



Agenda
Planning Board
Monday, September 23, 2019
7:00 PM

<i>Item</i>	<i>Agenda Topic</i>
<hr/>	
1.	Call to order.
2.	Invocation and Pledge of Allegiance.
3.	Approve the minutes of August 26, 2019, Planning Board meeting
4.	Unified Development Ordinance Map Amendment: MA 19-02, The Watkins Family, LLC, and Mitchell Mill Road Investors, LLC to rezone 282.78 acres at Rolesville Rd. (PINs 1767295866, 1767178299, 1757994300, and 1767083228) from Residential 1 (R-1) Zoning District and Residential 2 Special Use District (R2-SUD) to Residential and Planned Unit Development Conditional Zoning District (R&PUD-CZ).
5.	Unified Development Ordinance Text Amendment: TA 19-02, Amendment to Article 5: Use and Dimensional Standards, Section 5.5, Accessory Uses; be amended to add Subsection 5.5.13, School Modular Units.
6.	Unified Development Ordinance Text Amendment: TA 19-07, Amendment to Article 10: Parking and Loading Requirements; Section 10.1. Off-Sreet Parking Requirement; Subsection 10.1.4 to 10.1.6.
7.	Planning Department's Report:
8.	Town Attorney's Report
9.	Other Business
10.	Adjourn

**REGULAR MEETING OF THE
TOWN OF ROLESVILLE
PLANNING BOARD
August 26, 2019**

PRESENT: Mark Powers, Mike Moss, Frank Pearce, Jim Westbrook, Jim Schwartz, Ruth Payne, Donnie Lawrence, Planning Director Danny Johnson, and Town Planner Caroline Richardson

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 Lawrence the minutes of July 22, 2019 were approved by unanimous vote.

UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT: TA19-02

Planner Caroline Richardson provided some background on Case TA19-02 regarding a request by Lynda Ruiz-Orta and Benjamin Orta to rezone 0.5 acres (PIN 1758689510) from Residential 1 Zoning District to Commercial - Outlying - Conditional Zoning District (CO-CZ).

Moved by Board Member Lawrence to recommend that the Town Board of Commissioners approve Map Amendment 19-05 to rezone 515 S. Main Street from Residential 1 (R-1) district to Commercial – Outlying – Conditional Zoning (CO-CZ) as presented. The petition is reasonable and in the public interest because the property fronts S. Main Street, the Town’s primary commercial corridor. Rezoning the property to Commercial Outlying Conditional Zoning (CO-CZ) district would be consistent with the Town’s Comprehensive Plan because the Future Land Use Map identifies the property as commercial; seconded by Board Member Pearce. Motion carried by unanimous vote.

Board Member Pearce reported that the subject property is one of five in Rolesville that was never connected to City of Raleigh sewer. Mr. Pearce recommended the property owners be made aware and that the Town requires sewer hookup should change occur.

UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT: TA19-06

Planning Director Danny Johnson provided information on Case TA19-06 for Planning Board consideration.

Moved by Board Member Moss to favorably recommend to the Town Board of Commissioners to approve the requested TA19-06, Amendment to Article 6: Supplementary District Standards,

Section 6.2, R&PUD Residential and Planned Unit Development District; Subsection 6.2.4, RM – Mixed-Use to revise the 6.2.4.1 Permitted Uses, 6.2.4.2 Lot Specification for Non-Residential Development including the revision 6.2.4.2 D. the proposed rear 15 feet setback to 20 feet and 6.2.4.3 Design Standards. The request is reasonable and in the public interest; the change is consistent with the Rolesville Comprehensive Plan to allow choices of design standards for non-residential development and building placement in the R&PUD Residential and Planned Unit Development District; seconded by Board Member Payne. Motion carried by unanimous vote.

PLANNING DEPARTMENT'S REPORT

Planning Director Danny Johnson reported on the following:

- Mr. Johnson introduced the Planning Board to the necessity of merging the Planning Board with the Board of Adjustment. The past Board of Adjustment has not met in several years and, with a potential variance coming up in a month or two, the suggestion of the merger with required Text Amendment process was made. Changing the name to Land Use Review Board was also suggested. Town Attorney David York provided a brief orientation on the differences in proceedings between the Planning Board and the quasi-judicial proceedings of a Board of Adjustment or Land Use Review Board.
- Mr. Johnson reported on the status of:
 - UDO TA19-05: Sign Amendment.
 - MA18-04: the Preserve at Jones Dairy Road (South);
 - SUP18-06: The Preserve at Jones Dairy Road (Central) - 261 SF Homes & 173 Townhomes;
 - SUP18-07: The Preserve at Jones Dairy Road (North) – 141 SF Homes & 83 Townhomes;
 - SUP18-09 The Point – 483 SF Homes & 324 Townhomes;
 - MA19-02: The Watkins Family, LLC and Mitchell Mill Road Investor, LLC

TOWN ATTORNEY'S REPORT

Town Attorney David York explained that the findings of facts in a quasi-judicial proceeding for a variance are statutory.

On July 11, 2019 SB355 was ratified and signed in to law by Governor Cooper. It deals with developer choice of law. i.e. if one applies for a development permit while a particular code provision is in effect and if before the completion of the process the code changes and impacts their development, they have the choice of being evaluated under the new provisions or evaluated under the one that was in place when the application was first made. Also, Article 19 from General Statute Chapter 160A is to be removed effective July 1, 2021 and be replaced by 160D (enabling statutes regulating land development). At this time municipalities are to have their Unified Development Ordinances updated by January 1, 2021. It is unknown if an extension will be granted.

OTHER BUSINESS

NONE

ADJOURN

There being no more business before the board, upon a motion by Board Member Lawrence and second by Board Member Moss, the meeting was unanimously adjourned at 8:06 p.m.



To: Rolesville Planning Board
From: Caroline Richardson, Town Planner
Date: September 23, 2019
Subject: **Map Amendment (MA 19-02) The Watkins Family, LLC and Mitchell Mill Road Investors, LLC**

Item

MA 19-02 - Petition by The Watkins Family, LLC and Mitchell Mill Road Investors, LLC to rezone 282.78 acres at Rolesville Rd. (PINs 1767295866, 1767178299, 1757994300, and 1767083228) from Residential 1 (R-1) district and Residential 2 Special Use District (R2-SUD) to Residential and Planned Unit Development Conditional Zoning (R&PUD - CZ) district.

Summary Information

PINs: 1767295866, 1767178299, 1757994300, and 1767083228

Address: Rolesville Rd.

Acreage: 282.78

Current Zoning: Residential 1 (R-1) and Residential 2 Special Use District (R2-SUD)

Proposed Zoning: Residential and Planned Unit Development Conditional Zoning (R&PUD - CZ)

Owner: The Watkins Family, LLC and Mitchell Mill Road Investors, LLC

Background and Existing Conditions

The applicants' original Map Amendment request was for the R&PUD district. The Planning Board considered this request and recommended denial. The applicants have since updated their petition to request a different district, Residential and Planned Unit Development Conditional Zoning District (R&PUD - CZ). This change in zoning district includes the proposed zoning district conditions. This change requires the case to return to the Planning Board for further consideration.

The Town Board previously approved the preliminary subdivision plats to develop portions of this property under the R-2 SUD district. The developments were called Kalas Falls and Rogers Farm. The request would rezone these original portions owned by Mitchell Mill Road Investors, LLC along with an additional tract of land owned by The Watkins Family, LLC.

Parcel 1757994300 is in Rolesville's extraterritorial jurisdiction (ETJ) and is in the R-1 zoning district. The Town will require the landowner to annex the property. Parcels 1767295866,

1767178299, and 1767083228 are within Rolesville's corporate limits and are in the R2-SUD zoning district.

The land to the north is partly in Rolesville's ETJ and partly in Wake County's jurisdiction. All land to the east and south is in Wake County's jurisdiction and is zoned Residential 30 (R-30). The property wraps around some of this land. To the southwest, the land is in Wake County's jurisdiction and is in the R-30 district. The land to the northwest is in Rolesville's ETJ and is in the R-1 district. There are single-family homes to the north and east. To the south and west, the land is vacant.

If approved, the map amendment would allow the applicant to utilize the increased development density provided in the R&PUD base district. In the R&PUD provisions, the maximum density for the entire site is eight units per acre. No individual section or development phase can exceed six units per acre for single-family. Townhouse units are permitted at a maximum density of ten units per acre, and apartments are permitted at a maximum density of sixteen units per acre. If the conditional zoning provisions differ from the R&PUD district, they will apply instead of the general R&PUD district provisions.

Neighborhood Meeting

The applicant held the latest neighborhood meeting on July 17, 2019. Citizens expressed concerns about traffic impacts and density. A summary of the neighborhood meeting comments is available in the Planning Board packet.

2017 Rolesville Comprehensive Plan

The Future Land Use Map identifies the property for Medium Density Residential use. This land-use allows for single-family, duplex, townhouse, and multi-family residential units at a density of three to five units per gross acre. The proposed R&PUD district fits the requirements of Medium Density Residential use and is consistent with the Comprehensive Plan.

2002 Thoroughfare Plan

The 2002 Thoroughfare Plan recommends new collector streets to the north, east, and west through the property. The plan also calls for Rolesville Rd. to have a three-lane section with a 90' right-of-way and sidewalks on either side. The proposed plan incorporates these improvements.

Traffic Impact Analysis

The applicants submitted an update to their previous Traffic Impact Analysis. Recommendations include three full-movement access points onto Rolesville Rd.

Planning Staff Recommendation

The Planning Department staff finds the request reasonable, in the public interest, and consistent with the Comprehensive Plan and Future Land Use Plan. Staff recommends that the Planning Board favorably recommend MA 19-02 as amended for consideration by the Town Board of Commissioners. The petition is reasonable and in the public interest because the Residential and Planned Unit Development Conditional Zoning district (R&PUD-CZ) incorporates a mix of land-use types. The proposed conditions of the Conditional Zoning district will encourage compatibility with the surrounding area.

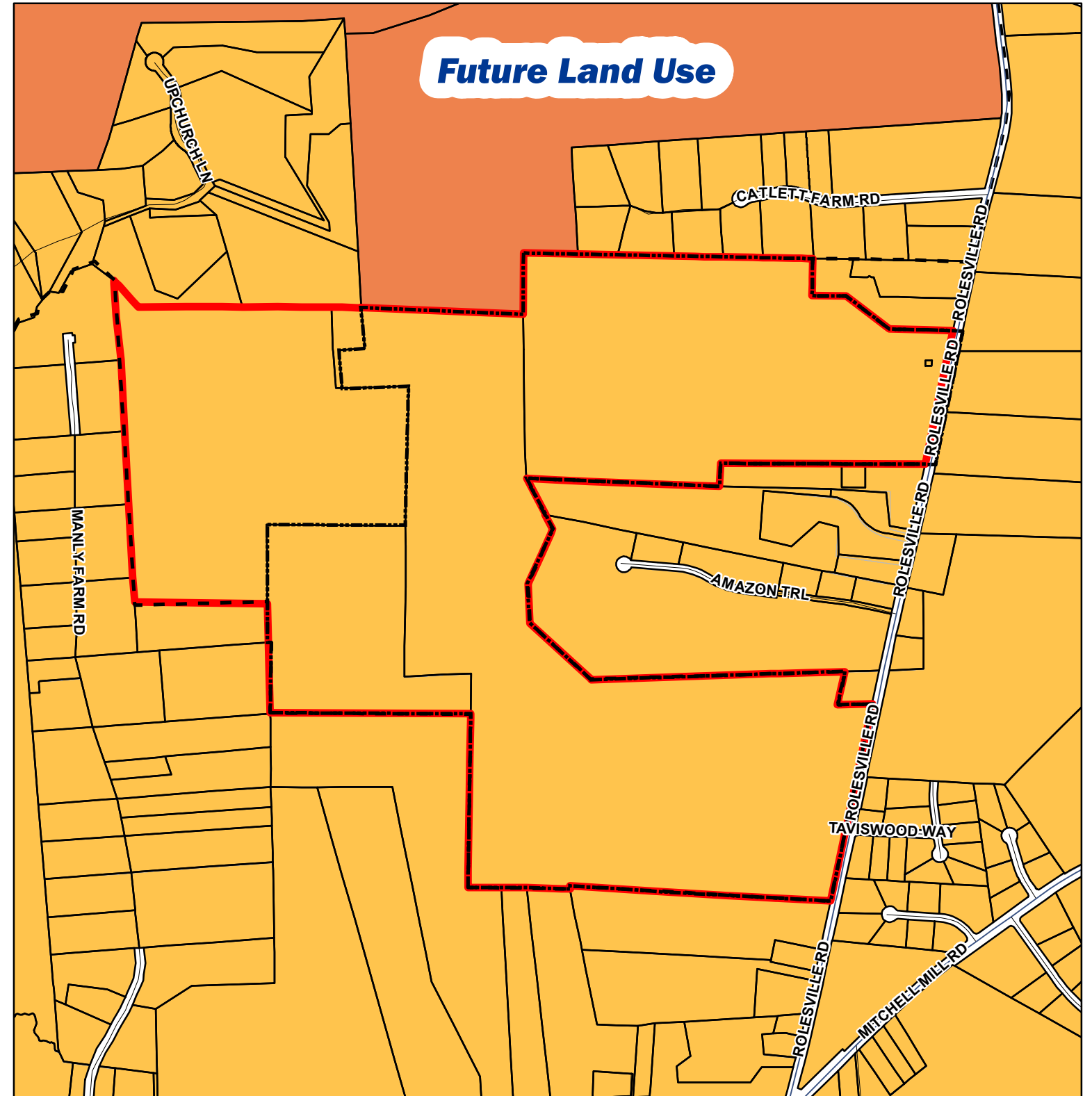
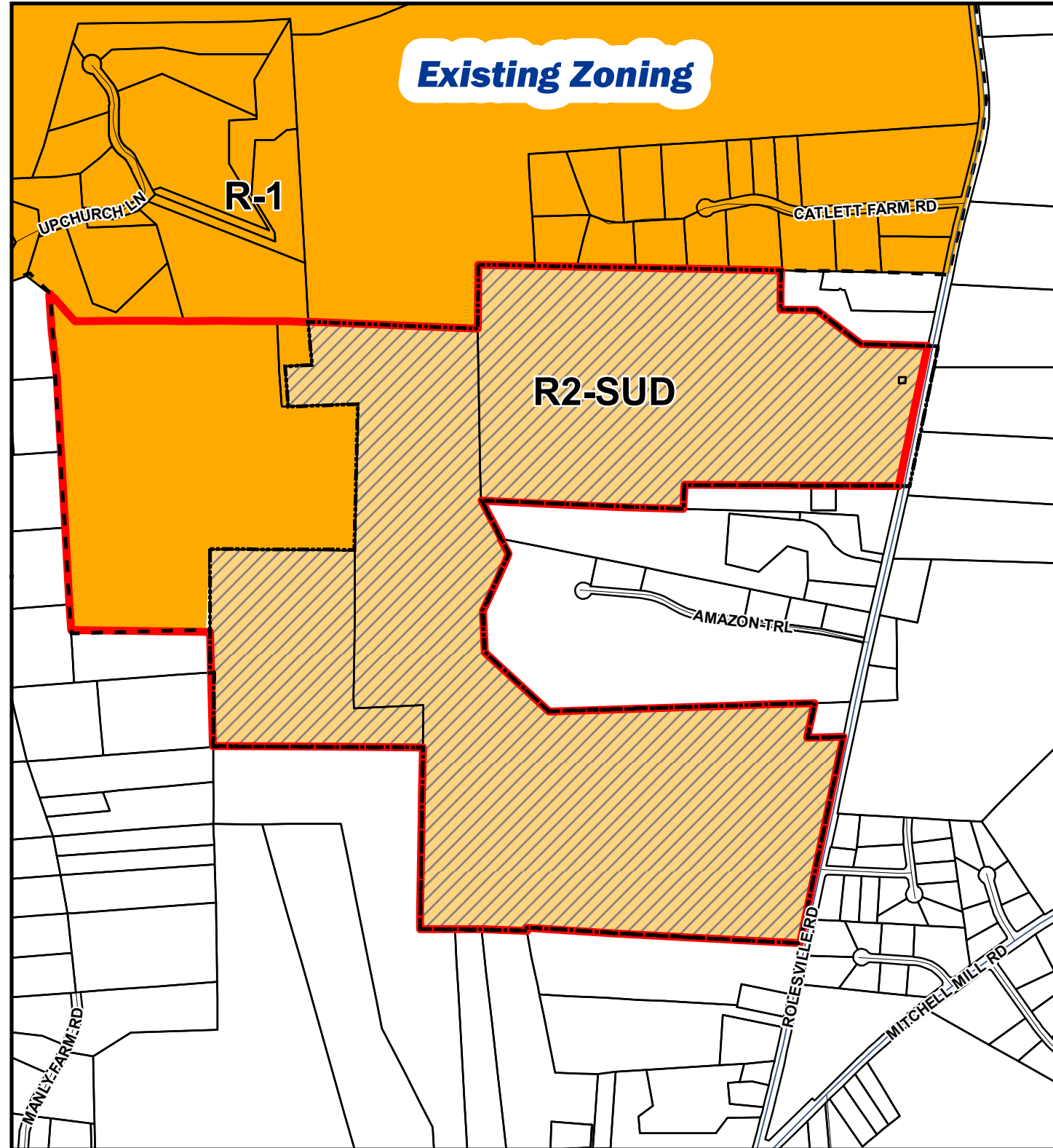
Suggested Planning Board Motion

I make a motion to recommend that the Town Board of Commissioners approve the requested rezoning of MA 19-02 as amended. The petition is reasonable and in the public interest because the Residential and Planned Unit Development Conditional Zoning district (R&PUD-CZ) incorporates a mix of land-use types. The proposed conditions of the Conditional Zoning district will encourage compatibility with the surrounding area.

The petition is consistent with Rolesville's Comprehensive Plan because it addresses a gap in housing diversity by offering a range of home products. The Residential and Planned Unit Development district is also consistent with the Future Land Use Map's call for medium density residential.

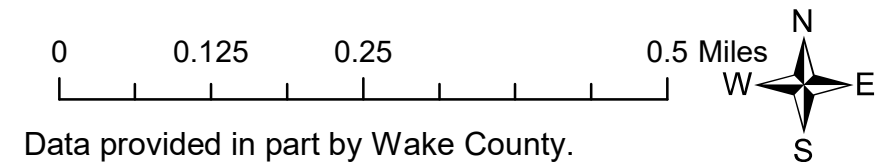
Attachments

MA 19-02 Existing Zoning and Future Land Use Map
MA 19-02 Rezoning Request Application
MA 19-02 Neighborhood Meeting Summary
MA 19-02 Rezoning Conditions



Legend

- MA 19-02
- Rolesville Town Limits
- ETJ
- Medium Density Residential
- Business Park



Case No. MA 19-02Date 7-22-19

Map Amendment Application

Contact Information

Property Owner Mitchell Mill Road Investors, LLCAddress 105 Weston Estates Way City/State/Zip Cary, NC 27513Phone 919-481-3000 Email karl@prestondev.comDeveloper Mitchell Mill Road Investors, LLCContact Name Karl BlackleyAddress see above City/State/Zip _____

Phone _____ Email _____

Property Information

Address Kalas Falls 1832 Rolesville Road 1767083228; 1767185055; 1767178299 (Kalas)Wake County PIN(s) 1768002153 (Gill's) 1757994300 (Watkins) 1767295866Current Zoning District R - 2 SUD Requested Zoning District R & PUD CZ (Rogers)Total Acreage 282.7 (includes Watkins property)

Owner Signature

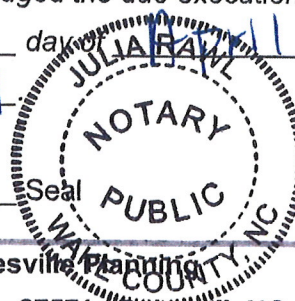
I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature *Julian W. Rawl* Date 4-22-19

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Julian W. Rawl
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 23rd day of April, 2019.

My commission expires February 7th, 2024Signature *Julian Rawl*

Town of Rolesville Planning

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



Map Amendment Application

Metes and Bounds Description of Property

Please see attached legal descriptions.

Town of Rolesville Planning

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



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner The Watkins Family LLCAddress 6528 Wilshire Drive City/State/Zip Fuquay-Varina NC 27526-9087

Phone _____ Email _____

Developer Mitchell Mill Road Investors, LLCContact Name Karl BlackleyAddress 105 Weston Estates Way City/State/Zip Cary, NC 27513Phone 919-481-3000 Email karl@prestondev.com

Property Information

Address Manly Farm RoadWake County PIN(s) 1757-99-4300Current Zoning District R-1 Requested Zoning District R & PUD CZTotal Acreage 66.8 (part of Kalas Falls application)

Owner Signature

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

Signature Richard Watkins, manager Date 9/17/19

STATE OF NORTH CAROLINA

COUNTY OF Harnett

I, a Notary Public, do hereby certify that Richard Watkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 17th day of September 20 19.

My commission expires 2-28-2022.Signature Angela Morgan Seal

ANGELA MORGAN
Notary Public
Harnett Co., North Carolina
My Commission Expires Feb. 28, 2022

Town of Rolesville Planning

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

Legal Description
The Watkins Family, LLC.

BEGINNING AT AN IRON PIPE THE SOUTHEAST CORNER OF PROPERTY, SAID IRON PIPE BEING SOUTH 65°44'54" EAST 27,908.94 FEET FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) N= 789,627.37, E= 2,134,362.97, THENCE FROM SAID POINT OF BEGINNING SOUTH 85°28'28" WEST 837.76 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 03°13'41" WEST 2297.25 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 42°00'12" EAST 185.54 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°46'42" EAST 653.62 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°30'45" EAST 555.84 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 05°57'55" EAST 259.57 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 05°36'20" EAST 242.19 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 87°39'19" EAST 417.90 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 01°02'00" EAST 870.96 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 88°51'34" WEST 855.49 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 00°10'48" EAST 746.47 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 2825122 SQ. FT., 64.856 ACRES MORE OR LESS.

Mitchell Mill Overlap

Annexation Area

BEGINNING AT AN EXISTING IRON PIPE, SAID PIPE BEING SOUTH 69°05'38" EAST 27,688.52 FEET FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) OF N=789,627.371', E=2,134,362.972', THENCE FROM SAID BEGINNING POINT NORTH 05°36'20" WEST 242.19 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°43'51" EAST 163.13 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 05°27'45" WEST 257.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°36'05" EAST 24.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 06°51'15" EAST 264.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 88°28'45" WEST 165.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°01'29" EAST 231.03 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 87°39'19" WEST 9.67 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 12923 SQ. FT., 0.297 ACRES MORE OR LESS.

0.97 ACRE PARCEL (P.I.N. 1767-00-2153)

BEGINNING AT AN EXISTING IRON PIPE, SAID PIPE BEING THE FOLLOWING TWO CALLS FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) OF N=789,627.371', E=2,134,362.972', SAID CALLS ARE SOUTH 69°05'38" EAST 27,688.52 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 05°36'20" WEST 242.19 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID BEGINNING POINT THENCE NORTH 05°57'55" WEST 259.57 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°36'05" EAST 165.60 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 05°27'45" EAST 257.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°43'51" WEST 163.13 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 42271 SQ. FT., 0.970 ACRES MORE OR LESS.

**PROPERTY DESCRIPTION
FOR
ANNEXATION OF PROPERTY
OWNED BY MITCHELL MILL ROAD INVESTORS LLC**

The following is a metes and bounds description of property that is the subject of a request by Mitchell Mill Road Investors LLC for annexation into the Town of Rolesville, North Carolina. All recording references in this description are to the office of the Register of Deeds for Wake County, North Carolina.

LYING AND BEING in Wake Forest Township, Wake County, North Carolina, adjoining the western margin of the right of way of Rolesville Road (North Carolina State Road 1003) and being more particularly described as follows:

BEGINNING at an iron pipe set on the western margin of the right of way of Rolesville Road at the northeast corner of property owned now or formerly by Sue Scarboro Parker (see deed recorded in Book 3599, Page 618 and map recorded in Book of Maps 1947, Page 78); then running the following lines:

1. With the northern boundary line of said property of Parker, North 87 degrees 05 minutes 58 seconds West 1632.42 feet to an iron pipe found at the northeast corner of property owned now or formerly by Bernard B. Bailey (see deed recorded in Book 3235, Page 171 and Lot 6 on map recorded in Book of Maps 1984, Page 114);

2. With the northern boundary line of said property of Bailey, North 89 degrees 18 minutes 35 seconds West 277.34 feet to an iron pipe found at the northeast corner of another property owned now or formerly by Bailey (see deed recorded in Book 10888, Page 2739 and Lot 5 on map recorded in Book of Maps 1984, Page 114);

3. With the northern boundary line of said property of Bailey, North 89 degrees 18 minutes 35 seconds West 158.25 feet to an iron pipe found at a corner in the eastern boundary line of property owned now or formerly by Annie H. Moody Heirs (see Estate File 00 E 955 in the office of the Wake County Clerk of Court and see map recorded in Book of Maps 1986, Page 862);

4. With the eastern boundary line of said property of Moody, the following three (3) lines:
a. North 89 degrees 27 minutes 47 seconds West 204.40 feet to an iron pipe found;
b. North 01 degree 13 minutes 56 seconds East 626.19 feet to an iron pipe found, and
c. North 01 degrees 21 minutes 45 seconds East 458.28 feet to an iron pipe found at the northeast corner of said property of Moody;

5. With the northern boundary line of said property of Moody, South 89 degrees 43 minutes 28 seconds West 1251.07 feet to an iron pipe found at the southeast corner of property owned now or formerly by William Frank Hodge (see deed recorded in Book 15305, Page 2406);

6. With the eastern boundary line of said property of Hodge, the following two (2) lines:
a. North 00 degrees 13 minutes 03 seconds East 37.93 feet to an iron pipe found; and
b. North 00 degrees 27 minutes 20 seconds East 412.56 feet to an iron pipe found at the northeast corner of Hodge and at the southeast corner of property owned now or formerly by The Watkins Family LLC (see deed recorded in Book 5931, Page 93 and Tract 1B on map recorded in Book of Maps 1925, Page 52);

7. With the eastern boundary line of said property of The Watkins Family LLC, the following four (4) lines:

a. North 00 degrees 10 minutes 48 seconds West 746.47 feet to an iron pipe found, said iron pipe having North Carolina Grid Coordinates of N=778,911.042 and E=2,159,804.854, and said iron pipe being located the following lines from N.C.G.S. Monument "Deisel", which monument has North Carolina Grid Coordinates (NAD 83) of N=789,627.371 and E=2,134,362.972: South 67 degrees 09 minutes 32 seconds East 27,606.69 feet (grid distance) and 27,608.56 feet (ground distance);

b. South 88 degrees 51 minutes 34 seconds East 855.49 feet to an iron pipe found;

c. North 01 degrees 02 minutes 00 seconds West 870.96 feet to an iron pipe found at a rock;

and

d. South 87 degrees 39 minutes 19 seconds West 408.23 feet to an iron pipe set at a corner of an "Overlap Area" (see deed recorded in Book 14103, Page 2365);

8. With the eastern boundary of the Overlap Area, the following three (3) lines:
 - a. North 01 degrees 01 minutes 29 seconds West 231.03 feet to an iron pipe set;
 - b. North 88 degrees 28 minutes 45 seconds East 165.00 feet to an iron pipe set; and
 - c. North 06 degrees 51 minutes 15 seconds West 264.00 feet to an iron pipe found at the southwest corner of property owned now or formerly by Joseph E. Wall and Betty R. Gunz (see deed recorded in Book 5178, Page 858 and map recorded in Book of Maps 1985, Page 1806);
9. With the southern boundary line of said property of Wall and Gunz, South 87 degrees 57 minutes 13 seconds East 1023.41 feet to an iron pipe found on the western boundary line of property owned now or formerly by Tar Heel Blue Farm LLC (see deed recorded in Book 12866, Page 2353 and map recorded in Book of Maps 2007, Page 1479);
10. With the western boundary line of said property of Tar Heel Blue Farm LLC, South 00 degrees 09 minutes 21 seconds East a total distance of 973.01 feet to an iron pipe found at the northwest corner of property owned now or formerly by Lyda Sue Moody (see Estate File 88 E 1618 and Lot 6A on map recorded in Book of Maps 1928, Page 142);
11. With the western boundary line of said property of Moody, the following two (2) lines:
 - a. South 00 degrees 09 minutes 21 seconds East 60.99 feet to an iron pipe found in the centerline of a creek, and
 - b. South 27 degrees 36 minutes 56 seconds East 258.11 feet to an iron pipe found at the northwest corner of property owned now or formerly by Benny Lawrence Moody et al. (see deed recorded in Book 14297, Page 1583 and maps recorded in Book of Maps 2016, Page 38, Book of Maps 1986, Page 968, and Book of Maps 1928, Page 142);
12. With the western boundary line and then the southern boundary line of said property of Moody, the following five (5) lines:
 - a. South 29 degrees 16 minutes 51 seconds East 103.15 feet to an iron pipe found;
 - b. South 24 degrees 05 minutes 29 seconds West 371.97 feet to an iron pipe found;
 - c. South 02 degrees 53 minutes 11 seconds East 246.17 feet to a point;
 - d. South 47 degrees 16 minutes 10 seconds East 515.62 feet to a point; and
 - e. North 88 degrees 05 minutes 26 seconds East a total distance of 1591.92 feet to an iron pipe found at the northwest corner of property owned now or formerly by Pennina B. Rowell and Rachel K. Rowell (see deed recorded in Book 15779, Page 229);
13. With said property of Rowell, the following two (2) lines:
 - a. With the western boundary line, South 11 degrees 50 minutes 07 seconds West 214.01 feet to a rebar found, and
 - b. With the southern boundary line, North 88 degrees 07 minutes 12 seconds East 209.76 feet to a point on the western margin of the right of way of Rolesville Road;
14. With the western margin of the right of way of Rolesville Road the following four (4) lines:
 - a. South 11 degrees 29 minutes 36 seconds West 157.04 feet to a point;
 - b. South 11 degrees 42 minutes 08 seconds West 299.70 feet to a point;
 - c. South 11 degrees 53 minutes 37 seconds West 499.99 feet to a point; and
 - d. South 12 degrees 04 minutes 19 seconds West 295.34 feet to the BEGINNING POINT,and containing 144.200 acres, more or less, according to a survey by Withers & Ravenel entitled "Satellite Annexation Map For The Town Of Rolesville Property Of Mitchell Mill Road Investors LLC", dated 01-19-2016 (CAD FILE: BD_16003 AND PROJECT NO. 150229).

Rezoning Justification

Town of Rolesville Planning

KALAS FALLS

Special Use Permit Application

3

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1767.01-26-4441	Sue Scarboro Parker	7312 Featherstone Ct	Wilmington 28411
1767.01-15-6769	Bernard B. Bailey	5809 Mitchell Mill Rd	Wake Forest 27587
1767.01-15-3885	Barnard B. Bailey		
1767.01-06-9438	Annie H. Moody Heirs	c/o Michael W. Moody 1312 Hickory Hollow Ln	Raleigh 27610
1758.04-90-8610	Jonathan V. Gillis	5028 Upchurch Ln	Wake Forest 27587
1768.03-21-6907	Joseph E. Wall	1409 Maryland Ave	Charlotte 28209
	Betty R. Gunz		
1767.01-29-5866	Tar Heel Blue Farm	Mitchell Mill Rd Investors	
1767.01-28-8924	Lynda Sue Moody	c/o Melodee M. Stokes 2900 Watkinson Town Rd	Raleigh 27616
	Estate File 1618-E-88		
1767.01-28-4304	Benny Lawrence Moody	1716 Rolesville Rd	Wake Forest 27587
	Jeffrey Lynn Moody		
1767.01-37-4878	Pennina B. Rowell	1756 Rolesville Rd	"
	Rachel K. Rowell		
1767.01-17-8299	Mitchell Mill Road Investors, LLC		
1767.01-08-3228	Mitchell Mill Road Investors, LLC		
1757.02-97-4973	Jones Properties, LLC	3933 Manly Farm Rd	Wake Forest 27587
1757.02-87-8878	Jones Properties, LLC	3933 Manly Farm Rd	"
1757.02-88-7363	Fredy Moreno Cortes	3804 Manly Farm Rd	"
1757.02-88-7850	Rebecca R. McLamb	3816 Manly Farm Rd	"
1757.02-89-7244	Robert Ashley II	3904 Manly Farm Rd	"
1757.02-89-5774	RGA Consulting, LLC	3916 Manly Farm Rd	"
1758.04-80-5145	Jones Properties, LLC	3933 Manly Farm Rd	"
1758.04-90-1417	Michael W. Ritter	5008 Upchurch Ln	"
	Heather D. Ritter		
1758.04-90-8610	Jonathan V. Gillis	5028 Upchurch Ln	"

KALAS FALLS

SPECIAL USE PERMIT APPLICATION PROPERTY OWNERS INFORMATION

<u>PIN</u>	<u>OWNER</u>	<u>ADDRESS</u>
1768.03-10-8786	Donald B. Pearce Joyce B. Pearce	3500 Catlett Farm Rd Wake Forest 277
1768.03-20-1771	Spencer Maynard Aycock	108 Catlett Farms "
1768.03-20-4762	Jonathan Scott Edwards Connie Waller Edwards	3508 Catlett Farm Rd "
1768.03-20-7753	Daniel E. Line Lara D. Line	3512 Catlett Farm Rd "
1768.03-30-0717	Michael Bethea Eugene Bethea Jennifer Lanier	3520 Catlett Farm Rd "
1768.03-30-3733	Dalton R. Stephenson Lorraine Stephenson	3532 Catlett Farm Rd "
1768.03-309-6321	Harrell Stallings Gayle F. Stallings	1512 Rolesville Rd "
1767.01-39-2250	Christian Wilder Cindy E. Wilder	1628 Rolesville Rd Wake Forest 27587
1767.01-39-4250	Christian Wilder Cindy E. Wilder	
1767.01-29-2250	Christian Wilder Cindy E. Wilder	
1767.01-28-3460	Phillip L. Moody	
1767.01-26-4441	Sue Scarboro Parker Betsy Scarboro Gardner	7312 Featherstone Ct Wilmington 28411
1758.90-2622	Eileen M. Miller Edwin R. Miller	5016 Upchurch Ln. Wake Forest

**SPECIAL USE PERMIT APPLICATION: KALAS FALLS
PROPERTY OWNERS INFORMATION**

PIN	OWNER	ADDRESS
1767-36-5508	Edward A. Rountree Jr. Mary M. Rountree	3820 Hartland Manor Ct. Zebulon 27597
1767-36-6802	Tony Gray Swift Susan A. Swift	3504 Taviswood Way Wake Forest 27587
1767-37-5046	Michael Charles Terry Donna Dare Terry	2001 Rolesville Rd "
1767-37-5272	Ernest Lloyd Lee, Jr.	1809 Rolesville Rd. "
1767-37-7076	Gary F. Klinker Lesley P. Klinker	3509 Taviswood Way "
1767-37-7282	Alfred C. Thomas Lynn L. Thomas	3813 Taviston Ct. "
1767-38-5959	Rico D. Glover Tiffany N. Glover	1632 Rolesville Rd. "
1767-38-7170	Mildred B. Moody Rachel E. Moody	1725 Rolesville Rd. "
1767-38-8313	Elmo R. Moody	1721 Rolesville Rd. "
1767-39-2250	Christian C. Wilder Cindy E. Wilder	1628 Rolesville Rd. "
1767-48-3143	Giny F. Wheeler Jill F. Bright	1801 Rolesville Rd. "
1768-20-4762	Jonathan Scott Edwards Connie W. Edwards	3508 Catlett Farm Rd. "



MA 19-02 Mitchell Mill Road Investors, LLC and The Watkins Family, LLC Rezoning Conditions

DATE: September 23, 2019

PROPERTY/DESCRIPTION: Mitchell Mill Road Investors, LLC and The Watkins Family, LLC

PIN NUMBER: 1767295866, 1767178299, 1757994300, and 1767083228

REQUESTED ZONING: R&PUD-CZ

CONDITIONAL ZONING PROVISIONS:

- I. The maximum development density shall be 2.1 dwelling units per acre.
- II. Permitted uses shall only include single family detached dwellings, townhouses, neighborhood recreation center, open space, greenway, and associated accessory uses.
- III. Total number of dwelling units on the subject property shall not exceed 595.
- IV. Development of the subject property shall include 250% of the UDO required Open Space, as such requirements exist as of the date of this zoning.
- V. Transportation Improvements
 - A. To address transportation impacts reasonably expected to be generated by the development, prior to request for the first Building permit for the Property, the following improvements shall be constructed and installed as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville:
 1. Rolesville Road at Site Driveway A
 - a. Construct Driveway A as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
 - b. Construct an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper on Driveway A;
 - c. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and
 - d. Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
 2. Rolesville Road at Site Driveway B
 - a. Construct Driveway B as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
 - b. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and
 - c. Construct an exclusive southbound right-turn lane with 50 feet of full-width storage and appropriate taper on Rolesville Road.
 3. Rolesville Road at Site Driveway C

- a. Construct Driveway C as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
 - b. Construct an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper on Driveway C;
 - c. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and
 - d. Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
- B. To address transportation impacts reasonably expected to be generated by the development, the property owner or developer will provide for the following improvement in accordance with and subject to the North Carolina Department of Transportation (NCDOT) and Town of Rolesville (Town) approval and Standards and Specifications as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville in accordance with the following:

1. Rolesville Road at Mitchell Mill Road

- a. The Town may provide a full signal warrant analysis ("Town Warrant Analysis") prior to approval of the plat containing the 100th lot (of the lots South of 401 Bypass) to be developed upon the subject property. If a signal is warranted as part of the Town Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.
- b. If the signal is not warranted by the Town Warrant Analysis, the owner or developer shall provide a full signal warrant analysis ("Owner Warrant Analysis") prior to approval of the plat containing the 300th lot (of the lots South of 401 Bypass) to be developed upon the subject property. If a signal is warranted as part of the Owner Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.
- c. If the signal is not warranted by the Owner Warrant Analysis, the Town may provide a final full signal warrant analysis ("Final Warrant Analysis") prior to approval of the plat containing the 450th lot (of the lots South of 401 Bypass) to be developed on the subject property. If a signal is warranted as part of the Final Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by

the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.

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 a special use permit 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

Reviewed and Acknowledged by the Property Owner or Applicant:

Printed Name

Signature

Date

Caroline Richardson, Town Planner
Town of Rolesville
PO Box 250
Rolesville, NC 27571

Via e-mail

July 18, 2019

Dear Caroline:

The following summary reflects the comments from property owners adjacent to the proposed Kalas Falls development, as recorded at the neighborhood meeting July 17, 2019:

- **TRAFFIC**
Traffic in and around Rolesville is at an unacceptable level now, and this development will only worsen the problem. The major access points for Kalas Falls would be along Rolesville Road, and that road will be unable to manage the increased traffic. Rolesville Road traffic is "a nightmare" during morning and afternoon rush hours and school hours. The development and traffic lights on Rogers Road mean that people in Rolesville "can't move".
- **DENSITY**
This plan is too great a change from the original Kalas Falls plan for an R-1 subdivision that was approved a few years ago. The current plan is too much like much of the development that is occurring in other parts of Wake County. Many of the neighbors preferred larger lots that they believe distinguish Rolesville from other parts of Wake County. This plan is too dense, and it looks like lots are forced onto the land. One comment was that if the developer wants small houses, it would be better to have small houses on large lots. A general concern was that smaller lots lead to lesser quality of homes.
- **IMPACT OF NEIGHBORS' COMMENTS**
Several property owners expressed the concern that approval of this proposed development is a "done deal" and that it didn't matter what they said. Many neighbors said that their most important issue was that they "be heard".
- **QUESTIONS**
Will the property be annexed? (yes)
Will it be compulsory to tie into public utilities (no)
Will measures be taken to prevent storm water runoff and erosion? (yes)
What is the minimum price for homes? (we can't answer that)
What is the approval process?
What is the density? (2.1 units per acre)
How many lots are proposed (595)
Will the property be clear-cut? (as little as possible)

SIGN-IN SHEET Kalas Falls Neighborhood Meeting, July 17, 2019

NAME	ADDRESS	PHONE/E-MAIL
1. Tony & Susan Swift	3504 Taviswood Way	swiftsusant77@gmail.com
2. LESLEY & GARY KLINKER	3509 TAVISWOOD WAY Wake Forest	gfKlinker@yahoo.com
3. Lynn & Al Thomas	3813 TAVISTON CT. Wake Forest	lynnthomas17@yahoo.com
4. Tim & Otis Hooper	3801 TAVISTON CT. WAKE FOREST	bKlyntara@yahoo.com
5. Spencer Aycock & CAROLYN Aycock	3504 CATLETT FARM RD - WF	Spencer.Aycock@me.com
6. Annette & John Shore	1636 Rolesville Rd, Wake Forest	ASHORE7665@AOL.com
7. Gayle & Hal Stallings	1512 Rolesville Rd Wake Forest NC	stallingsgw@aol.com
8. Betty J. Woodlief		Woodliefbj@aol.com
9. Bernard B. Bailey		bbbailey57@nc.rr.com
10. Michael Bethea	3520 Catlett Farm Rd	MichaelBethea@hotmail.com
11. Jennifer Bethea	3520 Catlett Farm Rd	lanierjen@gmail.com
12. Ellen Woodlief Holding	PO Box 1090, Rolesville, NC 27571	ewholding@gmail.com
13. Bob Fowler	17404 Fowler Rd 25346 NC 27597	
14. Steve Wheeler	7928 Suttenton Ct. Raleigh 27615	swheeler27615@gmail.com
15. Rachel Morris	537 Heswall Ct	rachel.morris7@gmail.com
16. Donnie Woodlief	6609 Fowler Rd	DonnieWoodlief@aol.com
17. Barbara Hill	5104 Granitic Dr	Bee3hill@gmail.com
18. Dan Line	3512 Catlett Farm Rd	dibline@centurylink.net
19. TIM OWEN	3808 TAVISTON CT	towen7@nc.rr.com
20. Brenda OWEN		

SIGN-IN SHEET Kalas Falls Neighborhood Meeting, July 17, 2019

	NAME	ADDRESS	PHONE/E-MAIL
1.	Charles Clark	1709 Rolesville Rd. Wake Forest, NC	919.554-1141 cclark42@gmail.com
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

Caroline Richardson

July 18, 2019

Page Two

Thank you for your help in answering some of the questions during the meeting . If you need any additional information, please let us know. The sign-in sheets are being sent to you by way of a separate e-mail.

Sincerely,

A handwritten signature in black ink, appearing to read "Hugh J. Gilleeze", with a long horizontal flourish extending to the right.

Hugh J. Gilleeze

A handwritten signature in black ink, appearing to read "Barbara Todd", written in a cursive style.

Barbara Todd



Memo

To: Rolesville Planning Board

From: Danny Johnson, AICP, Planning Director

Date: September 20, 2019

Re: Item 5. Ordinance Text Amendment: TA-19-02 Amendment to Article 5: Use and Dimensional Standards, Section 5.5, Accessory Uses; to add a new Subsection 5.5.13: School Modular Units.

Summary Information

In March, the Town Board discussed and directed the Town Attorney to draft a UDO amendment that would address the future use of modular units at Rolesville school locations. The primary purposes of the amendments are to address security issues and aesthetics of units. After review, the Board asked Town Manager and Attorney to seek input from the Wake County School District about the proposed amendments. In May, Town representatives met with Wake County legal, security, and administrative staff to review the draft ordinance. The Wake County representatives left the meeting promising to provide their input to the ordinance.

Another month went by, and after Town Manager inquiry into status of review, a letter from Mr. David Neter dated July 18th was received. The letter is attached and addresses the School District's actions they will take when a modular unit is used at a Rolesville school. The letter states that it is the School District's opinion that the amendment is not needed.

On September 17th, the Town Board of Commissioners considered the comments of the School District, Town Manager and Attorney and voted to refer the proposed text amendment 19-02 to the Planning Board for consideration and recommendation as required by the UDO. This proposed text amendment will address the safety and security issues of such units be located at school sites in the Rolesville Planning and Zoning jurisdiction.

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 address the security issues and aesthetics of school modular units being permitted in Rolesville's Planning and Zoning jurisdiction.

Planning Staff Recommendation

Staff recommends approval of the TA 19-02 Amendment to Article 5: Use and Dimensional Standards, Section 5.5. Accessory Uses; to add a new Subsection 5.5.13: School Modular Units, 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 19-02 to change Unified Development Ordinance (UDO), Amendment to Article 5: Use and Dimensional Standards, Section 5.5, Accessory Uses; to add a new Subsection 5.5.13: School Modular Units. The request is reasonable and in the public interest; the change is consistent with the Rolesville Comprehensive Plan to allow provisions to address the security issues and aesthetics of school modular units being permitted in Rolesville's Planning and Zoning jurisdiction.

Attachments:

TA 19-02, Article 5: Use and Dimensional Standards, Section 5.5, Accessory Uses; to add Subsection 5.5.13: School Modular Units.

**PROPOSAL TO AMEND
THE CODE OF ORDINANCES,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number UDO TA 19-02**

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

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

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

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

SECTION 1. That Article 5: Use and Dimensional Standards, Section 5.5 Accessory Uses; be amended to add Subsection 5.5.13, School Modular Units; to read as follows:

"5.5.13 School Modular Units

(A) Intent

The intent of this section is to provide for proper location, screening and security of school modular units so as not to jeopardize the security of students, faculty and staff, or to distract from the appearance of school properties

(B) General requirements

A zoning permit is required when installing or moving a modular unit.

(C) Security of modular units

Modular units shall be secure from direct public access. Modular units shall be sited within the schools' security envelope such that access to such unit requires members of the public to pass through the security protocol established for the school.

(D) Setback requirements

The minimum setback of a modular unit shall be the same as for the principal building, but in no case shall any part of the modular unit be located closer than 25 feet of the property line.

(E) Buffering Requirements

Modular units shall be surrounded on all sides necessary, with any one (1) or combination of evergreen vegetation, topography, landscaped earth berm, or architectural features such as fences or buildings so that view of the lower one-third (1/3) of the modular unit is screened from view from all public streets and adjacent residential properties. If evergreen vegetation is used, a species and size may be planted which can be expected to screen the required area within two (2) years of normal growth. Any screening vegetation which dies must be replaced."

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



David Neter, MBA, CPA, *Chief Operating Officer*
Crossroads 2
110 Corning Road
Cary, NC 27518

tel: (919) 694-0232
fax: (919) 694-7782

July 19, 2019

Kelly Arnold
Town Manager
Town of Rolesville
Post Office Box 250
Rolesville, North Carolina 27571

Re: Text Change on Accessory Uses

Dear Kelly,

At the end of our meeting to discuss potential changes to your Town's Ordinance, we agreed to continue to study the issue and inform you of the results of our internal review. As we discussed, the current modular units at the Rolesville Elementary School are not being used as classrooms. However, we expect with continued growth that in the future they will be used as classrooms. I am pleased to inform you that the school system has agreed that prior to any use of the modular units as classroom space, Access Controls will be installed on all exterior doors. This is a visitor entry system that allows the school to monitor who is attempting to gain access before entry is allowed. Currently, our standard procedure is that all doors to modular units remain locked except when in use. The new Access Control System will add an additional security process to the current procedures.

To further address the Town's concerns, the school system has agreed to have a security assessment of the entire school campus conducted by an outside third-party consultant.

With these actions being taken by the school system, we believe the initial concerns raised by the town have been addressed and a text change to Article 5, Section 5.5 of The Code of Ordinance will be unnecessary. After you have shared this information with your staff, please let me know if you have any further questions.

With best regards,

A handwritten signature in blue ink that reads "David Neter".

David Neter, Chief Operating Officer.

cc: Russ Smith, Sr. Director, WCPSS Security
Bryan Roof, Executive Director WCPSS Facilities, Design, and Construction



Memo

To: Rolesville Planning Board

From: Danny Johnson, AICP, Planning Director

Date: September 20, 2019

Re: Item 5. UDO Text Amendment: TA-19-07, Amendment to Article 10: Parking and Loading Requirements; Section 10.1. Off-Sreet Parking Requirement; Subsection 10.1.4 to 10.1.6.

Summary Information

An application for a Text Amendment to the Unified Development Ordinance was submitted by Mark Phillips with Pabst Design Group, PA that requested an amendment to Section 10.1.4 of the UD to allow minimum bay parking dimensions to be nine (9) foot by eighteen (18) foot for ninety (90) degree angle parking bays. This section currently states the minimum bay parking dimensions be nine (9) foot by nineteen (19) foot for ninety (90) degree angle parking bays. The proposed change has been adopted by almost every surrounding jurisdiction as a minimum standard for design of parking bays. With this request, Town Staff has proposed a more similar and easy to read table for minimum parking bay standards with graphic example to help understand the minimum design standard.

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 be revised to the minimum design standards in consideration to surrounding communities.

Planning Staff Recommendation

Staff recommends approval of the UDO TA 19-07, Amendment to Article 10: Parking and Loading Requirements; Section 10.1. Off-Sreet Parking Requirement; Subsection 10.1.4

to 10.1.6, and make the necessary statutory findings and recommendations to the Town Board of Commissioners.

Suggested Planning Board Motion:

I make a motion to favorably recommend to the Town Board of Commissioners to approve the requested UDO Text Amendment 19-07, Amendment to Article 10: Parking and Loading Requirements; Section 10.1. Off-Sreet Parking Requirement; Subsection 10.1.4 to 10.1.6. The request is reasonable and in the public interest; the change is consistent with the Rolesville Comprehensive Plan to allow provisions to be revised to the minimum design standards in consideration to surrounding communities.

Attachments:

TA 19-07 Amendment to Article 10: Parking and Loading Requirements; Section 10.1. Off-Sreet Parking Requirement; Subsection 10.1.4 to 10.1.6.
TA 19-07 Text Amendment Application

**PROPOSAL TO AMEND
THE CODE OF ORDINANCES,
TOWN OF ROLESVILLE, NORTH CAROLINA
Case Number UDO TA 19-07**

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

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

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

SECTION 1. That Article 10: Parking and Loading Requirements; Section 10.1 Off-Street Parking Requirements; Subsection 10.1.4 to 10.1.6, be amended to read as follows:

- ☐ Addition
- ☐ Deletion
- ☒ Alteration (additions are *italicized* and deletions are ~~struckthrough~~)

~~10.1.4~~ Parking space sizes will be governed by the following dimensions:

~~_____ Parallel stall 20' x 9.0'~~
~~_____ Angle stall 19' x 8.5'~~
~~_____ 90° stall 19' x 9.0'~~

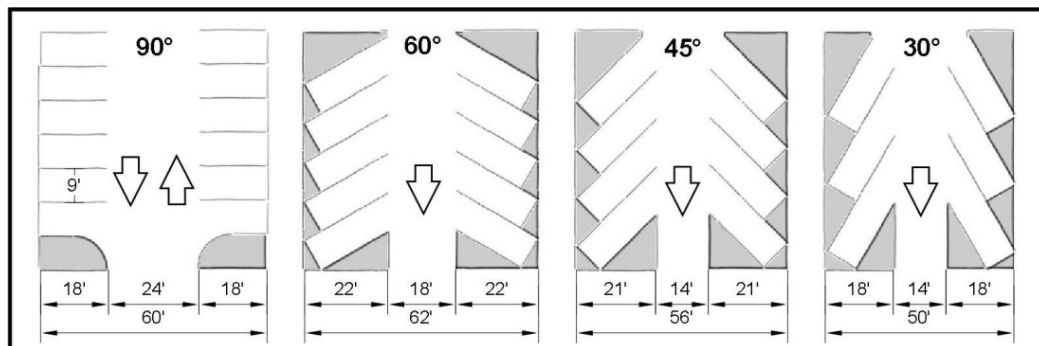
~~10.1.5~~ Minimum aisle widths shall be:

_____ <u>Aisle Width in Feet</u>		
<u>Parking Angle</u>	<u>One-Way Traffic</u>	<u>Two-Way Traffic</u>
_____ 0-15°	12	24 (0° only)
_____ 16-37°	11	
_____ 38-37°	13	
_____ 58-74°	18	
_____ 75-90°	24	24

~~10.1.6~~ A safe means of ingress and egress shall be provided for all parking spaces and driveways for uses other than single and two-family residential and shall be at least twenty four (24) feet wide.

“10.1.4 Parking Bay Dimensional Standards:

<u>Use</u>	<u>Type of Bay</u>	<u>Dimensions (ft.)</u>	<u>Travel Lane Width (ft.)</u>	<u>Travel Lane + Parking Bay</u>
<u>Residential</u>	<u>Uncovered Driveway</u>	<u>9W x 18L</u>	<u>N/A</u>	<u>N/A</u>
<u>Residential</u>	<u>Parking Lot/Deck</u>	<u>9W x 18L</u>	<u>24</u>	<u>60</u>
<u>Nonresidential</u>	<u>Parking Lot/Deck</u>	<u>9W x 18L</u>	<u>24</u>	<u>60</u>
<u>Parallel parking</u>	<u>On-Street Parking</u>	<u>8W x 22L</u>	<u>N/A</u>	<u>N/A</u>
<u>90 degree parking</u>	<u>Perpendicular Parking</u>	<u>9W x 18L</u>	<u>24</u>	<u>60</u>
<u>60 degree parking</u>	<u>Angle Parking</u>	<u>9W x 22L</u>	<u>18*</u>	<u>62*</u>
<u>45 degree parking</u>	<u>Angle Parking</u>	<u>9W x 21L</u>	<u>14*</u>	<u>56*</u>
<u>30 degree parking</u>	<u>Angle Parking</u>	<u>9W x 18L</u>	<u>14*</u>	<u>50*</u>
<u>Handicap Bay</u>	<u>Parking Lot/Deck</u>	<u>16W x 18L</u>	<u>24</u>	<u>60</u>



** If angle degree parking bay is design in opposite angle direction on either side the travel lane the width will be 24 ft. The Travel Lane + Parking Bay width will include the increase travel lane width.*

10.1.5 [Reserved]

10.1.6 [Reserved]"

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