approve the proposed Preliminary Subdivision Plat as part of a site plan approval process as per SUP 18-06.

Thoroughfare Plan

Jones Dairy Road and Averette Road

The 2002 Rolesville Transportation Plan calls for street improvements for this portion of Jones Dairy Road and Averette Road. This will require road-widening and right-of-way dedication for one-half of street improvements for four travel lanes with a center turning lane, including curbing and gutter with sidewalks on both sides. Averette Road calls for two lanes improvements with grass shoulders and public sidewalks or left-turn lanes between travel lanes at intersections as determined by the TIA studies. Proposed improvements to Averette Road as per the TIA study is shown on the

Traffic Impact Analysis (TIA)

The professional project engineer prepared an analysis for the Traffic Impact Analysis for the proposed PUD master plan and the site plan. As results of the approved SUP 18-06 PUD Master Plan, the following condition was included:

“Provision 10. The Town reserves the right and may request a valuation of Jones Dairy and Averette Road intersection after 24 months of the first issued Certificate of Occupancy for any uses completed for The Preserve at Jones Dairy Road either South or Central portions when there is evidence of developing traffic congestion or safety issues at this intersection that would merit warrant of a traffic light as recommended by The Preserve at Jones Dairy Road Traffic Impact Analysis Report (TIA). All costs, including installing the traffic light improvement with metal poles and metal mast arms, are the responsibility of the developer. After the first request for revaluation, the Town can call for additional requests for revaluation based upon the evidence of developing traffic congestion or safety issues after the previous revaluation until all the recommended improvements of the TIA report are completed.”

Neighborhood Meeting

A neighborhood meeting was held on February 25, 2020, at 7:00 pm at Rolesville Community Center. A summary report of the meeting is included in the attachments.

Technical Review Committee

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat. It determines that it meets all the requirements of the UDO and reviewed by the NCDOT District Office, Wake County Environmental Services, Wake County Fire Marshal office with a recommendation for approval.

City of Raleigh Public Utilities has requested that the following comments be included as a condition of approval to be addressed during the appropriate construction drawing review.

1. Sewer must be extended to all adjacent upstream properties, including PINs: 1769086810, 1860005632 & 1860006858.
2. Based on the sewer layout, offsite sewer extensions would be needed. The existing 20' Drainage and Utility Easement recorded by Wake Co Jones Dairy Farm subdivision is shown to be the proposed route. These easements may not belong to the City of Raleigh and not be viable for a sewer installation. We will check with the City Attorney's Office. If these easements are not adequate for offsite sewer installation, offsite sewer easements must be reviewed by the City of Raleigh and recorded by deed before CD approval.
3. Conditions of approval:
 - a. Before approval of CDs, the project engineer must submit a downstream sewer capacity study in compliance with the CORPUD Handbook for review and approval. Any identified sewer pipes exceeding allowable capacity must be permitted with the CDs for replacement.
 - b. Before approval of CDs, the developer must obtain documentation from Duke Energy (encroachment agreement) for the rights-of-way with water/sewer utility crossing the existing 50' Duke Power Easement.

Planning Staff Recommendations

The Planning Staff recommendation is the proposed Preliminary Subdivision Plat meets the standards of the Town's Unified Development Ordinance and recommends approval with conditions as presented.

Planning Board Recommendation

The Rolesville Planning Board, at their meeting on September 28, 2020, voted unanimously to favorably recommend to the Town Board of Commissioners approval of Preliminary Subdivision Plat for Case PR 20-04, The Preserve at Jones Dairy Road (Central) with City of Raleigh Public Utilities conditions, as presented.

Board Options

- Approved the Preliminary Subdivision Plat based on no new information presented at the public hearing and determine that the Plat will meet the requirements of the Town's Unified Development Ordinance.
- Approved the Preliminary Subdivision Plat with modifications in consideration of the new information presented at the public hearing that was not present at the Special Use Permit 18-06 hearing.
- Denied the Preliminary Subdivision Plat based on the new information presented at the public hearing that was not present at the Special Use Permit 18-06 hearing with the stated reason for denial.

Suggested Town Board motion

I move to approve the preliminary subdivision plat as a quasi-judicial site plan public hearing required by Case SUP 18-06 for PR 20-04, The Preserve at Jones Dairy Road (Central) with the requested conditions from the City of Raleigh Public Utilities based on the evidence and testimony received at the hearing to determine the findings of fact.

Attachments

PR 20-04 Location Aerial Map

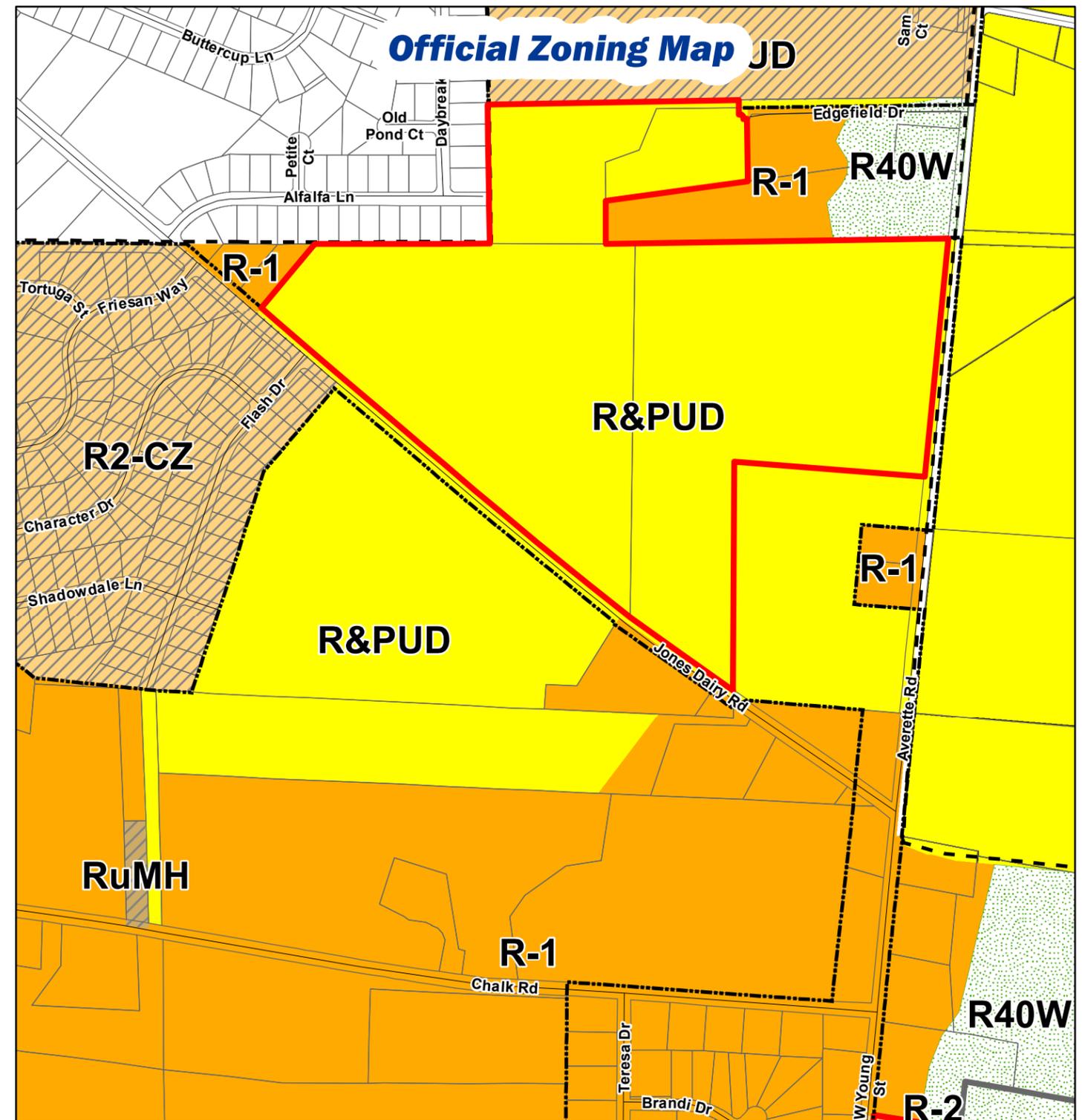
PR 20-04 The Preserve @ Jones Dairy Road (Central) Preliminary, Preliminary Subdivision Plat

PR 20-04 The Preserve at Jones Dairy Road (Central) Preliminary, Preliminary Subdivision Plat Application

PR 20-04 The Preserve at Jones Dairy Road (Central) Preliminary, Neighborhood Meeting Summary

SUP 18-06 GTR Development, LLC, The Preserve @ Jones Dairy Road (Central) Order

PR 20-04 The Preserve at Jones Dairy Road - Central Preliminary Subdivision Plat Request



Legend

- Subdivision Location
- Rolesville Town Limits
- ETJ

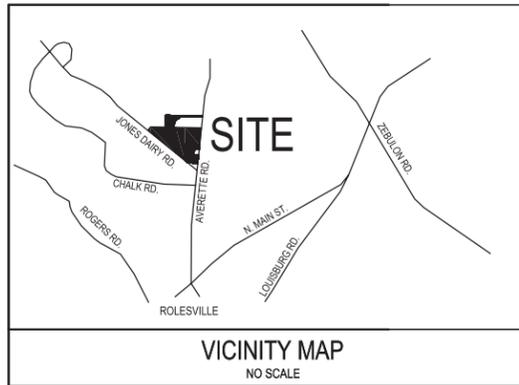


Preliminary Plat The Preserve at Jones Dairy Rd - Central

Rolesville
Wake County, North Carolina

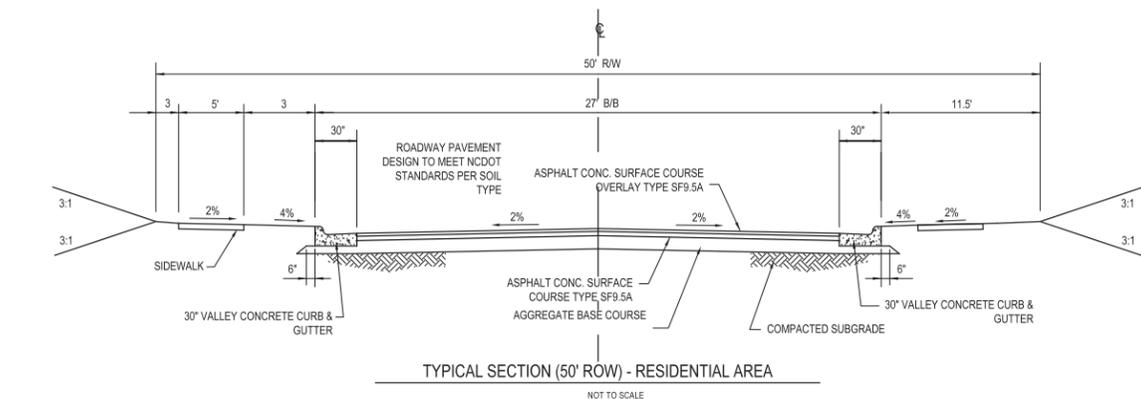
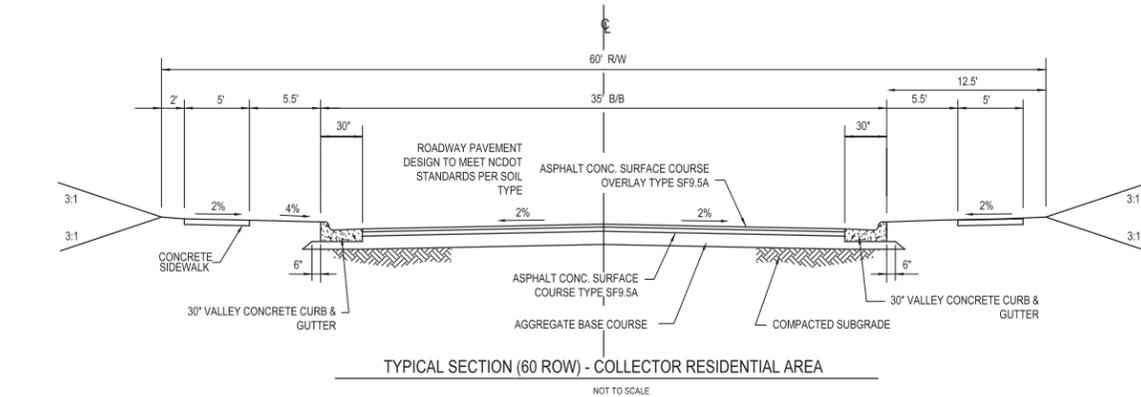
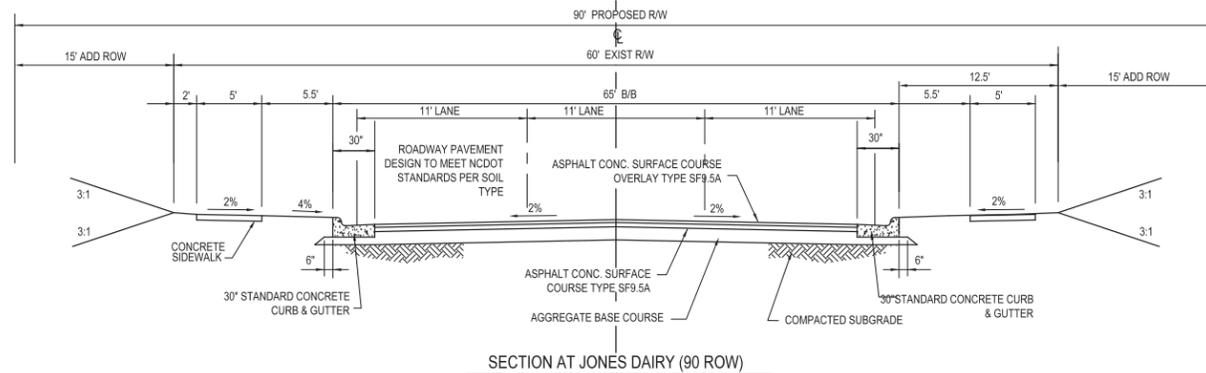
Preserve at Jones Dairy, LLC

10534 Arnold Palmer Drive
Raleigh, NC 27617



SITE DEVELOPMENT DATA

ZONING:	R & PUD
TOWNSHIP:	ROLSEVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	89.02 ACRES
SINGLE FAMILY AREA:	68.14 ACRES
TOWNHOME AREA:	19.84 ACRES
JONES DAIRY ROW DEDICATION:	1.04 ACRES
COMMERCIAL AREA (previous PUD)	18.8 ACRES
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
PROPOSED DEVELOPMENT:	
SINGLE FAMILY LOTS:	255
LOT SIZE:	6000 SF (MIN) - 13,682 SF (MAX)
LOT WIDTH:	50 FT (MIN)
SETBACKS:	
FRONT:	25 FT
REAR:	25 FT
SIDE:	5 FT (10 FT AGGREGATE)
SIDE (CORNER LOTS)	10 FT (SIDE FRONTING ROW)
DENSITY:	
SINGLE FAMILY PROJECT:	255 / 68.14 = 3.74 UNITS / ACRE
RECREATION AND OPEN SPACE:	
SINGLE FAMILY AREA REQUIRED (10%):	68.14 x .10 = 6.8 ACRES
IMPROVED SPACE REQUIRED:	6.8 ACRES x .5 = 3.40 ACRES
TOTAL AREA PROVIDED:	11.09 ACRES (16.3%)
IMPROVED AREA PROVIDED:	3.49 ACRES (31.47 % of total area)
UNIMPROVED AREA PROVIDED:	7.60 ACRES (68.53 % of total area)
PARKING:	
MAIL KIOSK: (4+ 1/26 UNITS) 259 - 105 = 154 / 26=6	REQUIRED: 4+6 = 10 SPACES
	PROVIDED = 11 SPACES
POOL AREA (1 SPACE / 300 SF)	2560 SF / 300 = 9 SPACES
POOL BUILDING (1 SPACE / 100 SF)	1320 SF / 100 = 14
POOL AMENITY AREA	REQUIRED: 23 SPACES
	PROVIDED: 26 SPACES



SHEET	DESCRIPTION	R&PUD PERMITTED USES
	Cover Sheet	R1 70.24 ACRES
	Existing Site Plan	R2 0 ACRES
C1	Proposed Preliminary Subdivision Plat	R3 19.96 ACRES
C2	Central Area Plan	RM 18.8 ACRES
C3	Utility Plan - Sheet 1	G .49 ACRES
C4	Utility Plan - Sheet 2	
C5	Utility Plan - Sheet 3	
C6	Jones Dairy Road Improvements	
C7		

LEGEND

	NEW	EXISTING
DRAINAGE STRUCTURE	■	□
SANITARY SEWER MANHOLE	⊙	○
SANITARY SEWER CLEANOUT	⊙	○
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
OVERHEAD UTILITY LINE	— OH —	--- XOH ---
UNDERGROUND ELECTRIC LINE	— E —	--- XE ---
UNDERGROUND TELECOM / DATA LINE	— TD —	--- XTD ---
GAS LINE	— G —	--- XG ---
STORM DRAINAGE PIPE	— SD —	--- XSD ---
SANITARY SEWER LINE	— W —	--- XW ---
WATER LINE	— 400 —	--- X400 ---
SURFACE ELEVATION CONTOUR	◆ 356.44	◆ 356.44
SURFACE SPOT ELEVATION	◆ 356.44	◆ 356.44
CLEARING LIMIT/TREE LINE	~ ~ ~	~ ~ ~
LIMIT OF DISTURBANCE	— T —	— T —
ELECTRICAL TRANSFORMER PAD	T	T

GENERAL NOTES

- PROJECT AMENITIES TO BE REVIEWED BY THE TOWN OF ROLESVILLE DURING SITE / CONSTRUCTION PLAN SUBMITTAL.
- PROJECT LANDSCAPE BUFFERS WILL BE MAINTAINED BY THE "PRESERVE AT JONES DAIRY" HOME OWNERS ASSOCIATION.
- 10' STREET SCAPE BUFFER REQUIRED AT LOT 107 AND AVERETTE ROAD DUE TO LOT SIZE AND CONFIGURATION (PER UDO ARTICLE 14.4.2)
- STREET SCAPE BUFFER NOT REQUIRED AT JONES DAIRY DUE TO CONTIGUIOUS DEVELOPMENT BETWEEN THE CENTRAL AND SOUTHERN SECTIONS OF THE PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE, NCDOT AND CITY OF RALEIGH PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.

JONES DAIRY ROADWAY IMPROVEMENTS:

THE TIA REPORT RECOMMENDED LEFT TURN LANE CONSTRUCTION ON JONES DAIRY ROAD AND AVERETTE ROAD AT EACH SITE DRIVEWAY INTERSECTION. THESE LEFT TURN LANES WILL BE CONSTRUCTED AT THE TIME THE SITE DRIVEWAY INTERSECTION IS CONSTRUCTED. THE SITE DRIVEWAY INTERSECTIONS ON JONES DAIRY ROAD AND THE NEW LEFT TURN LANES ON JONES DAIRY ROAD ARE ANTICIPATED TO BE CONSTRUCTED IN THE INITIAL PHASE OF DEVELOPMENT.

THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD THAT ARE REQUIRED TO MEET THE ULTIMATE CROSS SECTION WILL NOT BE UTILIZED AS THROUGH LANES SINCE JONES DAIRY ROAD HAS ONLY TWO THROUGH LANES ON EACH END OF THE PROJECT AREA. THE CONSTRUCTION OF THE ADDITIONAL PAVEMENT ON JONES DAIRY ROAD WOULD OCCUR UPON AGREEMENT WITH THE TOWN OF ROLESVILLE AND DEPENDENT ON THE TOTAL NUMBER OF 400 LOTS PLATTED WITHIN THE DEVELOPMENT.



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4932B Windy Hill Drive, Raleigh, North Carolina 27609
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PUBLIC STREET = 11,741 LF

REV 3 9-18-2020 PLANNING BOARD



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- SITE NOTES**
1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, ENTITLED "SURVEY FOR JVC", DATED APRIL, 2018.
 2. WETLANDS AND STREAMS HAVE RECEIVED PRELIMINARY JURISDICTION DELINEATION FROM NC DIVISION OF WATER RESOURCES.
 3. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 37201755900J, DATED MAY 2, 2006.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 55°23'54" E	84.86'
L-2	S 00°15'37" W	6.06'
L-3	S 00°45'54" W	6.31'

L-17	N 22°43'41" E	196.92'
L-18	N 70°44'26" E	159.85'
L-19	S 00°32'37" E	359.67'
L-20	N 89°06'47" E	122.76'
L-21	S 05°46'47" W	55.01'
L-22	S 05°50'26" W	55.08'
L-23	S 05°49'32" W	55.81'
L-24	S 06°00'09" W	39.49'
L-25	S 05°23'33" W	71.14'
L-26	S 05°17'59" W	51.08'
L-27	S 05°16'33" W	42.12'
L-28	S 05°18'41" W	63.88'
L-29	S 05°23'39" W	53.66'
L-30	S 05°32'05" W	102.22'
L-31	S 05°58'30" W	52.95'
L-32	S 06°05'11" W	52.15'
L-33	S 05°59'10" W	63.00'
L-34	S 05°49'55" W	49.76'
L-35	S 05°37'51" W	51.70'
L-36	S 05°33'09" W	56.30'
L-37	S 06°21'45" W	52.69'
L-38	S 05°36'38" W	51.07'
L-39	S 06°09'29" W	52.09'
L-40	N 85°30'10" W	5.00'
L-41	S 06°09'29" W	10.20'
L-42	S 05°19'30" W	56.12'
L-43	S 06°16'57" W	44.91'
L-44	S 05°26'35" W	55.84'
L-45	S 05°17'05" W	54.50'
L-46	S 05°12'55" W	8.21'
L-47	N 85°28'29" W	250.31'
L-48	S 05°53'31" W	351.00'
L-49	S 85°28'59" E	249.93'
L-50	S 06°28'39" W	35.50'
L-51	S 06°29'10" W	57.41'
L-52	S 05°46'52" W	53.80'
L-53	S 05°38'38" W	60.03'
L-54	S 06°08'30" W	54.20'
L-55	S 05°55'25" W	54.06'
L-56	S 05°26'50" W	54.53'
L-57	S 05°47'04" W	54.38'
L-58	S 05°40'44" W	36.85'
L-60	S 05°17'44" W	30.19'



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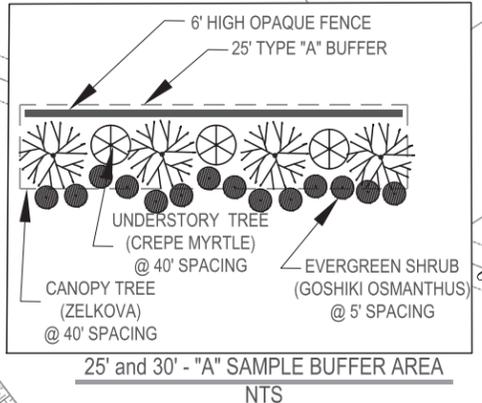
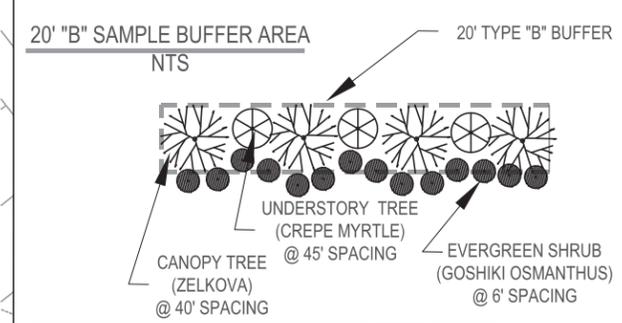
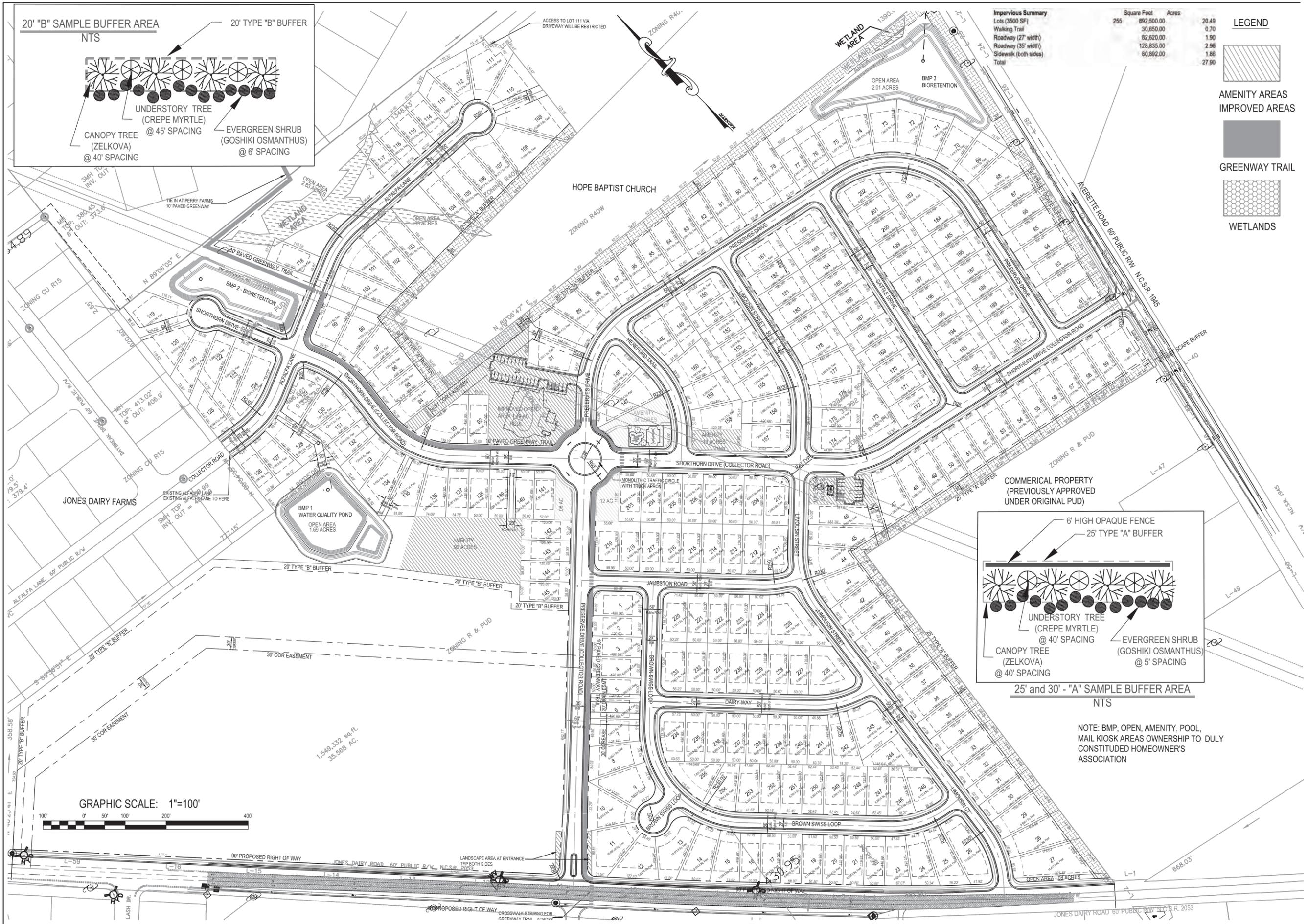
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NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	Per Raleigh TDC Comments	KPS
2	06/16/2020	Per Raleigh TDC Comments	KPS
3	06/18/2020	Revising Robert Ulmer	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



Existing Site Plan
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rolesville, Wake County, North Carolina

Job No. xxxx
Dwg No. **C1**



Impervious Summary

Category	Square Feet	Acres
Lois (3500 SF)	892,500.00	20.49
Walking Trail	30,650.00	0.70
Roadway (27' width)	82,620.00	1.90
Roadway (35' width)	128,835.00	2.96
Sidewalk (both sides)	80,892.00	1.86
Total	1,395,397.00	31.91

LEGEND

- AMENITY AREAS
- IMPROVED AREAS
- GREENWAY TRAIL
- WETLANDS



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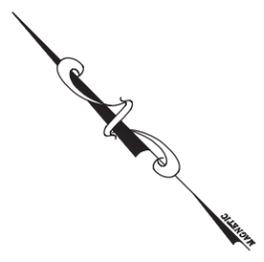
NO.	DATE	BY	REVISION/DESCRIPTION
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2	08-18-2020	See Remarks	TBC Comments
3	08-18-2020	See Remarks	TBC Comments
4	Date	By	Comment
5	Date	By	Comment
6	Date	By	Comment
7	Date	By	Comment
8	Date	By	Comment



Proposed Preliminary Subdivision Plat
Proposed Site Plan - Central
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rolesville, Wake County, North Carolina

NOTE: BMP, OPEN, AMENITY, POOL,
MAIL KIOSK AREAS OWNERSHIP TO DULY
CONSTITUTED HOMEOWNER'S
ASSOCIATION

Job No. _____
Dwg No. _____
C2



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NO.	DATE	REVISION/DESCRIPTION	BY
1	06-02-2020	Per Raleigh TEC Comments	KPS
2	06-16-2020	Per Raleigh TEC Comments	KPS
3	06-16-2020	Revised Report Submittal	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



Proposed Utility Plan 1 - Central
 Preserve at Jones Dairy Subdivision
 Jones Dairy Road
 Rolesville, Wake County, North Carolina

Job No.
Dwg No.
C4



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NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	Site Plan/Title Block Comments	KPS
2	06/16/2020	Site Plan/Title Block Comments	KPS
3	06/16/2020	Revised Report Submittal	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

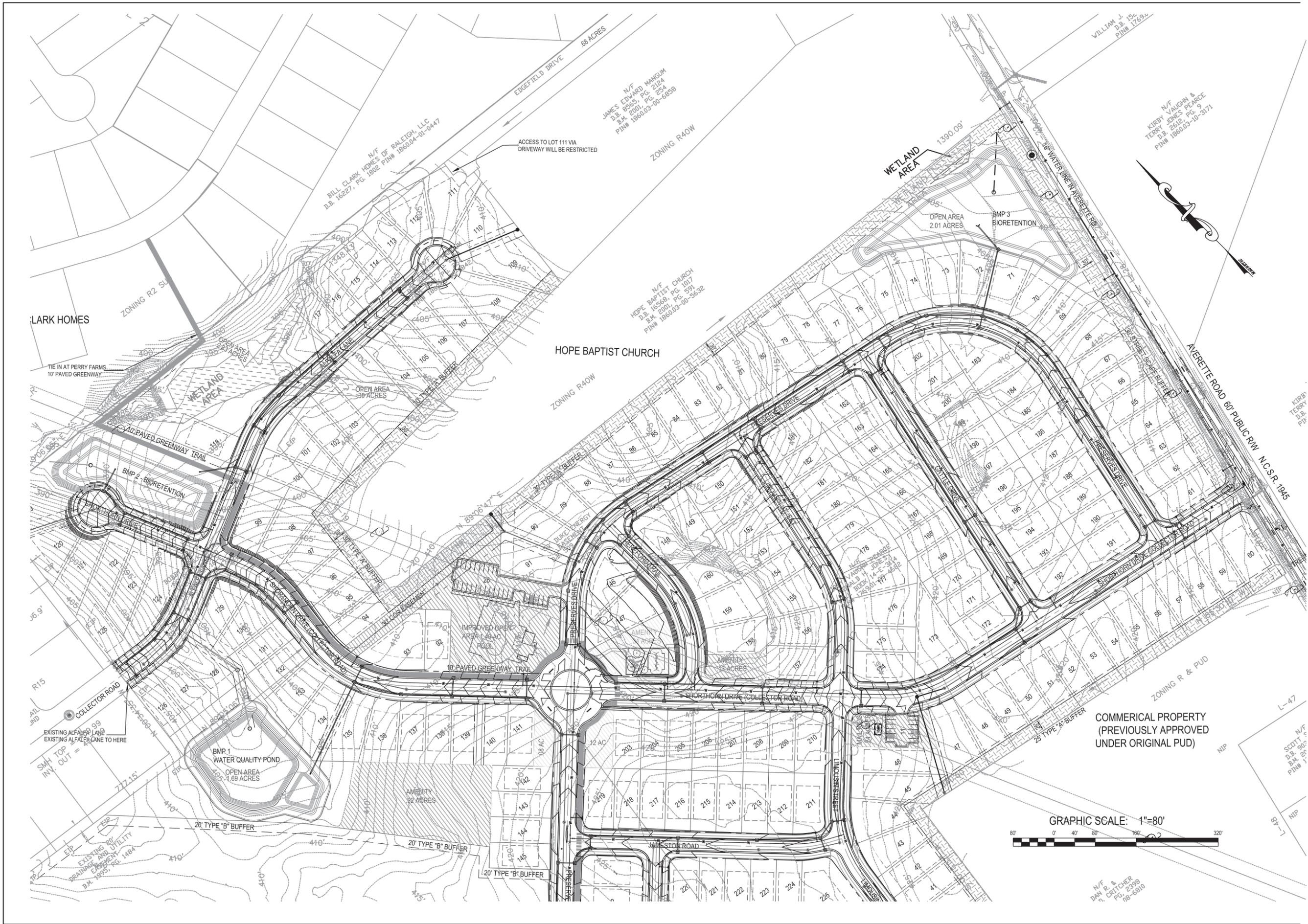


Proposed Utility Plan 2 - Central
 Preserve at Jones Dairy Subdivision
 Jones Dairy Road
 Rolesville, Wake County, North Carolina

Job No.
Dwg No.
C5

N/E/ DAN P. &
 N/E/ L. D. CRITCHEL
 D.B. 14515, PG. 2598
 PINN 1769.01-08-6810
 731,441 sq.ft.
 16.792 AC.

159
 JE SUBD. PH.2
 PG. 1488



PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

caaENGINEERS, Inc.
McIntyre, Gentile, Crowley
PROFESSIONAL ENGINEERS

1233 Heritage Links Drive, Wake Forest, North Carolina 27587
4832B Windy Hill Drive, Raleigh, North Carolina 27609
(919) 225-2725
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NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	Per Potomac TEC Comments	KPS
2	06/16/2020	Per Potomac TEC Comments	KPS
3	06/16/2020	Revised Report Submitted	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



Proposed Utility Plan 3 - Central
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rolesville, Wake County, North Carolina

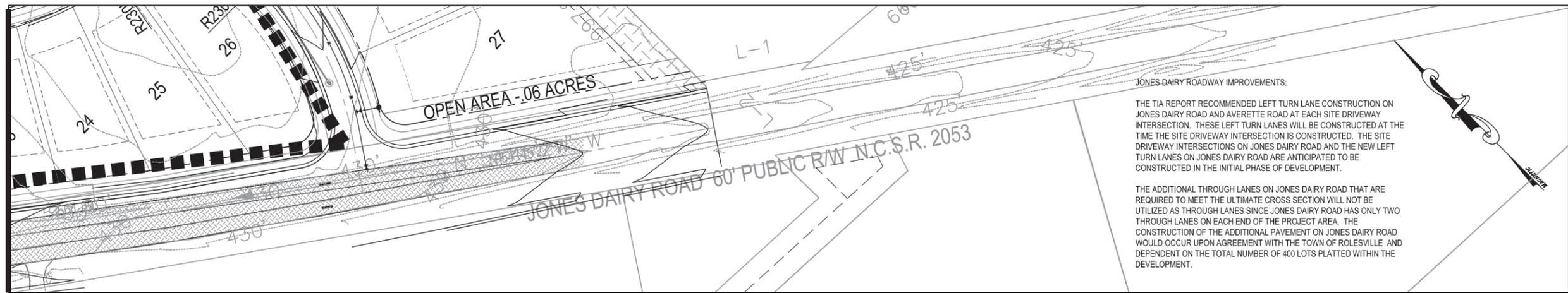
Job No.
Dwg No.

C6



N/V
DAN P. &
C. CRITCHER
PG. 2596
18-6810

MATCH LINE B



JONES DAIRY ROADWAY IMPROVEMENTS:

THE TIA REPORT RECOMMENDED LEFT TURN LANE CONSTRUCTION ON JONES DAIRY ROAD AND AVERETTE ROAD AT EACH SITE DRIVEWAY INTERSECTION. THESE LEFT TURN LANES WILL BE CONSTRUCTED AT THE TIME THE SITE DRIVEWAY INTERSECTION IS CONSTRUCTED. THE SITE DRIVEWAY INTERSECTIONS ON JONES DAIRY ROAD AND THE NEW LEFT TURN LANES ON JONES DAIRY ROAD ARE ANTICIPATED TO BE CONSTRUCTED IN THE INITIAL PHASE OF DEVELOPMENT.

THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD THAT ARE REQUIRED TO MEET THE ULTIMATE CROSS SECTION WILL NOT BE UTILIZED AS THROUGH LANES SINCE JONES DAIRY ROAD HAS ONLY TWO THROUGH LANES ON EACH END OF THE PROJECT AREA. THE CONSTRUCTION OF THE ADDITIONAL PAVEMENT ON JONES DAIRY ROAD WOULD OCCUR UPON AGREEMENT WITH THE TOWN OF ROLESVILLE AND DEPENDENT ON THE TOTAL NUMBER OF 400 LOTS PLATTED WITHIN THE DEVELOPMENT.



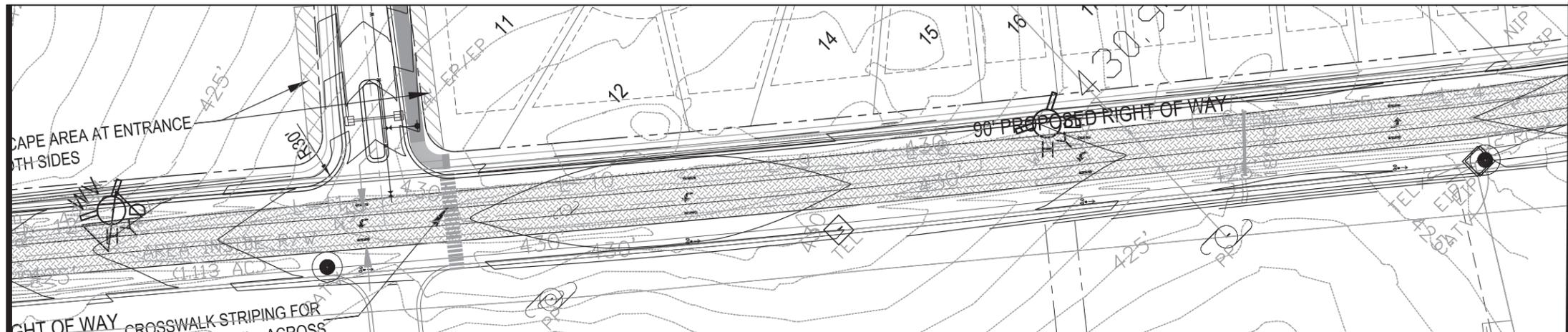
PRELIMINARY
DO NOT USE FOR
CONSTRUCTION

caaENGINEERS, Inc.
McInyre, Gentile, Crowley
PROFESSIONAL ENGINEERS

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C-2151

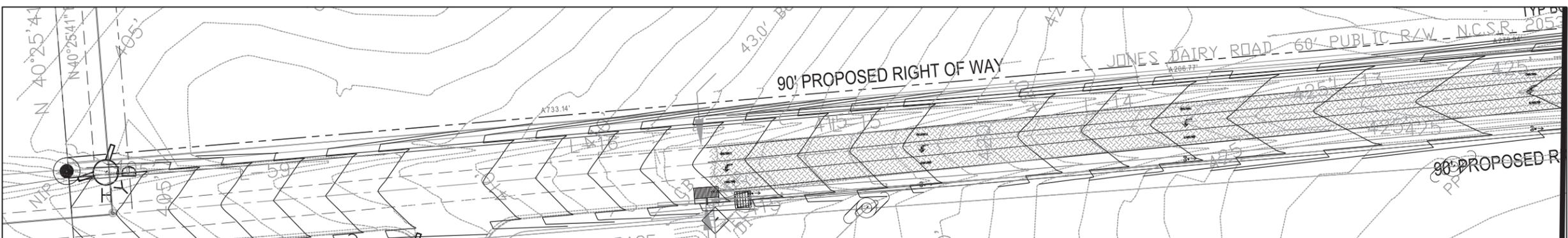
Jones Dairy Road

MATCH LINE A



Jones Dairy Road

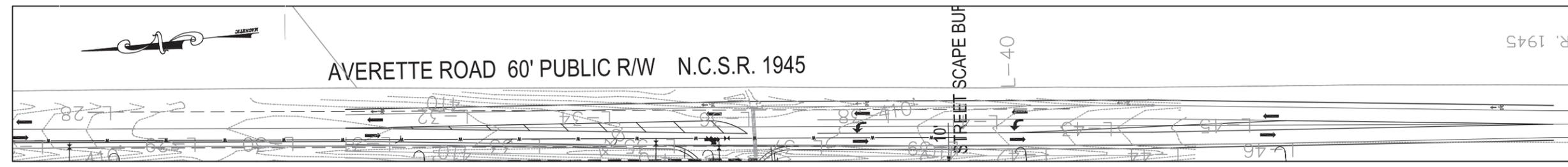
NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	Per Rolesville TEC Comments	KPS
2	06/16/2020	Per Rolesville TEC Comments	KPS
3	06/16/2020	Revised Right of Way	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



Jones Dairy Road



Jones Dairy Road Improvements
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rolesville, Wake County, North Carolina



Awerette Road
PHASE 2 - CENTRAL AREA CONSTRUCTION



Job No.
Dwg No. **C7**



Case No. PR 20-04

Date 2/3/2020

Development Plan Review Application

Project/Development Name The Preserve at Jones Dairy Road - Central

Application Type Sketch Plan Preliminary Plat
 Construction Drawings Final Plat

Contact Information

Property Owner Preserve at Jones Dairy LLC

Address 10534 Arnold Palmer Drive City/State/Zip Raleigh NC 27617

Phone 919-491-0761 Email Steve. Macko14@gmail.com

Developer Preserve at Jones Dairy LLC

Contact Name Glen Hartman

Address 10550 Arnold Palmer Drive City/State/Zip Raleigh NC 27617

Phone 919-422-1847 Email Glen.Hartman@capitolcity=Homes.com

Design Engineering Company Caa Engineers

Contact Name Keith Gettle P.E. / Mac McIntyre P.E.

Address 4932 b Windy Hill Drive City/State/Zip Raleigh NC 27614

Phone 919 210 3934 Email kgettle@caaengineers>com

Property Information

Wake County PIN(s) 1769094682, 1759992822 Address Jones Dairy Road

Total Property Acreage 89.02 Acres Total Phases 6 Phases

Total Lots 262 Lots Average Lot Size 6,900 SF

Smallest Lot Size 6,000 SF Largest Lot Size 10,991 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 FEB. 3, 2020

02/25/20

Rolesville Neighborhood Meeting

Ken Edwards Introduction

- Introductions
- Scope of the property and project

Questions

1. Which section will start first?
 - a. Not 100% sure but our thinking at this point is to start with the South and possibly the central
2. What are the price ranges?
 - a. Various pricing but we are being told the market can support \$330k - up to \$400k
3. Hopes the HOA will require standards for fencing
 - a. We will have a tight HOA and will follow common guidelines but will take the fencing concerns into consideration
4. What are the lot sizes?
 - a. 6000 sqft minimum
 - b. a few of the lots are up to 2/3rds of an acre
5. We are bottlenecked at main street – how does the town support the increase of people
 - a. Ken response – outside of scope of this project
6. You're going to finish development in 5 years?
 - a. Best case scenario 5 years but could go out as long as 8 years.
7. What will the homes be covered in?
 - a. Still up for discussion on outside of homes
 - b. Considering multiple options including vinyl
8. Will the homes be consistent throughout the sections?
 - a. We have examples of the homes on the tables but we have not decided on the builders at this point
9. How much will the townhomes cost
 - a. The market will determine this but they most probably will range from \$179k – \$250k
10. Is Robert Jones still involved?
 - a. Robert involved until the closing of the land and then not afterwards
11. Are the sewer utility easements within the roads
 - a. The goal is to put the sewer in the right of way of the road wherever possible
12. Would the construction traffic be on Alfalfa?
 - a. Generally the construction traffic will come from the new development
13. Where will the phases be in the Central?

- a. Pointed out rough phases on the central section on the foam board to the crowd
- 14. Questions on sewer connections to Daybreak road
 - a. Pointed out the proposed path
- 15. Asked about speeding cars speeding on straight-aways
 - a. DOT mandates no speed bumps on DOT maintained roads
- 16. Will this development affect my water pressure?
 - a. No Raleigh maintains the pressure requirements of the water lines
- 17. When do you anticipate the stop light going in at Jones Dairy Road?
 - a. will be at some point after building home begins
- 18. Will road widening will only be to the end of the development?
 - a. Yes that's correct
- 19. Will DOT be monitoring traffic regularly
 - a. Yes as a matter of practice the DOT conducts surveys
- 20. Will there be a buffer for the houses on the Alfalfa lots?
 - a. Not as planned
- 21. How will the road widening be addressed?
 - a. We discussed phasing of the road widening on Jones Dairy Road to initially install a center turn lane for the initial phases and complete remaining road widening as required by the NCDOT and Traffic consultant as phases are developed
- 22. There were discussions with the adjacent neighborhood on the southern section to select certain shrubs and tree types to provide the best possible buffer between the two developments.
 - a. We discussed certain tree selection to accommodate a more dense buffer.

FINDINGS OF FACT

1. The Property which is the subject of the requested SUP is described above and contains approximately 89.02 acres and is located on the North side of Jones Dairy Road and East of Jones Dairy Farm Subdivision (“the Property”).
2. The Property is located in an area designated for Residential and Planned Unit Development (“R&PUD”).
3. The Property is surrounded on the North by single family homes in an R2-SUD zoning district, on the South is vacant farmland pending a rezoning request, on the East by undeveloped farm land or woodland and residential zoning districts, real estate and on the West by property zoned CU-R-15.
4. The proposed use of the Property is 261 single family homes and 173 townhome lots which will be served by public water and sewer. There will be a United States Postal Service kiosk with two dedicated parking spaces. The overall density is 4.88 dwelling units per acre.
5. The Applicant has submitted a Traffic Impact Study (TIA) as required by the Town’s Unified Development Ordinance which was prepared by Ramey Kemp.
6. All streets within the Property are designed to accommodate fire trucks and rescue vehicles. Fire hydrants will be located throughout the Property as the required intervals. The stormwater control devices reflected on the plans are sufficient.
7. The design of the proposed development complies with all public health and safety ordinances of the Town of Rolesville.

CONCLUSIONS OF LAW

1. That the proposed development and/or use will not materially endanger the public health or safety.
2. That the proposed development and/or use will not substantially injure the value of adjoining property.
3. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located.

4. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town.
5. That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities.
6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard.
7. That the proposed development and use comply with all applicable requirements of this ordinance.

CONDITIONS OF APPROVAL

The Special Use Approval is made subject to the following conditions of approval outlined in Exhibit B and upon the condition that each element of the Master Plan be submitted to the Town through the site plan approval process for townhomes and single-family homes.

ACCORDINGLY, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Town of Rolesville Board of Commissioners hereby approves the issuance of the special use permit as set forth in application SUP18-06 subject to the conditions contained herein and upon the additional conditions contained in the attached Exhibit B.

THIS THE 6th DAY OF August, 2019.



C. Frank Eagles

C. Frank Eagles
Town of Rolesville Mayor

Robin E. Peyton

Robin E. Peyton
Town of Rolesville Clerk

Reviewed and Acknowledged by the Property Owner or Applicant:

Property Owners:

James E. Mangum

James E Mangum

10-23-19

Date



Darrel Chalk

10-23-19

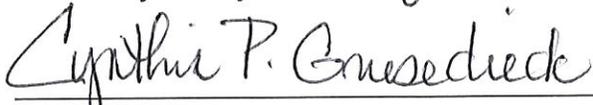
Date



Donna Joy Tiffany

10/23/19

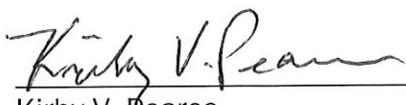
Date



Cynthia P Griesedieck

10/23/19

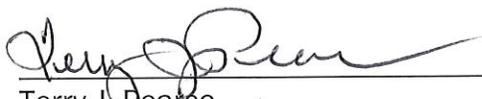
Date



Kirby V. Pearce

10/24/19

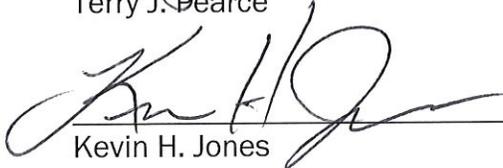
Date



Terry J. Pearce

10/24/19

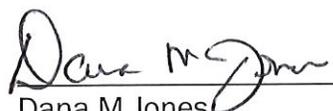
Date



Kevin H. Jones

10/24/19

Date

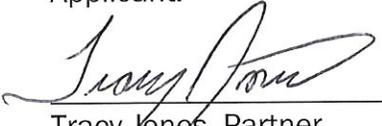


Dana M Jones

10/24/19

Date

Applicant:



Tracy Jones, Partner
GTR Development, LLC

10/24/19

Date

EXHIBIT A

The real estate in question is identified as Wake County PIN numbers 1759992822, 1769094682, 1850904753 and 1860000842.

EXHIBIT B

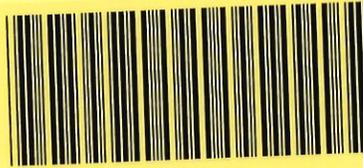
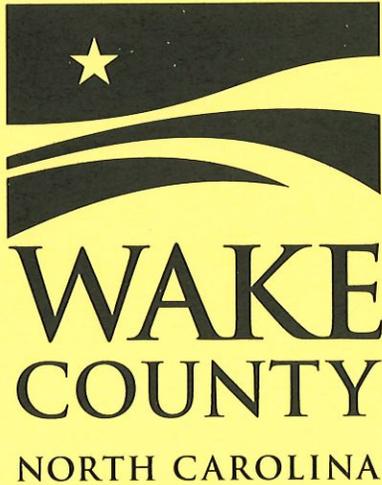
(Conditions of Approval)

SPECIAL USE PERMIT CONDITIONS:

1. All the provisions of the Town of Rolesville Unified Development Ordinance 6.2.1 R1 and 6.2.3 R3 will be followed except:
 - a. Front walkways shall connect to the paved driveway not to the sidewalks in front of the dwelling.
 - b. Two car garages visible from the street will have the option of one or two doors.
2. The open space land requirement shall be dedicated to the Home-Owner's Association.
3. The Greenway / Walking Trail will be constructed in the phase in which it lies and will be completed before the first building permit of that phase is issued. If it is a public greenway trail as shown on the 2002 Open Space and Greenway Plan, it will be maintained by the Town. If not, then it would be publicly accessible, but HOA maintained since it is not part of the plan. All of this is determined with the PUD Master Plan and later preliminary subdivision plat or site plans as well as subdivision construction plans.
4. Amenities Schedule:
 - a. Phase 1 and 2 Townhomes: The developer will construct a playground and open space, and it is to be completed by the 50 percent issuance of the building permit of phase 2.
 - b. Phase 3 playground to be completed before the 50 percent issuance of the building permit of the phase.
 - c. Phase 4 playground, open space, and walking trail to be completed by the 50 percent issuance of the building permit of phase 4.
 - d. Phase 5 playground, open space, and walking trail to be completed by the 50 percent issuance of the building permit of phase 5.
5. Each single-family home lot will have one street tree except corner lots which will have at least two street trees.
6. Chain link fences will not be permitted, and the construction of fences and materials used will be controlled by the architectural committee, developer, and by the restrictive covenants.
7. The minimum detached single-family home square footage will be 1600 square feet.
8. All of the detached single-family homes will have crawl space or stem wall foundations.
9. The minimum square footage for town homes will be 1100 square feet.
10. The Town reserves the right and may request valuation of Jones Dairy and Averette Road intersection after 24 months of the first issued Certificate of Occupancy for any uses completed for The Preserve at Jones Dairy Road either South or Central portions when there is evidence of

developing traffic congestion or safety issues at this intersection that would merit warrant of traffic light as recommended by The Preserve at Jones Dairy Road Traffic Impact Analysis Report (TIA). All cost including installing the traffic light improvement with metal poles and metal mast arms is the responsibility of the developer. After the first request for revaluation, the Town can call for additional requests for revaluation based upon the evidence of developing traffic congestion or safety issues after the previous revaluation until all the recommended improvements of the TIA report are completed.

11. The Special Use Permit is granted upon the further condition that each element of the Master Plan must come back through the site plan approval process.



BOOK:017626 PAGE:02496 - 02502

Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Charles P. Gilliam
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

7 # of Pages *JH*



Memo

To: Kelly Arnold, Town Manager
From: Orlando Soto, Chief of Police
Date: 10/6/2020
Re: Title VII: Traffic Code Parking Regulations

Under Title VII: Traffic Code Parking Regulations 71.13 (a): No person shall stop, stand, or park a vehicle, attended or unattended, except when necessary to avoid conflict with other traffic, or in compliance with the directions of a police officer or traffic control device in any of the following places:

- (1) On the sidewalk.
- (2) Within an intersection or in front of a private driveway.
- (3) On a crosswalk.
- (4) Within 30 feet of any flashing beacon, stop sign, or traffic control signal located at the side of a street or roadway.
- (5) On either side of any street approaching a railroad underpass, or overhead bridge, within 50 feet in any direction of the outer edge of such underpass or overhead bridge.
- (6) On either side of any approaching grade crossing within 50 feet of the closest rail; provided, that where existing permanent structures are located along the street and closer than 50 feet, parking may be permitted in front of such structures, unless otherwise prohibited if the parking does not interfere with the view in either direction of an approaching locomotive or train.
- (7) Alongside or opposite any street excavation or obstruction when such stopping, standing or parking would obstruct traffic.
- (8) Upon any bridge or other elevated structure.

- (9) Within 15 feet in either direction of the entrance to a hotel, theater, hospital, sanitarium, or any public building or a fire hydrant or a fire station.
- (10) On the roadway side of any vehicle stopped, standing, or parked at the edge or curb of a street.
- (11) Within 25 feet from the intersection of curb lines or if none, then within 15 feet of the intersection of property lines at an intersection of highways or streets.

Due to ongoing concerns, the following directive is proposed for consideration to be incorporated as an amendment to Title VII: Traffic Code Parking Regulations 71.13 (a), to prohibit the parking of vehicles along or within public street roundabouts, to include the alterations on the attached ordinance.

- (12) *Within a Roundabout.*

Enclosure: TA 2020-O-08, Roundabouts

**PROPOSAL TO AMEND
THE CODE OF ORDINANCES,
TOWN OF ROLESVILLE, NORTH CAROLINA
Ordinance Number TA (_____)**

AN ORDINANCE TO PROHIBIT VEHICLE PARKING IN ROUNDABOUTS

WHEREAS, pursuant to North Carolina General Statutes Section 160A-301, the Town has the authority by ordinance to regulate, restrict and prohibit the parking of vehicles on the public streets, alleys and bridges within the Town.

WHEREAS, the Board of Commissioners finds that it is in the public interest of the Town to prohibit the parking of vehicles along or within public street roundabouts.

NOW THEREFORE BE IT ORDAINED by the Board of Commissioners of the Town of Rolesville, North Carolina as follows:

SECTION 1. Title VII. TRAFFIC CODE.

- Addition.
- Deletion.
- Alteration (additions are underlined and deletions are ~~struckthrough~~)

§ 71.13 - Stopping, standing or parking prohibited.

(a) No person shall stop, stand, or park a vehicle, attended or unattended, except when necessary to avoid conflict with other traffic, or in compliance with the directions of a police officer or traffic control device in any of the following places:

- (1) On ~~the~~ a sidewalk.
- (2) Within ~~an~~ street intersection or in front of a private driveway.
- (3) Within 25 feet from the intersection of curb lines or if none, then within 15 feet of the intersection of property lines at an intersection of streets.
- (~~34~~) On a crosswalk.
- (~~45~~) Within 30 feet of any flashing beacon, stop sign, or traffic control signal located at the side of a street ~~or roadway~~.
- (~~56~~) On either side of any street approaching a railroad underpass, or overhead bridge, within 50 feet in any direction of the outer edge of such underpass or overhead bridge.
- (~~67~~) On either side of any approaching grade crossing within 50 feet of the closest rail; provided, that where existing permanent structures are located

along the street and closer than 50 feet, parking may be permitted in front of such structures, unless otherwise prohibited if the parking does not interfere with the view in either direction of an approaching locomotive or train.

- (78) Alongside or opposite any street excavation or obstruction when such stopping, standing or parking would obstruct traffic.
- (89) Upon any bridge or other elevated structure.
- (910) Within 15 feet in either direction of the entrance to a hotel, theater, hospital, sanitarium, or any public building or a fire hydrant or a fire station.
- (1011) On the roadway side of any vehicle stopped, standing, or parked at the edge or curb of a street.
- ~~(11) Within 25 feet from the intersection of curb lines or if none, then within 15 feet of the intersection of property lines at an intersection of highways or streets.~~
- (12) Within a roundabout.

SECTION 2: This amendment to the Code of Ordinances shall be effective upon its adoption.

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

Ronnie Currin
Town of Rolesville Mayor

CERTIFICATION

I, Robin Peyton, 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, the 6th day of October 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 October 2020.

Robin Peyton
Town of Rolesville Clerk

[Seal]

Your
FOR Info
FYI

Town of Rolesville
Board of Commissioners
Regular Meeting

October 20, 2020

Monthly Financial Update

For month ending September 30, 2020

General Fund

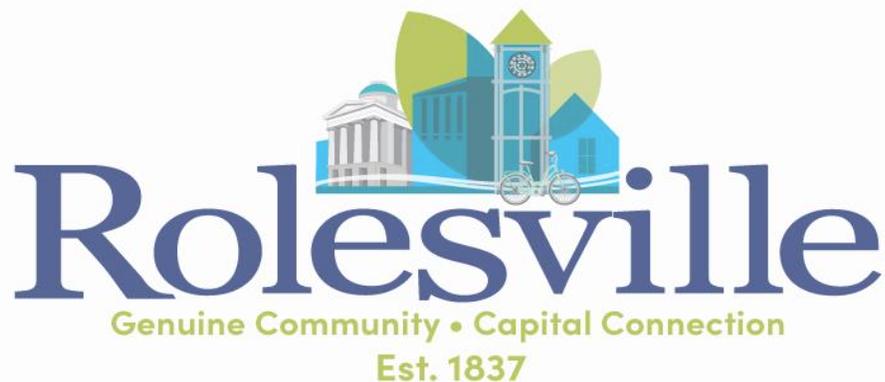
Revenues & Expenditures
Property Taxes
Local Option Sales Tax
Utility Sales Tax

Capital Projects Fund

Revenues & Expenditures
Capital Development Fees
Capital Project Status

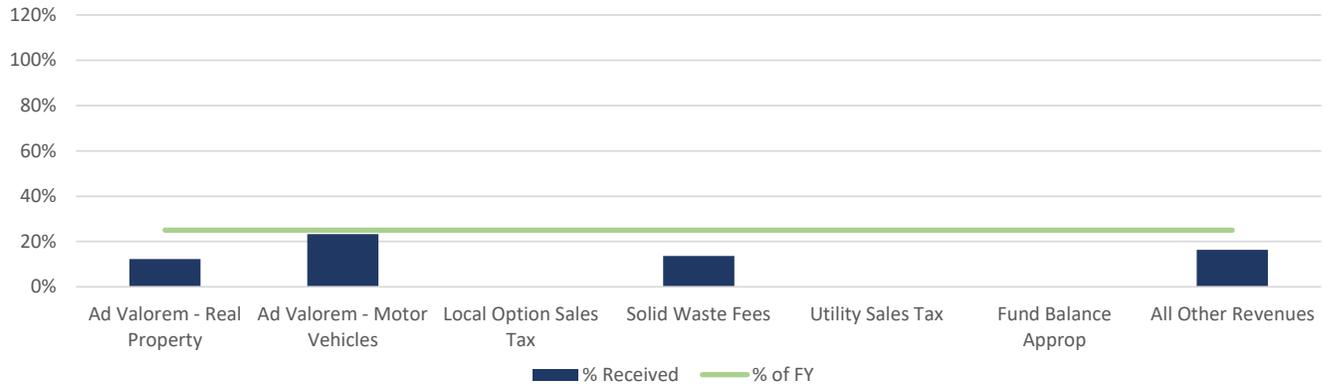
Supplementary Information

Cash & investments
Staggered Program Implementation for FY20-21
Budget Transfers & Amendments



General Fund

Revenues

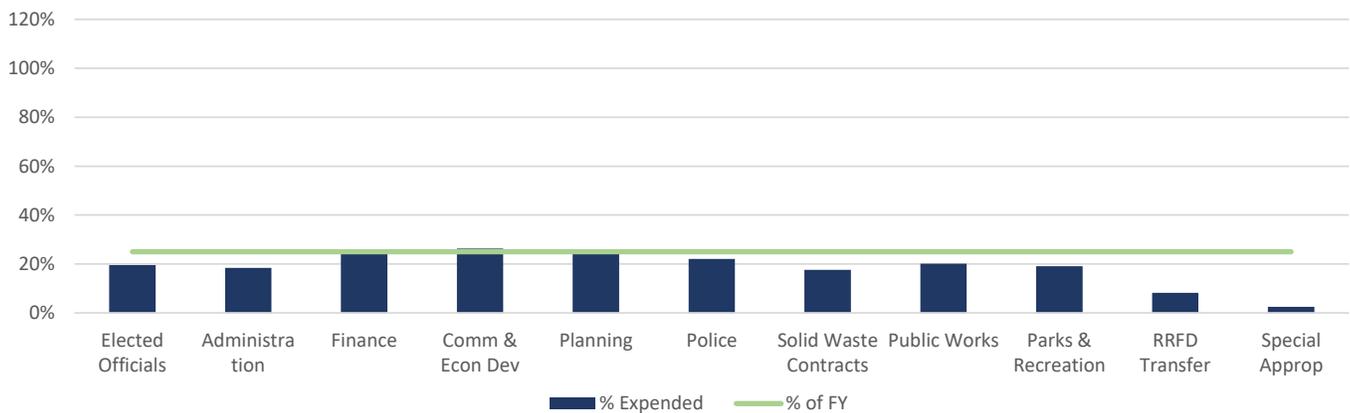


25% = % of Fiscal Year

	FY19-20 Projected	FY20-21 Budget	FY20-21 YTD	YTD %
Ad Valorem - Real Property	\$4,557,973	\$5,084,500	\$622,197	12%
Ad Valorem - Motor Vehicles	498,396	472,000	109,626	23%
Local Option Sales Tax	1,532,090	1,420,000		0%
Solid Waste Fees	716,909	750,000	102,588	14%
Utility Sales Tax	443,669	455,000		0%
Fund Balance Approp		670,784		0%
All Other Revenues	1,243,569	950,943	154,818	16%
Total	\$8,992,606	\$9,803,227	\$989,230	10%

- Most revenues at expected levels
- Receipt of revenues lags behind % of fiscal year - see revenue detail for more information

Expenditures



25% = % of Fiscal Year

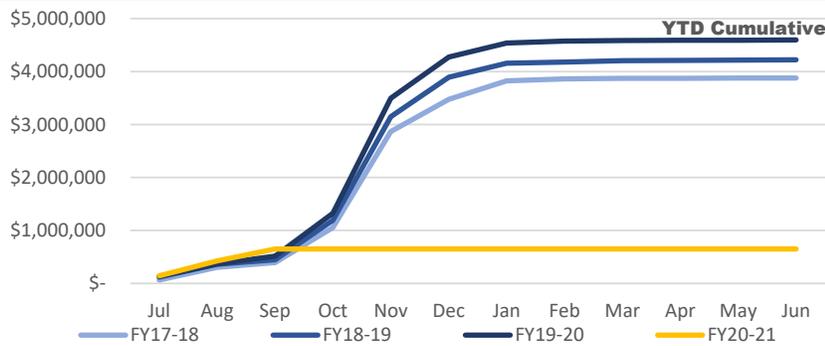
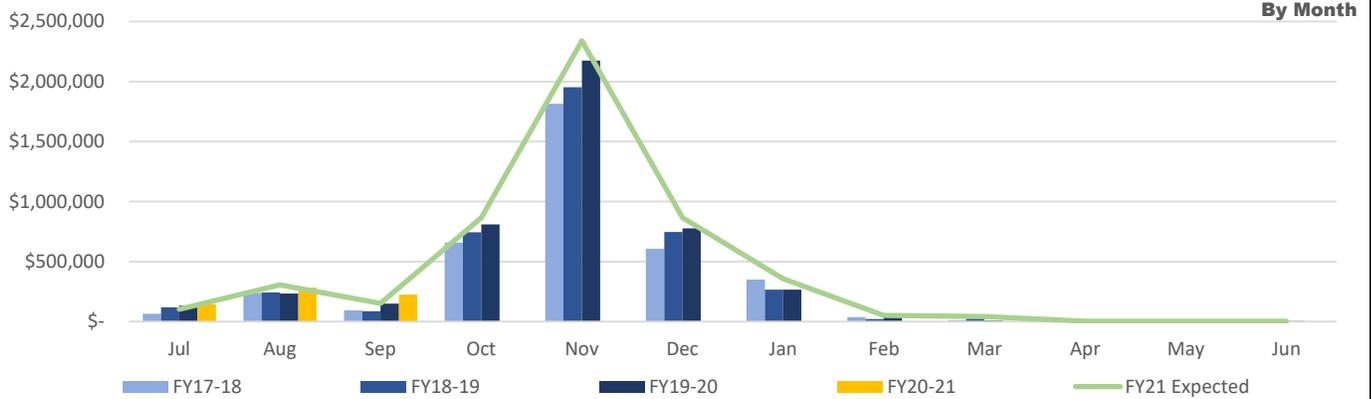
	FY19-20 Projected	FY20-21 Budget	FY20-21 YTD	YTD %
Elected Officials	\$77,454	\$72,500	\$14,157	20%
Administration	554,507	639,770	117,566	18%
Finance	493,215	677,495	164,159	24%
Comm & Econ Dev	143,867	146,660	38,640	26%
Planning	374,760	748,962	179,623	24%
Police	2,510,714	2,794,645	617,760	22%
Solid Waste Contracts	613,585	675,000	118,579	18%
Public Works	951,863	865,214	173,802	20%
Parks & Recreation	784,072	951,035	181,635	19%
RRFD Transfer	1,062,047	1,111,300	91,187	8%
Special Approp	639,702	1,120,646	28,125	3%
Total	\$8,205,786	\$9,803,227	\$1,725,235	18%

- Department expenditures at expected levels
- Smaller departments may be closer to the benchmark due to up-front costs early in the fiscal year

General Fund

Property Tax - Wake County Collections

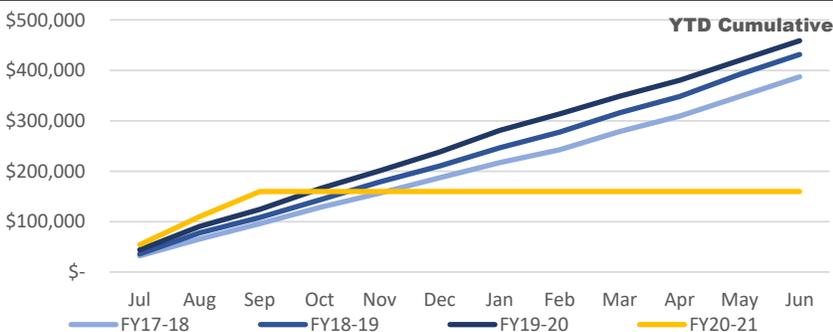
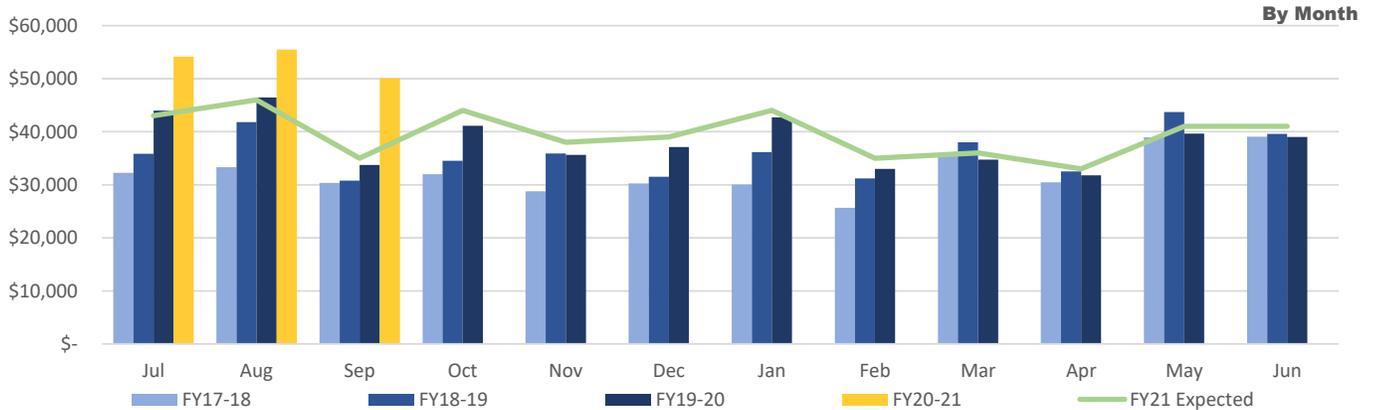
#1 largest revenue



- Property tax revenues consistent with prior year - usually 11% of total levy by Sep
- Most funds received October through January
- Solid waste fee collections (#3 largest revenue) mirror these results

Property Tax - DMV Collections (Motor Vehicles)

#4 largest revenue

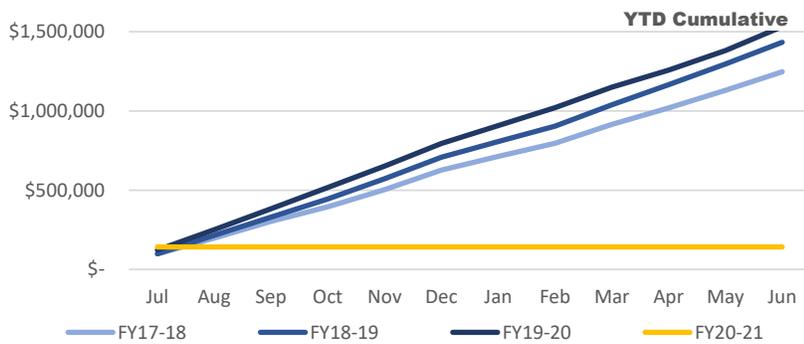


- March-June 2020 revenues down slightly over previous year
- Renewals March-July have COVID 6 month grace period, some receipts may be deferred to August - December 2020

General Fund

Local Option Sales Tax

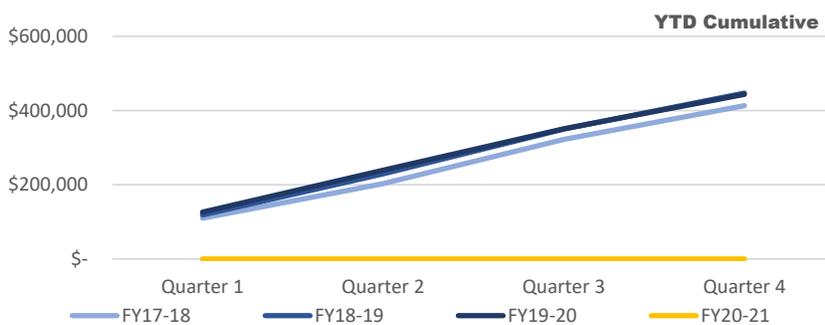
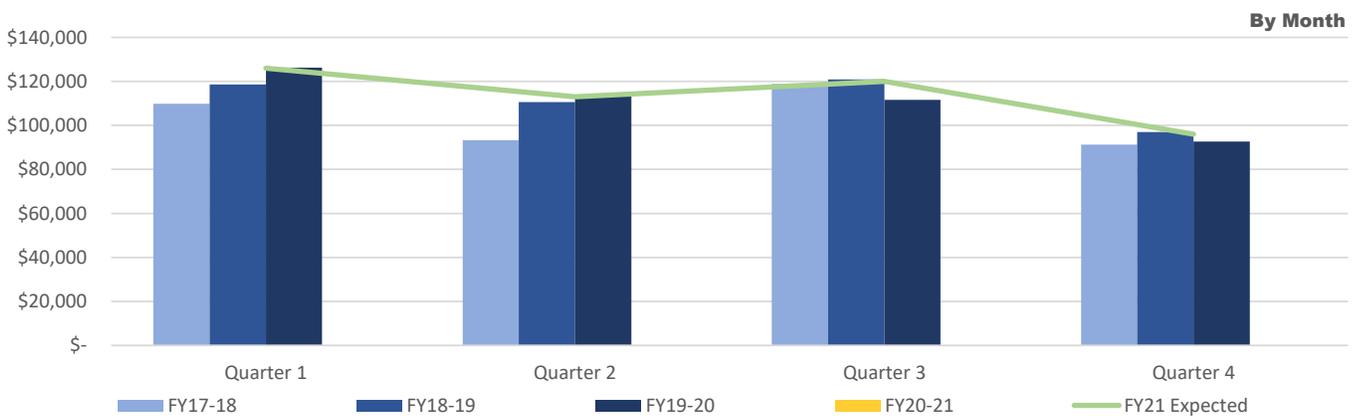
#2 largest revenue



- March receipts down 4%
- April receipts down 14%
- May receipts down 5%
- June receipts up 10%
- July receipts up 16%
- Forecasted 5% decrease for FY20-21 (Jul 20 - Jun 21)
- Optimistic about receipts for late summer / early fall

Utility Sales Tax

#5 largest revenue



- Utility Sales Tax revenues remain a flat source of revenue
- The 4th quarter distribution for FY19-20 was down 4% compared to prior year

Capital Projects Fund

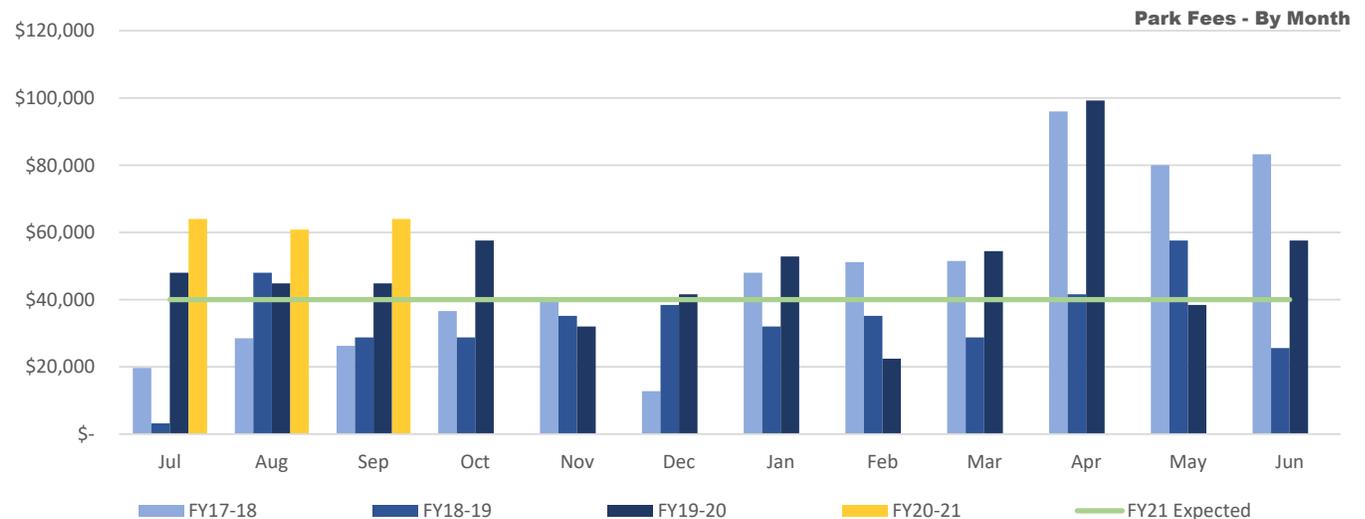
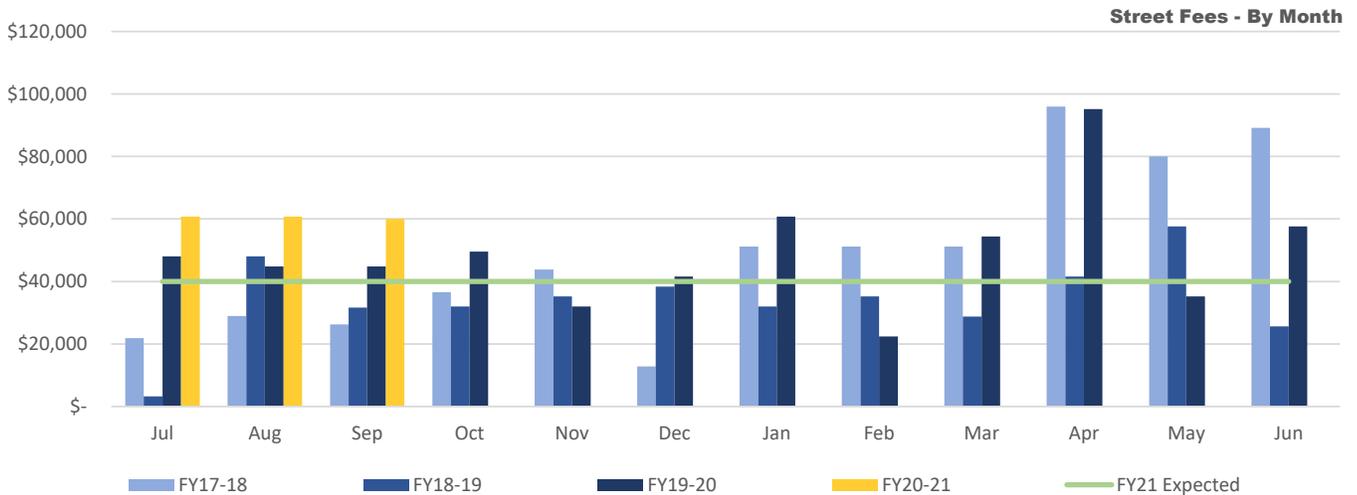
Revenues & Expenditures

Revenues	FY19-20	FY20-21	FY20-21	
	Projected	Budget	YTD	YTD %
Streets-related	\$1,079,409	\$480,000	\$121,777	25%
Parks-related	616,155	480,000	125,018	26%
Fund Balance App		1,217,831		0%
All Other Revenues	492,825	250,000		0%
Transfer In	350,000	500,000		0%
Total	\$2,538,389	\$2,927,831	\$246,796	8%

Expenditures	FY19-20		FY20-21	
	Actual	Budget	YTD	YTD %
General	\$264,748	\$678,500	\$34,900	5%
Streets	\$924,614	\$814,331	\$40,406	5%
Park	538,315	955,000	254,378	27%
Retain in Capital Rsv		480,000		0%
Total	\$1,727,677	\$2,927,831	\$329,685	11%
YTD Fund Bal Inc/Dec	\$810,712		(\$82,889)	

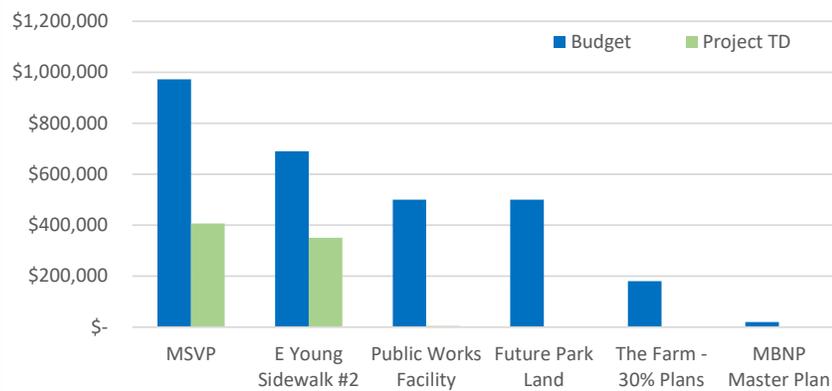
- Street Fees and Park Fees revenue varies widely from month to month, depending on local development activity
- The end of FY19-20 saw strong receipts in these revenues
- Revenues for the first three months of FY20-21 reflect continued strong development activity in Town

Capital Development Fees



Capital Projects Fund

Capital Project Status



Project	Budget	Project TD
MSVP	\$972,256	\$406,944
E Young Sidewalk #2	690,000	351,106
Public Works Facility	500,000	4,900
Future Park Land	500,000	0
The Farm - 30% Plans	180,000	0
MBNP Master Plan	20,000	0

Main Street Vision Plan

This project will realign the Burlington Mills Road and Main Street intersection and provide streetscape improvements along Main Street from Burlington Mills Road to Young Street.

Project design is underway and construction is anticipated to begin in the summer or fall of 2021.

East Young Sidewalk #2

This project will install pedestrian crossings at the US 401 By-pass and a multi-use path from the US 401 By-pass to Quarry Road.

The design for this project is complete. Due to the use of NC DOT funds, further progress remains on hold. Once DOT funding is released, the project will proceed.

Public Works Facility

With potential development at its current location, a new Public Works facility may be needed in the next few years.

A potential site has been identified, and a feasibility study for that site is nearing completion. A presentation to the Town Board is anticipated on October 27.

Future Park Land

Additional parks will need to be constructed in high growth areas, in accordance with the Parks & Recreation Comprehensive Master Plan.

Staff are currently evaluating potential sites for further review.

The Farm 30% Construction Drawings

A large-scale athletic and recreational facility is planned for The Farm site. A site master plan for the park was approved in 2020.

The master plan consultant, The John R McAdams Company, has been contracted to continue their work and develop 30% construction drawings. A kickoff meeting for this stage of the project was held in late August. It is anticipated that the 30% construction drawings will be completed in early 2021.

Mill Bridge Nature Park Site Plan

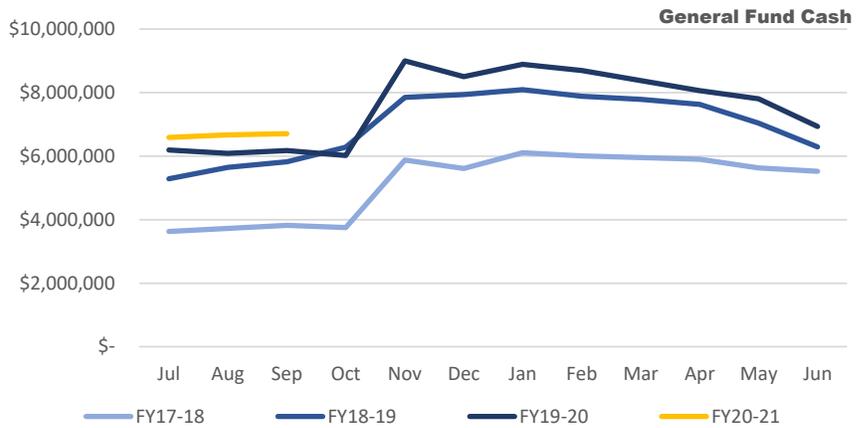
Existing land at Mill Bridge Nature Park is available for further development. A site plan will provide direction for growth of the park.

A request for proposal to engage the services of a consultant will be issued this fall. Staff project that the work will be complete by late spring 2021.

Supplementary Information

Cash & Investments

General Fund	\$6,706,711	
Utility Reserve Fund	1,796,855	
Capital Project Fund	<u>3,839,098</u>	
	\$12,342,663	
BB&T Checking	\$420,404	
NCCMT Investment	11,881,793	
SunTrust Mmkt	<u>40,466</u>	
	\$12,342,663	



Staggered Program Implementation for FY20-21

QUARTER 1: Starting July - September	Total Cost	Status	Q1 Impact	Q2 Impact	Q3 Impact	Q4 Impact
Police Building Expansion	\$93,000	underway	X	X	X	X
Facility Study Update	25,000	underway	X	X		
Organizational Assessment	25,000	underway	X	X		
Public Works Facility - feasibility	25,000	underway	X	X		
Financial Software	115,000	underway	X	X	X	X
Unified Development Ordinance Update	90,000	underway	X	X	X	X
Community Transportation Plan	60,000	underway	X	X	X	X
Infield Maintenance	15,000	complete	X			
Triangle J LEO Campaign	4,500	underway	X			
eCrash Software	2,500	purchased	X			
Customer Service Specialist	63,327	interviewing	X	X	X	X
Park, Greenway, Gateway Signage	50,000	will bid soon	X		X	
Meetings Recording System	1,200	on hold	X			
QUARTER 2: Starting October - December						
PT Evidence Technician	\$26,239	hired		X	X	X
ADA Improvements	7,500	included with w PD expan		X		
Workstation Replacements	6,000	order placed		X		
Lead Maintenance Worker	7,534	pending		X	X	X
QUARTER 3: Starting January - March						
Citizen Survey	\$10,000				X	
Assistant to the Town Manager	49,600				X	X
Planner I	55,376				X	X
Police Server Replacement	30,000				X	
Public Works Small Equipment	10,000				X	
Bike Plan Grant Match	4,000				X	
Public Works Facility - land	475,000				X	
QUARTER 4: Starting April - June						
Police Vehicle Fleet Replacement	\$238,560					X
Stormwater Mapping	30,000					X
Furniture/Equipment Replacement	15,035					X

Supplementary Information

Administrative Transfers

Date	From	To	Amount	Explanation

Board Transfers

Date	From	To	Amount	Explanation		
9/1/2020	11-700-85	Contingency	11-700-55	Chamber of Commerce	\$6,000	contribution per new MOU
9/15/2020	11-700-85	Contingency	11-700-60	RRFD Partnership	\$11,700	fire services study - Phase 1

Board Amendments

Date	Revenue	Expenditure	Amount	Explanation		
7/7/2020	11-390-01	General Fund Approp	11-490-51	Depatmental Projects	\$44,510	FY20 rollover - CTP update
7/7/2020	11-390-01	General Fund Approp	11-490-51	Depatmental Projects	\$57,275	FY20 rollover - UDO update
7/7/2020	11-390-01	General Fund Approp	11-620-30	Maint/Repair - Bldgs/Gr.	\$5,335	FY20 rollover - Heritage East greenway
7/7/2020	11-390-01	General Fund Approp	11-620-51	Depatmental Projects	\$60,000	FY20 rollover - Open Space & Greenway plan
7/7/2020	11-310-23	Federal/State Grants	11-490-51	Depatmental Projects	\$13,307	FY20 rollover - transit study
7/7/2020	11-390-02	Powell Bill Approp	11-600-74	Resurfacing	\$94,664	Bowling Drive resurfacing



Memorandum

To: Mayor & Town Board
From: JG Ferguson, Parks & Recreation Director
Date: October 14, 2020
Re: Parks & Recreation FYI

Below are the Parks & Recreation program updates:

Cancelled Events:

- Outdoor Movie *Dolittle* – October 10th at Rolesville Middle School
 - Cancelled due to rain. No plans to re-schedule.

Current Programs:

PROGRAMS OFFERED SINCE SEPTEMBER & NUMBER OF PARTICIPANTS REGISTERED as of 10/14:

• Monet Dance Performing Arts Studio – Session 2: Hip Hop Tots	2
• Monet Dance Performing Arts Studio – Session 2: Dance 4 Tots	0
• Monet Dance Performing Arts Studio – Session 3: Hip Hop Tots	3
• Monet Dance Performing Arts Studio – Session 3: Dance 4 Tots	2
• Monet Dance Performing Arts Studio – Dance 4 Tots 1	0
• Monet Dance Performing Arts Studio – Performing Dance 4 Tots 2	4
• Monet Dance Performing Arts Studio – Performance Creative Combo 1	3
• Monet Dance Performing Arts Studio – Hip Hop Juniors.....	0
• Monet Dance Performing Arts Studio – Performance Creative Combo 2	0
• Monet Dance Performing Arts Studio – Performing Bring It Majorette Dance.....	0
• Monet Dance Performing Arts Studio – Move it, Move it Adult Line Dance (6 classes).....	0
• Coping for Caregivers: How to Minimize Becoming Overwhelmed When Caring For Others.....	0
• Virtual Gentle Yoga (3 classes offered in September & 4 classes will be offered in October	2
• Outdoor Yoga (2 classes one class cancelled due to rain).....	9
• Paint Party – You Pick!	0
• Drawing FUNdamentals – You Pick!.....	0
TOTAL NUMBERS	21

UPCOMING EVENTS:

- Blood Drive – November 6th at Community Center
 - 10 AM to 3 PM
 - 51 spots available (10 registered as of 10/14/20)
 - 6 volunteers secured.
 - Snacks for canteen donated by Food Lion

UPCOMING PROGRAMS IN NOVEMBER:

- Virtual Gentle Yoga
- The Power of Wellbeing
- Continuation of 4 dance sessions that made.

UPCOMING ATHLETIC PROGRAMS IN NOVEMBER:

- Basketball is currently on hold due to WCPSS

Monthly Report



SEPTEMBER 2020

Rolesville Police Department
Orlando Soto, Chief of Police

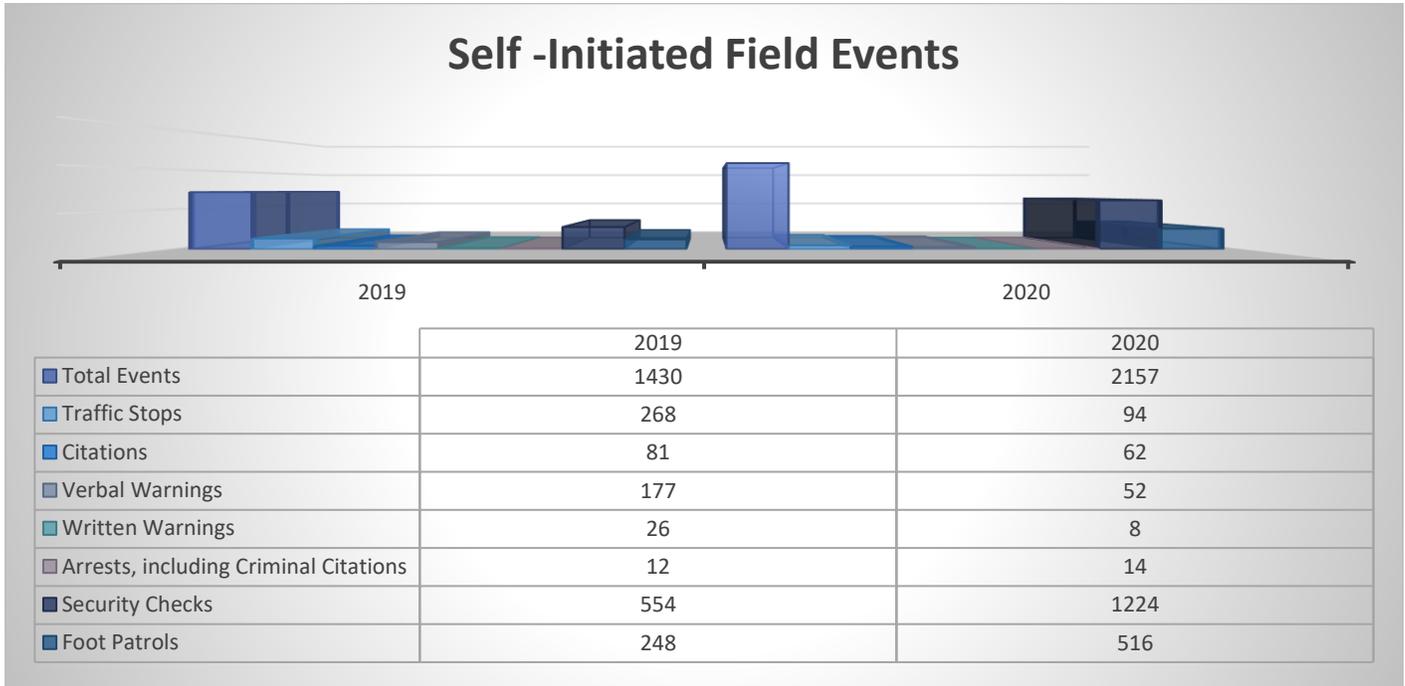


Orlando Soto
Chief of Police
 919-556-7226

“The mission of the Rolesville Police Department is to enhance the quality of life by protecting and serving our community through a partnership with our citizens and businesses to create a community that is safe to live, work and play.”

Rolesville Police Department Monthly Report

The Rolesville Police Department had 2,157 events for the month of September 2020 that resulted in the following:



ROLESVILLE POLICE DEPARTMENT
REPORTED UCR OFFENSES FOR THE MONTH OF SEPTEMBER 2020

PART I CRIMES	September 2019	September 2020	+/-	Percent Changed	Year-To-Date		+/-	Percent Changed
					2019	2020		
MURDER	0	0	0	N.C.	0	0	0	N.C.
RAPE	0	0	0	N.C.	1	1	0	0%
ROBBERY	0	0	0	N.C.	0	0	0	N.C.
Commercial	0	0	0	N.C.	0	0	0	N.C.
Individual	0	0	0	N.C.	0	0	0	N.C.
ASSAULT	0	0	0	N.C.	1	2	1	100%
* VIOLENT *	0	0	0	N.C.	2	3	1	50%
BURGLARY	4	0	-4	-100%	15	4	-11	-73%
Residential	0	0	0	N.C.	6	1	-5	-83%
Non-Resident.	4	0	-4	-100%	9	3	-6	-67%
LARCENY	3	2	-1	-33%	30	24	-6	-20%
AUTO THEFT	0	0	0	N.C.	3	2	-1	-33%
ARSON	0	0	0	N.C.	0	0	0	N.C.
* PROPERTY *	7	2	-5	-71%	48	30	-18	-38%
PART I TOTAL:	7	2	-5	-71%	50	33	-17	-34%
PART II CRIMES								
Drug	10	5	-5	-50%	49	23	-26	-53%
Assault Simple	2	0	-2	-100%	26	20	-6	-23%
Forgery/Counterfeit	0	1	1	N.C.	1	2	1	100%
Fraud	2	2	0	0%	13	10	-3	-23%
Embezzlement	0	0	0	N.C.	0	1	1	N.C.
Stolen Property	0	0	0	N.C.	0	2	2	N.C.
Vandalism	0	0	0	N.C.	9	16	7	78%
Weapons	0	0	0	N.C.	1	0	-1	-100%
Prostitution	0	0	0	N.C.	0	0	0	N.C.
All Other Sex Offens	0	0	0	N.C.	0	0	0	N.C.
Gambling	0	0	0	N.C.	0	0	0	N.C.
Offn Agnst Faml/Chld	0	0	0	N.C.	0	0	0	N.C.
D. W. I.	1	3	2	200%	17	8	-9	-53%
Liquor Law Violation	0	0	0	N.C.	0	0	0	N.C.
Disorderly Conduct	0	0	0	N.C.	0	2	2	N.C.
Obscenity	0	0	0	N.C.	1	0	-1	-100%
Kidnap	0	0	0	N.C.	0	1	1	N.C.
Human Trafficking	0	0	0	N.C.	0	0	0	N.C.
All Other Offenses	3	1	-2	-67%	18	22	4	22%
PART II TOTAL:	18	12	-6	-33%	135	107	-28	-21%
GRAND TOTAL:	25	14	-11	-44%	185	140	-45	-24%

N.C. = Not Calculable

Quick Tips for Personal Safety at Home

- Invest in a locked mailbox and drop outgoing mail at the post office or U.S.P.S. mailboxes
- Trim shrubbery so bad guys can't hide out
- Always lock your external doors, windows, and door between garage and house, whether you're home or going out
- Leave your spare key with a trusted neighbor. Never leave it hidden on your property
- Use deadbolts that are at least grade 2, extend at least 1 inch, and have strike plates reinforced to the frame
- Install motion-sensing lights outside of entrances
- For added security, consider installing an alarm system
- When you're out of town:
 - Set inside and outside lights on timers set for random times
 - Never leave notes on your door for service people or visitors
 - Cancel deliveries or have someone you trust pick them up

Internal Operations Highlights

- September 2, 2020: Attended DEI Conference Meeting
- September 3, 2020: Attended Youth Thrive Board Meeting
- September 4, 2020: Attended Community Outreach Meeting
- September 8, 2020: Attended Supervisor's Meeting
- September 9, 2020: Attended Department Head Meeting
- September 15, 2020: Attended Accounting Technician Interviews
- September 11, 2020: Attended Golf Cart Meeting
- September 17, 2020: Attended Youngsville Assessment Center
- September 23, 2020: Attended Department Head and CALEA Meeting
- September 24, 2020: Attended WECO Meeting
- September 29, 2020: Attended Organizational Assessment Meeting
- September 30, 2020: Attended Range Qualification Training



SEPTEMBER 2020 ACTIVITY DEVELOPMENT REPORT

HIGHLIGHTS

1. MA 20-01 Hopper Communities, UDO Map Amendment
APPROVED 09.28.2020
2. PR 20-01 The Point – Phases 1-10, & 14 Preliminary Subdivision Plat
RECOMMENDED BY THE PLANNING BOARD 09.28.2020
3. PR 20-04 The Preserve at Jones Dairy (Central) Preliminary Subdivision Plat
RECOMMENDED BY THE PLANNING BOARD 09.28.2020
4. PR 20-02 The Preserve at Jones Dairy (North) Preliminary Subdivision Plat
RECOMMENDED BY THE PLANNING BOARD 09.28.2020

For more information or assistance,
Please contact:
Shelly Raby, Planning Development Specialist
Phone: 919-554-6517
shelly.raby@rolesville.nc.gov

The Town of Rolesville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act. Should you need assistance or a particular accommodation please contact the ADA Coordinator.

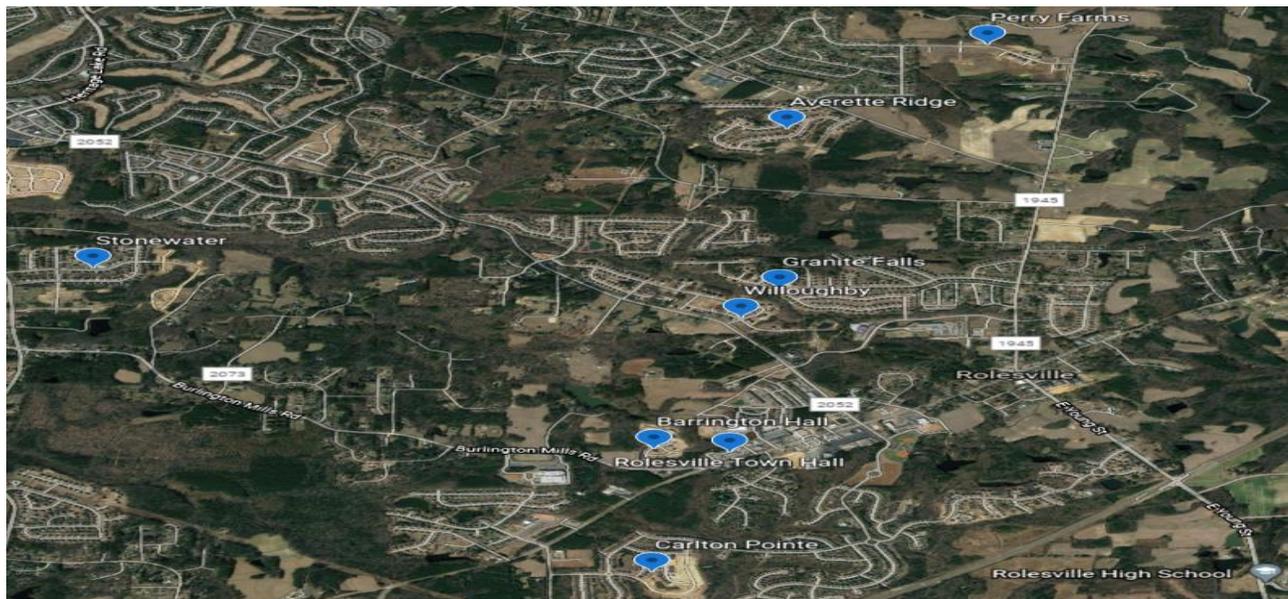
Developments

CURRENT RESIDENTIAL DEVELOPMENTS WITH PERMITS ISSUED Summary of Activity by Subdivision

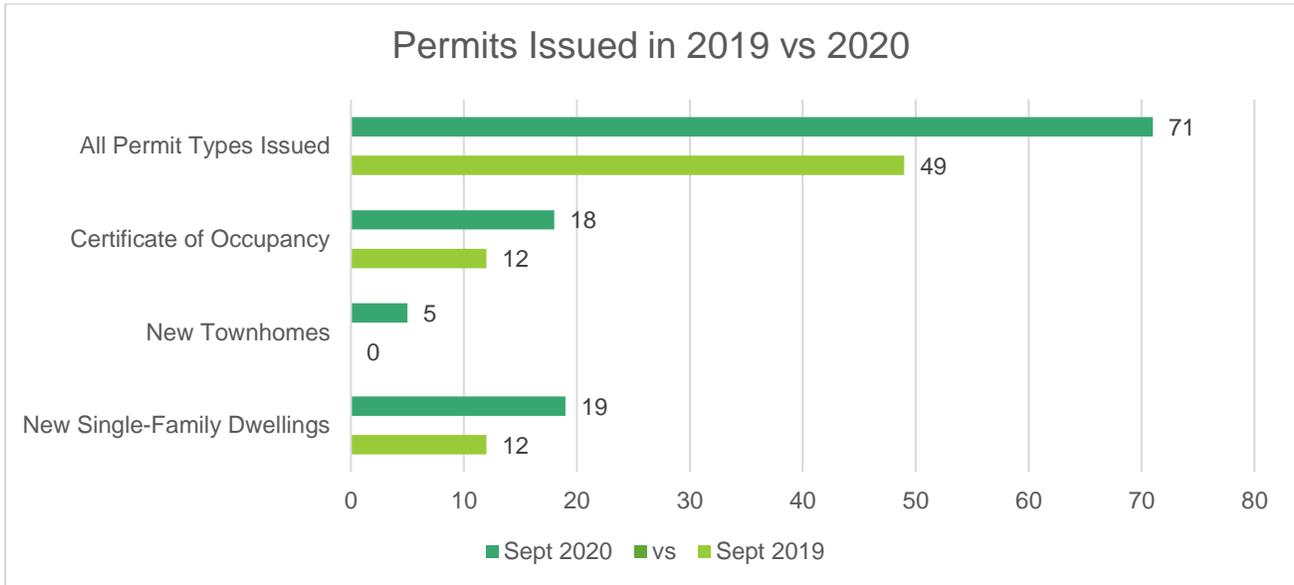
Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Un-permitted Lots Remaining	Permits Issued in September	Permits Issued YTD
Averette Ridge	159	139	17	3	12
Barrington	33	32	1		6
Carlton Pointe	271	258	13	1	19
Granite Falls	101	68	33	8	24
Perry Farms	41	40	1	1	5
Stonewater	208	182	26	3	30
Willoughby	88	78	10	2	11
TOTAL	901	797	101	18	107

Barrington Townhomes	32	18	14	5	18
TOTAL	32	18	14	5	18

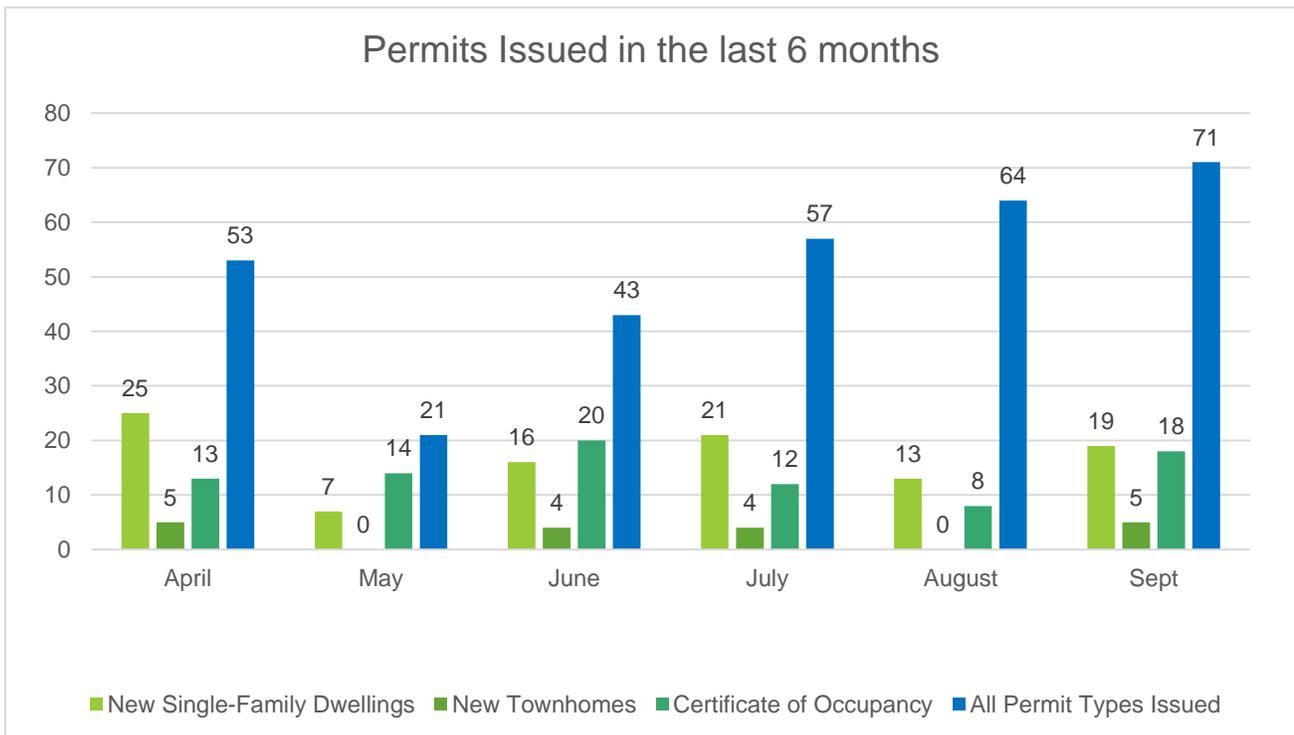
Non-Subdivision				1	
TOTAL Residential Permits Issued	933	815	115	24	130



Permitting Activity



The Town of Rolesville has experienced an overall **increase** in permitting activity compared to this time last year.



Development Projects in Review

Detailed information regarding these projects can be found by clicking on the link provided <https://www.rolesvillenc.gov/planning/development-projects>

Commercial/ Other

Carlton Pointe Green Way Trail	Rolesville CrossFit	C4 Investments
101 and 115 Redford Place Drive	1200 Granite Falls Blvd.	515 S. Main St.
Carolina Legacy Volleyball	Rural Fire Dept. Addition	

Residential

A-Master Team Townhomes- 47 Proposed New Townhomes

Chandlers Ridge- 90 Proposed New Single- Family Homes

Elizabeth Springs- 89 Proposed New Single- Family Homes & 98 Proposed New Townhomes

Kalas Falls- 484 Proposed New Single- Family Homes & 108 Proposed New Townhomes

Preserve at Jones Dairy Road Central- 261 Proposed New Single- Family Homes & 173 Proposed New Townhomes

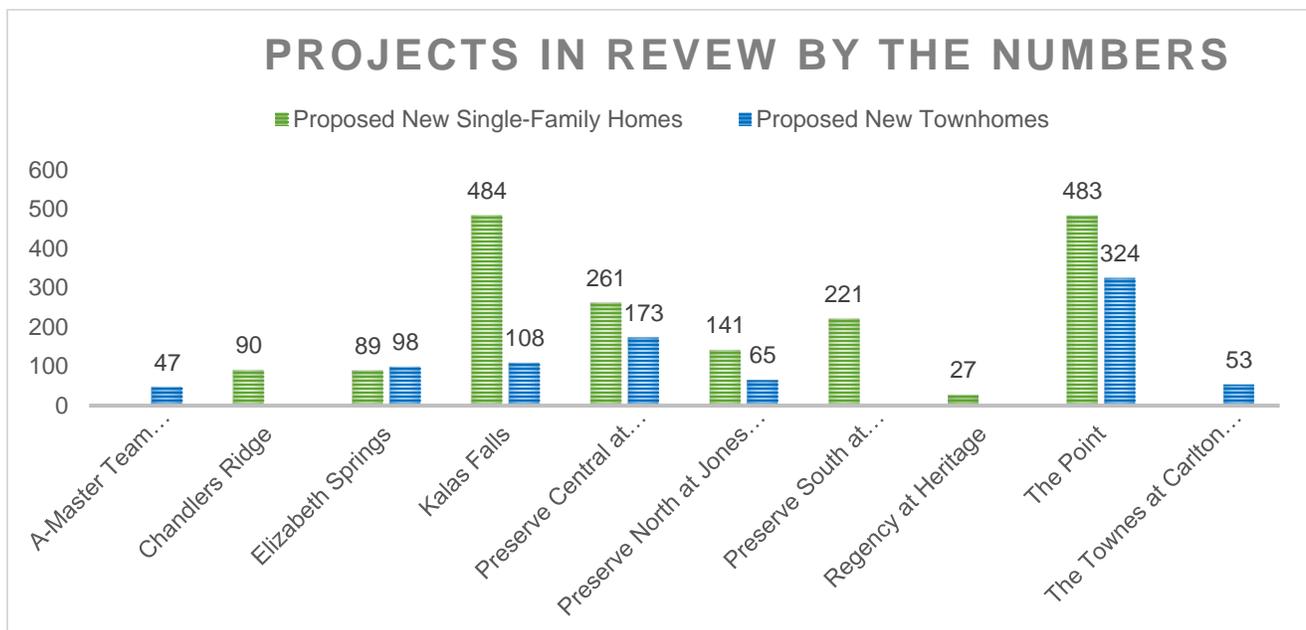
Preserve at Jones Dairy Road North- 141 Proposed New Single- Family Homes & 65 Proposed New Townhomes

Preserve at Jones Dairy Road South- 221 Proposed New Single- Family Homes

Regency at Heritage- 27 Proposed New Single- Family Homes

The Point- 483 Proposed New Single- Family Homes & 324 Proposed New Townhomes

The Townes at Carlton Pointe- 130 Proposed New Townhomes





FUTURE TOWN BOARD MEETINGS
(Please note this schedule is subject to change)

- October 27, 2020 Town Board Work Session – 6:00 pm
- Rolesville/Wake Forest Transit Study
 - Feasibility Update of Public Works Facility on NCDOT Land
 - Main Street LAPP Grant Project Update
 - Future Budget Amendments
- November 3, 2020 Town Board Regular Meeting – 7:00 pm
- Public Comment
 - Advisory Boards Liaison Reports
 - Consent: Approval of Minutes from October 6th, 20th and 27th Town Board Meetings
 - Consent: Budget Amendment
 - Public Hearing (Legislative) Case: ANX20-03 – Hopper Comm. / Wheeler Prop. Mitchell Mill
 - Public Hearing Case: MA20-01 – Hopper Comm
 - Downtown Mixed-Use Text Amendment Adoption
 - Staff Communications
- November 17, 2020 Town Board Meeting – 7:00 pm
- .
- December 1, 2020 Town Board Meeting – 7:00 pm (Tree Lighting prior to meeting?)
- Public Comment
 - Advisory Boards Liaison Reports
 - Consent: Approval of Minutes
 - Staff Communications
- December 15, 2020 Town Board Meeting – 7:00 pm
- .
- Future Board Meetings – Not Scheduled
- Public Hearing (Quasi-Judicial). Case: SP 20-03 Carolina Legacy Volleyball Site Plan
 - Public Hearing (Legislative) Case: MA 20-02 C4 Investments LLC
 - Public Hearing (Quasi-Judicial) Case: SP 20-01 Elizabeth Springs Amenity Site Plan
 - Planning Board Candidate Appointment – TBD following interviews
 - FY19-20 Financial Statements Presentation