



**Agenda**  
**Planning Board**  
**Monday, June 24, 2019**  
**7:00 PM**

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<i><b>Item</b></i>	<i><b>Agenda Topic</b></i>
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1.	Call to order.
2.	Invocation and Pledge of Allegiance.
3.	Approve the minutes of April 22, 2019 Planning Board meeting
4.	Unified Development Ordinance Text Amendment: TA 19-03- Amendment to Article 11: Sign Standards, Section 11.11 Signs Allowed Without a Permit to add a new subsection 11.11.16: Incidental, Product or Information Signs.
5.	Planning Department's Report: <ul style="list-style-type: none"><li>• Planning Board Memo - Rogers Road Shopping Center and R&amp;PUD - RM - Mixed Use provisions</li><li>• Development Activity Status Report, May and June, 2019</li><li>• Status of MA 18-05, Carlton Group of NC, LLC</li><li>• Status of TA-19-01, Fee-In Lieu Of Construction</li><li>• Status of MA 19-01, Lloyd Mattingly (Llomel, Inc., and Lloyds of Rolesville, LLC)</li></ul>
6.	Town Attorney's Report
7.	Other Business
8.	Adjourn

**REGULAR MEETING OF THE  
TOWN OF ROLESVILLE  
PLANNING BOARD  
April 22, 2019**

**PRESENT:** Mark Powers, Mike Moss, Frank Pearce, Ruth Payne, Donnie Lawrence, Planning Director Danny Johnson, Town Clerk Robin Peyton, Town Attorney Katye Griffin

**ABSENT:** James Westbrook, Jim Schwartz

**CALL TO ORDER**

Chairman Mark Powers called the meeting to order at 7:00 p.m.

**INVOCATION**

Board Member Moss gave the invocation.

**PLEDGE OF ALLEGIANCE**

The board collectively recited the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Upon a motion by Board Member Pearce and second by Board Member Payne the minutes of March 25, 2019 were approved by unanimous vote.

**UNIFIED DEVELOPMENT ORDINANCE MAP AMENDMENT: MA19-01**

*Petition by Lloyd Mattingly (Llomet, Inc., and Lloyds of Rolesville, LLC) to rezone 7.35 acres at 1200 Granville Falls Boulevard from Residential 1 District (R-1) to Residential 3 District (R-3)*

Town Planner Caroline Richardson presented information pertinent to the case under review. The petitioner is Lloyd Mattingly and the developer is Capital Companies Group.

**Traffic Impact Analysis**

The applicant must demonstrate that the development will not generate 100 or more added vehicle trips to or from the site during peak hours and not generate 1,000 or more added vehicle trips to or from the site during the course of 24 hours. If the development exceeds either threshold, the applicant must conduct a Traffic Impact Analysis. If not, the applicant must present a traffic generation letter from a licensed professional engineer. The applicant has submitted neither a letter nor a Traffic Impact Analysis at this time. The Planning staff has requested this information.

**Planning Staff Recommendation**

The Planning Department staff finds the request reasonable, in the public interest, and consistent with the Comprehensive Plan and Future Plan Use Plan. Staff recommends that the Planning Board favorably recommend MA19-01 for consideration by the Town Board of Commissioners.

*Chris Lewis, FML Engineering*

Mr. Lewis was present on behalf of Capital Companies Group. Mr. Lewis addressed the five main concerns raised during a neighborhood meeting held earlier in the day and attended by five residents of the affected area. 1). Increased traffic in the area, 2). Increase in stormwater runoff, 3.) Trespassing around the same downstream pond. 4). Future extension of Granite Falls Boulevard through the Dixon/Wall property. 5). Sewer allocation for the existing lift station.

Moved by Board Member Lawrence to recommend that the Town Board of Commissioners approve the requested rezoning of MA19-01 as presented. The petition is reasonable and in the public interest because the Residential 3 (R-3) district permits multi-family dwellings, an alternative to the Town's predominantly single-family housing offerings.

The petition is consistent with Rolesville's Comprehensive Plan because it fulfills Land Use Goal 2, "Address multi-family housing demands in terms of location and quantity, emphasizing design quality." The Residential 3 zoning district is also consistent with the Future Land Use Map's call for medium density residential. The motion was seconded by Board Member Moss and carried by unanimous vote.

#### **PLANNING DEPARTMENT'S REPORT**

Planning Director Danny Johnson reported on the following:

- Development Activity Status Report, April 2019.
- Status of MA18-05, Carlton Group of NC, LLC.
- Status of TA19-01, Fee-in-Lieu Construction.
- Status of Rolesville Parks and Recreation Comprehensive Plan

#### **TOWN ATTORNEY'S REPORT**

NONE

#### **ADJOURN**

There being no more business before the board, upon a motion by Board Member Lawrence and second by Board Member Payne, the meeting was unanimously adjourned at 7:25 p.m.



# Memo

**To:** Rolesville Planning Board

**From:** Danny Johnson, AICP, Planning Director

**Date:** June 18, 2019

**Re:** Item 4. Ordinance Text Amendment: TA-19-03 Amendment to Article 11: Sign Standards, Section 11.11 Signs Allowed Without a Permit to add a new subsection 11.11.16: Incidental, Product or Information Signs.

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## Summary Information

The Planning Staff was contacted about obtaining a sign permit for “to go” signs for Food Lion Grocery Store located in the Redford Place Shopping Center on South Main St. In review of Article 11: Sign Standards, staff could not find a provisions for Incidental, Product or Information Signs being permitted by the Section. Staff recommends that a text amendment be considered to allow these type of signs. Attached is the proposed text amendment to Article 11: Sign Standards, Section 11.11 Signs Allowed Without a Permit to add a new subsection 11.11.16: Incidental, Product or Information Signs.

The Rolesville Comprehensive Plan encourages revisions to the Unified Development Ordinance when the current standards are not following current demand and practices of needs of the community. The proposed text amendment will address such a condition of the UDO and will serve in public interest; the change is consistent with the Rolesville Comprehensive Plan to allow provisions to the Sign Standards of the Unified Development Ordinance to allow these type of signs.

## Planning Staff Recommendation

Staff recommends approval of the TA 19-03 Amendment to Article 11: Sign Standards, Section 11.11 Signs Allowed Without a Permit to add a new Subsection 11.11.16: Incidental, Product or Information Signs, and make the necessary statutory findings and recommendations to the Town Board of Commissioners.

**Suggested Planning Board Motion:**

I make a motion to favorably recommend to the Town Board of Commissioners to approve the requested Text amendment 19-03 to change Unified Development Ordinance (UDO), 03 Amendment to Article 11: Sign Standards, Section 11.11 Signs Allowed Without a Permit to add a new subsection 11.11.16: Incidental, Product or Information Signs. The request is reasonable and in the public interest; the change is consistent with the Rolesville Comprehensive Plan to allow provisions to the Sign Standards of the Unified Development Ordinance to allow these type of signs.

**Attachments:**

TA 19-03, Article 11, Sign Standards - Amendment to add Section 11.11.16

**PROPOSAL TO AMEND  
THE CODE OF ORDINANCES,  
TOWN OF ROLESVILLE, NORTH CAROLINA  
Case Number TA 19-03**

WHEREAS, North Carolina General Statute Section NC Chapter 160A; Article 19, Part 3, Zoning; Section 160A-381, Grant of power; authorizes local governments by ordinance to regulate and restrict the height, number of stories and size of buildings and other structures, the percentage of lots that may be occupied, the size of yards, courts and other open space, the density of population, the location and use of buildings, structures and land; and

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

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

**SECTION 1. That Section 11.11: Signs Allowed Without a Permit, of Article 11: Sign Standards be amended to read as follows:**

- ☒ Addition
- ☐ Deletion
- ☐ Alteration (additions are italicized, and deletions are ~~struck through~~)

**Section 11.11.16: INCIDENTAL, PRODUCT OR INFORMATION SIGNS**

(A) Type of signs:

- (1) **Incidental signs** containing information necessary or convenient for the person coming on premises shall be located on the premises to which the information pertains.
- (2) **Product signs** attached to and made an integral part of include but are not limited to vending machines, automatic teller machines or gasoline pumps if advertising or giving information about the products or services dispensed or vended by that machine.
- (3) **Information signs** are on-premise signs with a limited commercial message, copy, announcement, or decorations on the sign as provided in this Section that instructs or directs the public to facilities or services located on the premises. Such signs include but are not limited to the following: identifying restrooms, public telephones, automated teller machines, for lease, for sale, walkways, entrance and exit drives, freight entrances, drives or locations of drop-off, pick up, or to go services and traffic directions or designated parking spaces not required by law, ordinances or codes.

(B) Incidental or Information signs shall comply with the following:

- (1) **Sign Surface Area.** The sign surface area shall not exceed six (6) square feet.
- (2) **Commercial message, copy, announcement or decorations.** Commercial copy, including branding, graphics and/or logos may be permitted but shall not exceed forty percent (40%) of the sign surface area per sign.
- (3) **Maximum Height.** Where freestanding, signs shall not be greater than three and half (3.5) feet in height where located within ten (10) feet of a public right-of-way or easement, seven (7) feet in height where located more than ten (10) feet from a public right-of-way or easement measured from the finished grade to the top of such sign.

**SECTION 2. Effective Date.** This ordinance shall become effective on the date of its adoption by the Board of Commissioners.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2019 by the Town of Rolesville Board of Commissioners.

\_\_\_\_\_  
Frank Eagles  
Town of Rolesville Mayor

**CERTIFICATION**

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

In witness whereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this \_\_\_\_ day of \_\_\_\_\_, 2019.

(seal) \_\_\_\_\_  
Robin Peyton  
Town Clerk

**To:** Rolesville Planning Board  
**From:** Danny Johnson  
**Date:** June 12, 2019  
**Subject:** Rogers Road Shopping Center and R&PUD - RM - Mixed Use provisions.

I had a meeting June 11, with interested party wanting to develop 6000 Roger Rd which is the vacant lot on the corner of Granite Falls Blvd under construction. Looking at the RM – Mixed Use provisions of the R&PUD district, we found that Section 6.2.4.2 Lot specifications for Non-Residential Development there are several provisions apply that are highlighted in yellow:

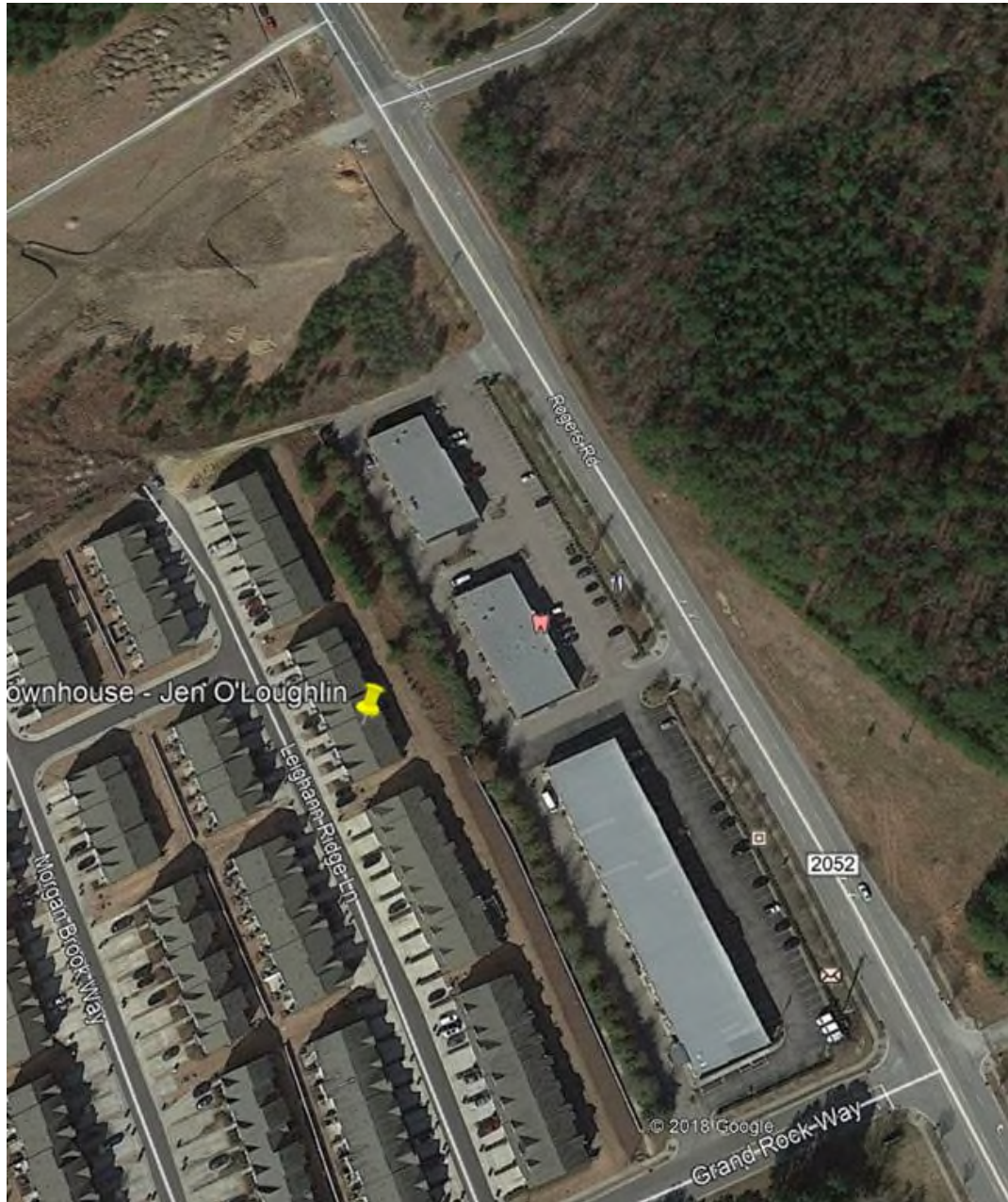
**“6.2.4.2 Lot Specifications for Non-Residential Development:**

- (a) Frontage build-out of 70% minimum. May be accomplished with a minimum build-out of 50% with the remaining frontage line occupied by a wall or hedge.
- (b) Minimum lot width: 16 feet
- (c) Permitted frontage types:
  - Dooryard
  - Forecourt
  - Stoop
  - Shopfront
- (d) Minimum front setback: Zero (0) feet
- (e) Maximum front setback: Fifteen (15) feet
- (f) Minimum side setback: Zero (0) feet
- (g) Minimum rear setback: 48 feet (Exception: buildings which abut alleys zero feet)
- (h) Encroachments: None except as otherwise specified in this section.
- (i) Parking: All parking is to be on-street and/or to the side or rear of the building (s). Minimum requirements:
- (j) Retail: One space plus one space per 500 square feet of gross floor area or fraction thereof, including any outdoor sales area.



- (k) Office and Professional: One space plus one space per 300 square feet of gross floor area or fraction thereof."

The question is none of the shopping centers buildings was developed to meet these provisions. Here is a Google Earth aerial of the site:



As you can see, the buildings are not a maximum of 15 feet from the Rogers Rd, and parking is located in the front of the buildings, not to the side or rear. I have checked our files, and there is very limited

information here at Town Hall. I will have to into the storage unit to see if there are any information about deviating these provisions on the approved site plans for these building. Also, I will look into seeing if there is any record in the Town Board Minutes. I did find that under Section 6.2 for the intent of the district after the third paragraph, the following provision:

*“The requirements set forth in this section (6.2) are established by the Town Board of Commissioners as standards that presumptively will result in the provision of a village environment contemplated by this section and by the Comprehensive Land Use Plan. The Board recognizes, however, that due to the nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this section (6.2) may be achieved even though the standards are not adhered to with mathematical precision. Therefore, deviations from these standards may be permitted whenever it is determined that the underlying standards can be met without strict adherence to them and because peculiarities in the developer’s tract of land or the facilities proposed would make it unreasonable to require strict adherence to these standards.*

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

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

I suggest that we reconsider the provisions highlighted for the RM Mixed Use in the R&PUD district and request the Planning Board to direct staff to prepare a text amendment to revise these standards. The direction should be to allow more choices in the design of such development than what is currently provided. It appears that there have been requests to deviate these design standard to the Town Board of Commissioners in the past and we expect to see more requests coming in the future.





# May 2019 Development Activity Status Report



# Developments

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

## Under Construction

Table 1

Project	Description	Status
Granite Falls Phase 5	34 single-family residential lots	Final plat pending
Carlton Pointe Phase 3	60 single-family residential lots	Final plat pending
Stonewater Phase 5	55 single-family residential lots	Final plat pending
Perry Farms Phase 1	74 single-family residential lots	Phase 1 recorded Phases 2 and 3 construction plans approved
Granite Ridge Townhomes Phase 2	15 residential townhome units	Phase 5 construction plans approved

## In Review

Table 2

Project	Description	Status
1200 Granite Falls Blvd.	MA 19-01	Rezoning to R-3 recommended by Planning Board (4/22/19) Rezoning to R-3 pending Town Board approval
Barrington Townhomes Phase 2	26.21 acres 32 townhomes	Special Use Permit approved (11/6/18) Site plan pending Town Board approval
Townes at Carlton Pointe	5.8 acres 53 townhomes	Rezoning to R&PUD approved (4/16/19)
Chandlers Ridge	171.53 acres – conservation subdivision R2 – 21 lots R40W – 69 lots 40% open space	Rezoning to R-2 approved (6/5/18) Preliminary plat pending TRC Review (5/8/19)
Elizabeth Springs (Elizabeth Heights)	82.4 acres 89 single-family lots 98 townhomes	Special Use Permits approved (10/2/18) Preliminary plat approved (5/1/18) Site Plan pending TRC review (5/8/19)
Kalas Falls, Rogers Farm, and Watkins Property	216.99 acres	Application received for Map Amendment and Special Use Permit (4/24/19) PUD Master plan pending TRC review (5/8/19)

The Preserve at Jones Dairy Road Central	Zoned R&PUD 90.2 acres 261 single-family lots 173 townhomes	Special Use Permit pending TRC review
The Preserve at Jones Dairy Road North	Zoned R&PUD 49.6 acres 141 single-family lots 65 townhomes	Special Use Permit pending TRC review
The Preserve at Jones Dairy Road South	54.01 acres 221 single-family lots	Rezoning to R&PUD pending Town Board approval Special Use Permit pending TRC review
The Point (Young St. PUD/Shearon-Byrum-Williams)	309.01 acres 320 single-family lots 631 Townhomes 15 acres of commercial	Special Use Permit application received (12/18/18) Master plan pending TRC Review (5/8/19)
Regency at Heritage	17.72 acres 27 single-family lots	Rezoning to R2-CZ approved (2/6/18) Preliminary plat approved (4/2/19)
Thales Academy	87.7 acres 143 single-family lots 31.42 acres – institutional (school)	Annexation approved (3/6/18) Rezoning to R&PUD approved (4/20/18) Special Use Permit approved (6/5/18) Preliminary plat not submitted Institutional (school) site plan pending TRC review

## Permitting

### Activity

The Town of Rolesville issued thirteen single-family dwelling permits in April 2019. In April 2018, the Town issued 28. The Town also issued five Certificates of Occupancy for completed single-family homes. Seven of the permits were for homes in the Stonewater subdivision. The Town of Rolesville has experienced a decline in permitting activity since January 2019. There are significant developments in the review process that will have a large number of units, so the Town is likely to see an increase in activity upon construction drawing approval.

# Availability

Table 3 shows lots available for permits by subdivision.

Table 3

Subdivision	Total Lots	Platted Lots	Issued Permits March	Issued Permits April	Lots Available for Permits
Averette Ridge	158	158	1		33
Barrington (Phase 1)	34	34			16
Carlton Pointe	292	233	1		11
Cedar Lakes	163	162			4
Drayton Reserve	156	156			0
Granite Falls (Phases 1A, 1B, and 2)	80	80			0
Granite Falls (Phases 3&4, 3&4 Section 3, and 6)	101	67	1	2	42
Perry Farms	115	41		1	29
Stonewater	208	153	2	7	24
Willoughby	88	88	2	3	45





# June 2019 Development Activity Status Report



# Developments

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

## Under Construction

Table 1

Project	Description	Status
Granite Falls Phase 5	34 single-family residential lots	Final plat pending
Carlton Pointe Phase 3B	39 single-family residential lots	Final plat approved
Stonewater Phase 5	55 single-family residential lots	Final plat pending
Perry Farms Phase 1	74 single-family residential lots	Phase 1 recorded Phases 2 and 3 construction plans approved
Granite Ridge Townhomes Phase 2	15 residential townhome units	Phase 5 construction plans approved

## In Review

Table 2

Project	Description	Status
1200 Granite Falls Blvd.	MA 19-01	Rezoning to R-3 approved (6/4/19)
A-Master Team Townhomes	MA 19-03 SUP 19-02	Applications received (5/20/19) Pending 2 <sup>nd</sup> TRC review (7/10/19)
Barrington Townhomes Phase 2	26.21 acres 32 townhomes	Special Use Permit approved (11/6/18) Site Plan approved (5/7/2019)
Townes at Carlton Pointe	5.8 acres 53 townhomes	Rezoning to R&PUD approved (4/16/19)
Chandlers Ridge	171.53 acres – conservation subdivision R2 – 21 lots R40W – 69 lots 40% open space	Rezoning to R-2 approved (6/5/18) TRC completed (6/12/2019) Neighborhood meeting (6/25/19) Development agreement pending
Elizabeth Springs (Elizabeth Heights)	82.4 acres 89 single-family lots 98 townhomes	Special Use Permits approved (10/2/18) Preliminary plat approved (5/1/18) Town Home Site Plan pending 2 <sup>nd</sup> TRC review (7/10/19)
Kalas Falls, Rogers Farm, and Watkins Property	216.99 acres	Application received for Map Amendment and Special Use Permit (4/24/19) PUD Master plan pending 2 <sup>nd</sup> TRC review (7/10/19)



The Preserve at Jones Dairy Road Central	Zoned R&PUD 90.2 acres 261 single-family lots 173 townhomes	Special Use Permit pending TRC review (7/10/19) 2 <sup>nd</sup> neighborhood meeting forthcoming
The Preserve at Jones Dairy Road North	Zoned R&PUD 49.6 acres 141 single-family lots 65 townhomes	Special Use Permit pending TRC review (7/10/19) 2 <sup>nd</sup> neighborhood meeting forthcoming
The Preserve at Jones Dairy Road South	54.01 acres 221 single-family lots	Rezoning to R&PUD pending Town Board approval Special Use Permit pending TRC review (7/10/19) 2 <sup>nd</sup> neighborhood meeting forthcoming
The Point (Young St. PUD/Shearon-Byrum-Williams)	309.01 acres 320 single-family lots 631 Townhomes 15 acres of commercial	Special Use Permit application received (12/18/18) Master plan pending TRC Review (7/10/19) Neighborhood meeting update (6/20/19)
Regency at Heritage	17.72 acres 27 single-family lots	Rezoning to R2-CZ approved (2/6/18) Preliminary plat approved (4/2/19)
Thales Academy	87.7 acres 143 single-family lots 31.42 acres – institutional (school)	Annexation approved (3/6/18) Rezoning to R&PUD approved (4/20/18) Special Use Permit approved (6/5/18) Preliminary plat not submitted Institutional (school) site plan pending TRC review

## Permitting

### Activity

The Town of Rolesville issued eighteen single-family dwelling permits in May 2019. In May 2018, the Town issued 27. Averette Ridge, Carlton Pointe, Granite Falls, Perry Farms, Stonewater, and Willoughby subdivisions received building permits in May. The Town also issued nine Certificates of Occupancy for completed single-family homes. The Town of Rolesville has experienced a decline in permitting activity since January 2019. From January 2018 to June 2018, the Town issued 99 permits. During that corresponding period in 2019, the Town issued 60 permits. For the 2017-2018 Fiscal Year the Town issued 186 permits; 24 of those permits were issued in June 2018. For the 2018-2019 Fiscal Year, the Town has issued 116 permits. There is one month left in this Fiscal Year.

There are significant developments in the review process that will have a large number of units. The Technical Review Committee reviewed eight cases at its last meeting on June 12<sup>th</sup>. The Town is likely to see an increase in activity as developments progress.

## Availability

Table 3 shows lots available for permits by subdivision.

Table 3

Subdivision	Total Lots	Platted Lots	Issued Permits April	Issued Permits May	Lots Available for Permits
Averette Ridge	158	158		2	31
Barrington (Phase 1)	34	34			15
Carlton Pointe	292	272		2	48
Cedar Lakes	163	162			3
Drayton Reserve	156	156			0
Granite Falls (Phases 1A, 1B, and 2)	80	80			0
Granite Falls (Phases 3&4, 3&4 Section 3, and 6)	101	67	2	2	40
Perry Farms	115	41	1	5	22
Stonewater	208	153	7	4	20
Willoughby	88	88	3	3	41