



July 2020 Development Activity Status Report



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 for this document please contact the ADA Coordinator.

Developments

The tables below list Rolesville's commercial and residential developments currently under construction, in review, and/or approved.

Under Construction

Table 1

Project	Description	Status
Barrington Townhomes Phase 2	32 townhomes	Final Plat Recorded Building Permits are being issued
Carlton Pointe Phase 3B	271 single- family lots	Final Plat Recorded Building Permits are being issued
Elizabeth Springs (Heights) Tract A	89 single-family lots	Phase 1 under construction
Perry Farms 1,2,3	41 single-family lots	Phase 1 recorded, building permits being issued Phase 2 and 3 under construction
Stonewater Phase 5	39 Single-family lots	Final Plat Recorded Building Permits are being issued
Townes at Carlton Pointe	37 Townhouse lots	Site Plan approved, site graded

In Review and/or Approved

Table 2

Project	Description and Case Numbers	Status
101 and 115 Redford Place Dr.	3-story retail space and medical offices Zoned CO-CZ SP 19-03 1.62 acres	Site Plan approved 11/4/19
A-Master Team Townhomes (47 townhomes)	Vacant Land on Rogers Road MA 19-03 (R&PUD to CO-SUD) SUP 19-02 7.44 acres	MA 19-03 approved 01/07/2020 SUP 19-02 approved 06/02/2020 Preliminary Subdivision Plat approved
Chandlers Ridge (90 single-family lots)	Proposed Conservation Subdivision off Averette Road Zoned R2 & R40W PR 18-02 171.53 acres	Preliminary Subdivision Plat approved 06/16/2020 Construction drawings pending

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Project	Description and Case Numbers	Status
Elizabeth Springs (Elizabeth Heights) 98 townhomes 89 single-family lots	Planned Unit Development off Averette Rd RPUD & R40W Zoning	Townhomes Site Plan approved 11/4/19 Subdivision infrastructure under construction
Kalas Falls, Rogers Farm, and Watkins Property 484 single-family lots 108 townhomes	Planned Unit Development off Rolesville Rd MA 19-02 (R1 & R2-SUD to R&PUD-CZ) SUP 19-01 for PUD Master Plan 216.99 acres	Map Amendment (Rezoning) approved 11/19/19 Special Use Permit approved 11/19/19 Preliminary Subdivision Plat under review
The Point 483 single-family lots 324 townhomes 15 acres commercial	Planned Unit Development off Rolesville Rd 309.01 acres	PUD Master Plan approved 8/20/19 Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road Central 261 single-family lots 173 townhomes	Planned Unit Development off Averette Rd Zoned R & PUD 90.2 acres	PUD Master Plan approved Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road North 141 single-family lots 65 townhomes	Planned Unit Development off Averette Rd Zoned R & PUD 49.6 acres	PUD Master Plan approved Preliminary Subdivision Plat under review
The Preserve at Jones Dairy Road South 221 single-family lots	Planned Unit Development off Averette Rd Zoned R & PUD 54.01 acres	PUD Master Plan approved Preliminary Subdivision Plat under review by Town Board
Regency at Heritage 27 single-family lots	Subdivision off Forestville Road S 18-03 17.72 acres	Construction Plan approved, pending start of construction
Thales Academy 143 single-family lots	Proposed Planned Unit Development at Averette Rd and Wait Ave. 87.7 acres residential 31.42 acres for institutional	PUD Master Plan approved 6/5/18 Preliminary Subdivision Plat not submitted Site Plan for institutional use not submitted

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Permitting Activity

The Town of Rolesville issued **twenty-one (21) single-family dwelling, and four (4) townhome building permits. Additionally, five (5) single-family and six (6) townhome Certificates of Occupancy** were also issued in July 2020.

Averette Ridge, Barrington, Barrington Townhomes, Carlton Pointe, Granite Falls, Perry Farms, Stonewater, and Willoughby subdivisions all received new dwelling building permits in July.

Overall, in July 2020 the Town issued **fifty-six (56)** permits (25 new single-family, 20 accessory/additions, 4 trade, and 2 commercial signs). In comparison in July 2019, the Town issued thirty-three (33) permits (18 new single-family permits, 7 accessory/additions, 18 trade, and 4 commercial permits (3 boardwalks and 1 clocktower). Rolesville has experienced an **increase** in permitting activity, issuing seven more new dwelling permits than last year.

Summary of Activity by Subdivision

Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Unpermitted Lots Remaining	Permits Issued in July	Permits Issued Year To Date	Permits Issued Fiscal Yr. 20/21
Averette Ridge	159	136	23	1	6	1
Barrington (Phase 1)	33	32	1	1	6	1
Carlton Pointe	271	257	14	2	15	2
Granite Falls (Phases 3,4,5 & 6)	101	59	42	6	14	6
Perry Farms	41	38	3	3	3	3
Stonewater (Phase 5)	208	177	31	4	25	4
Willoughby	88	74	14	2	8	2
TOTAL	901	773	128	19	99	19

Townhomes	Total Buildable Lots	Total Permits Issued Per Development	Unpermitted Lots Remaining	Permits Issued in July	Permits Issued Year To Date	Permits Issued Fiscal Yr. 20/21
Barrington Townhomes (Phase 2)	32	13	19	4	13	4
TOTAL	32	13	19	4	13	4

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