



**Agenda
Planning Board
VIRTUAL MEETING
Monday, February 22, 2021
7:00 PM**

PLEASE NOTE:

Persons who wish to comment on an agenda item may do so by submitting the Cognito form via the link provided by **Monday, February 22, 2021, at 3:00 PM.** <https://www.cognitoforms.com/TownOfRolesville/townofrolesvillepubliccommentmissionform>. Submitted comments will be delivered to the Planning Board members before the meeting for review.

If you wish to join us via Youtube to watch a live broadcast of our meeting, please click here: <https://www.youtube.com/user/townofrolesville>

ITEM	TOPIC
1.	Call to Order
2.	Approve the January 25, 2021, Planning Board meeting minutes
3.	MA 20-04, 2005 and 2033 Wait Avenue 12.43 +/- total acres Wake County PINs: 1850-96-5586 and 1850-96-2688 Proposed Zoning: Residential R3-CZ
4.	Planning Director's Report a. Town Board/Planning Board Virtual Special Meeting at 9:00 AM on Friday, February 26, 2021 b. Development Activity Report
5.	Town Attorney's Report
6.	Other Business
7.	Adjournment

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



Planning Board Virtual Meeting
January 25, 2021 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Minutes

PRESENT: Chairman Mark Powers
Board Member Frank Pearce
Board Member Jim Schwartz
Board Member Renorda Pryor
Co-Chairman Mike Moss
Board Member Donnie Lawrence
Board Member Davion Cross
Commissioner Michelle Medley, Planning
Board Liaison to the Town Board
Danny Johnson, Planning Director
Robin Peyton, Town Clerk
Julie Spriggs, Planner

ITEM

TOPIC

1. Call to Order
Chairman Powers called the virtual meeting to order at 7:00 p.m. and took a roll call of those present.
2. Approve the November 23, 2020, Planning Board meeting minutes
Moved by Board Member Pearce to approve the minutes of November 23, 2020; seconded by Board Member Lawrence. Motion carried by unanimous roll-call vote.
3. MA 21-01, Town Center Zoning District to rezone properties to the new Town Center Zoning District and UDO TA 20-02 Removal of identified parcels from the Town Center Overlay Zoning District.

Danny Johnson, Planning Director

Mr. Johnson introduced the map amendment and text amendment under MA21-01 and UDO TA20-02 for the rezoning of 49.23 acres of property located on the 100 blocks of South Main St and West Young Street. Providing maps on-screen, Johnson outlined the property being considered.

Board Member Lawrence asked for clarification on the proposed property slated for Town Center Zoning District identification and asked why Rolesville Furniture was highlighted.

Johnson explained that the Rolesville Furniture location is likely to become part of the Town Center Zoning District at a later date and subject to an overlay due to its being located in an area with watershed restrictions. When asked by Board Member Lawrence if the fire station and Wake County EMS was included in the Town Center District, Johnson explained that they were not. Opportunities for businesses to petition to be included in the Town Center District are available until the new Land Development Ordinance (LDO) is adopted. Lastly, when prompted, Johnson showed how there would be no access to the property being considered from Granite Falls Boulevard.

Following his question, Board Member Pearce was provided an explanation on how the area would be serviced by sewer.

There being no further discussion it was moved by Board Member Moss to recommend the Town Board of Commissioners approval of Map Amendment 21-01 to rezone parcels identified along the 100 blocks of South Main St and West Young Street from Residential I (R1), Downtown Commercial (C), Downtown Commercial Conditional Zoning (C-CZ) and Industrial (I) Zoning Districts to Town Center (TC) Zoning District. The petition is reasonable and in the public interest; is consistent with the Town's Comprehensive Plan, Future Land Use Map that classifies these parcels for Town Center or Preserved Open Space use. Included in this motion is to recommend the Town Board of Commissioners' approval of UDO TA-21-02, Removal of identified parcels from the Town Center Overlay Zoning District. The request is reasonable and in the public interest, is consistent with the Town's Comprehensive Plan recommendations for the Town Center area. The motion was seconded by Board Member Pearce and carried by unanimous vote. Let it be noted, being a voting member, Chairman Power's inadvertent omission to vote counted as an affirmative vote.

4. MA 21-02, Town of Rolesville Property, 11624 Louisburg Road 116.296 acres Wake County PIN 1779 07 6610 to be zoned Residential 40 Watershed (R40W) upon annexation (ANX-20-07).

Julie Spriggs, Planner II

Ms. Spriggs 116.296 acres located on Louisburg Road in the Wake County watershed which was recently annexed in to the Town of Rolesville requiring the town to rezone within 60 days of annexation. The zoning will remain consistent as Residential 40 Watershed (R40W).

There being no further discussion it was moved by Board Member Pearce to recommend approval of MA 21-02 to the Town Board of Commissioners to rezone 11624 Louisburg Road from Wake County Residential 40 Watershed Zoning District to Rolesville Residential 40 Watershed Zoning District. The petition is reasonable and in the public interest and consistent with the Town's Comprehensive Plan and Future Land Use Map, which identifies this area as low density residential. The motion was seconded by Board Member Cross and carried by a unanimous roll call vote.

5. UDO TA 21-01, Change Special Use Districts to Conditional Zoning Districts.

Johnson, Planning Director

Mr. Johnson highlighted the multiple and varietal areas being re-labeled conditional zoning in response to legislative changes requiring April 1 compliance.

Board Member Pryor asked what changes would occur with the rezoning to which Johnson replied that all we are doing is a label change and no changes to requirements would occur.

There being no further discussion it was moved by Board Member Lawrence to

favorably recommend to the Town Board of Commissioners to approve the requested UDO Text Amendment 21-01, Changing all Special Use Zoning Districts (SUD) to Conditional Zoning Districts (CZ). The request is consistent with the Rolesville Comprehensive Plan to update the Unified Development Ordinance and Official Zoning Map to change all Special Use Zoning Districts to Conditional Zoning Districts as required in NC Chapter 160D: Article 7; Section 160D-703(a)1 and Session Bill 2019-111, Section 2.9(b). The motion was seconded by Board Member Pryor and carried by unanimous roll call vote.

6. Planning Director's Report

- a. Planning Director Danny Johnson reported on the upcoming joint virtual meeting with the Town Board scheduled for February 26th.
- b. Mr. Johnson reminded those present that the Development Activity Report was included in the agenda packet.
- c. Johnson announced his pending retirement from the Town of Rolesville effective March 26, 2021

7. Town Attorney's Report
NONE

8. Other Business
NONE

9. Adjournment
There being no further business before the board, it was moved by Board Member Lawrence to adjourn; seconded by Board Member Schwartz. Motion to adjourn carried by unanimous roll call vote. The meeting adjourned at 8:47 p.m.

Mark Powers, Chairman

ATTEST:

Robin E. Peyton, Town Clerk

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The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on the Thursday prior to the meeting to make arrangements.



Memo

To: Rolesville Planning Board

From: Julie Spriggs, GISP, CFM, CZO

Date: February 19, 2021

Re: Item 3 Map Amendment MA 20-04 – 2005 and 2033 Wait Avenue

Item

MA 20-04 – Petition by JA2GA, LLC to rezone 12.43 acres located at 2005 and 2033 Wait Avenue (Wake County PINs 1850-96-5586 and 1850-96-2688) from Wake County Zoning Highway District (HD) to Rolesville Residential R3 Conditional Zoning District (R3-CZ).

Summary Information

Property Address: 2005 and 2033 Wait Avenue
PINs: 1850-96-5586 and 1850-96-2688
Applicant: JA2GA, LLC
Deeded Acreage: 12.43
Current Zoning: Wake County Zoning Highway District (HD)
Proposed Zoning: Rolesville Residential R3 Conditional Zoning District (R3-CZ)

Current Land Use and Existing Conditions

Both parcels have frontage along Wait Avenue. The properties are currently single-family uses, located outside the extraterritorial jurisdiction (ETJ), within our annexation agreement boundary with the Town of Wake Forest, our Urban Service Area, and county-zoned Highway District (HD). Adjacent parcels to the west and east are county-zoned Highway District (HD). Adjacent properties to the north are county-zone Residential (R-30). Parcels to the south are zoned Rolesville Residential Planned Unit Development (R&PUD).

The Unified Development Ordinance states the intent for the Residential R3 district is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use, which, because of its character, would be a nuisance to the

development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

Neighborhood Meeting

A virtual neighborhood meeting was held due to COVID-19 restrictions. The attendance list and minutes of the meeting are included as attachments to this memo.

2017 Rolesville Comprehensive Plan and Consistency Statement

The Future Land Use Map does not include these parcels along Wait Avenue. The parcels just south on Wait Avenue are included as medium residential.

Medium Density Residential is classified as predominately single-family residential uses with portions of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre, including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.

Town Plans

The 2002 Thoroughfare Plan calls for a four-lane landscaped median road along Wait Avenue.

The Comprehensive Bicycle Plan did not include recommendations for this area.

The Main Street Plan did not include a scope of analysis that covered this area.

Traffic Impact Analysis (TIA)

No Traffic Impact Analysis is required as the development will not add more than 100 trips per peak hour nor more than 1000 daily trips.

Planning Staff Recommendation

The annexation of this property is running concurrently with this zoning request. The annexation must be approved before the Town may apply zoning regulations to these parcels. The Town Board must apply Rolesville zoning regulations within a limited timeframe once a parcel is annexed. This request is directly related to the annexation petition.

Staff finds the request reasonable, in the public interest, and as amended, will be consistent with the Comprehensive Plan and Future Land Use Plan and recommends approval of MA 20-04.

Suggested Motion: I move we recommend approval of MA 20-04 to the Town Board of Commissioners to rezone 2005 and 2033 Wait Avenue from Wake County HD Zoning District to Rolesville Residential R3-CZ and amend the Town's Comprehensive Plan and

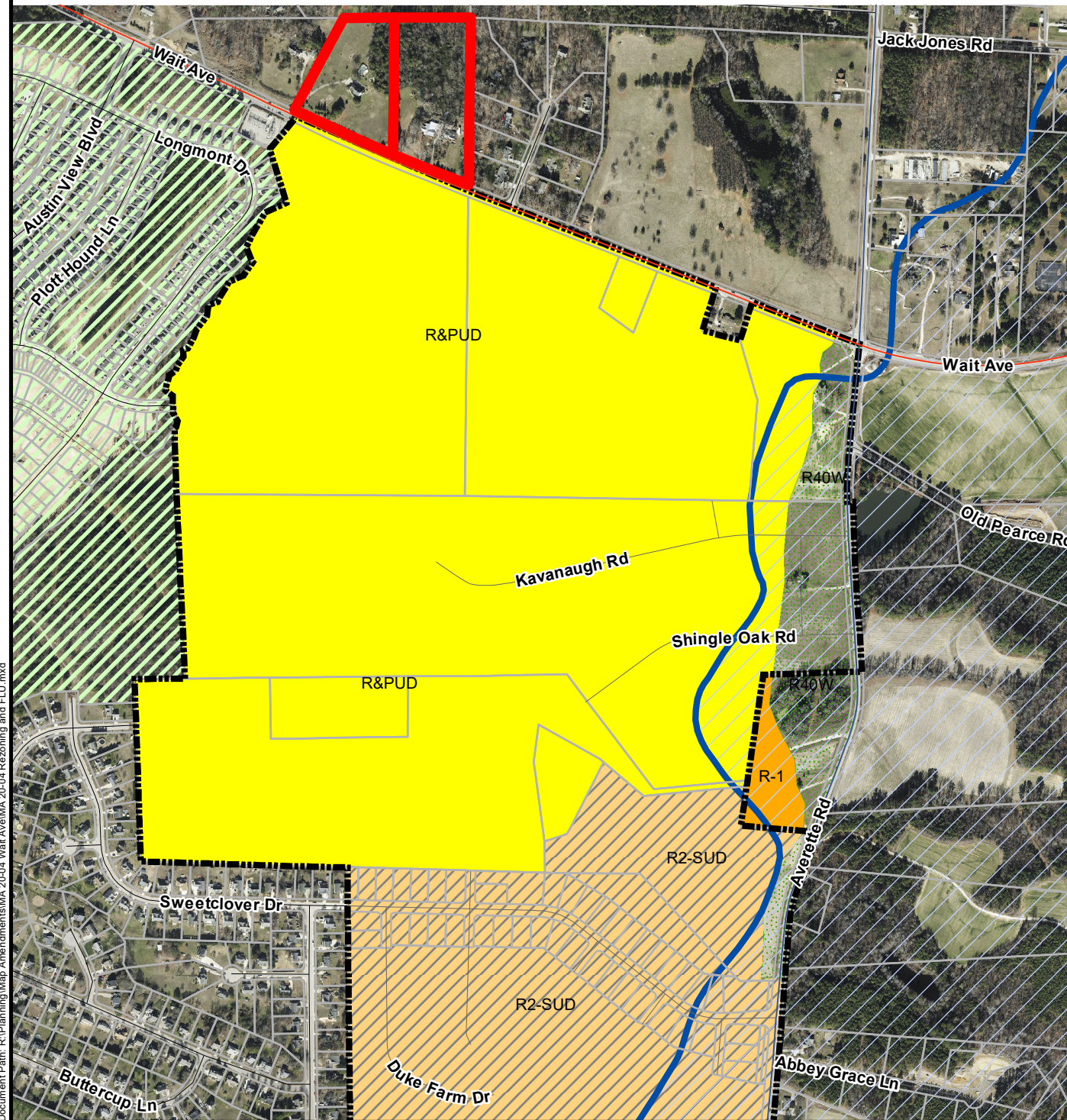
Future Land Use Map to identify this area medium-density residential, consistent with the surrounding land use. The petition is reasonable and in the public interest.

Attachments

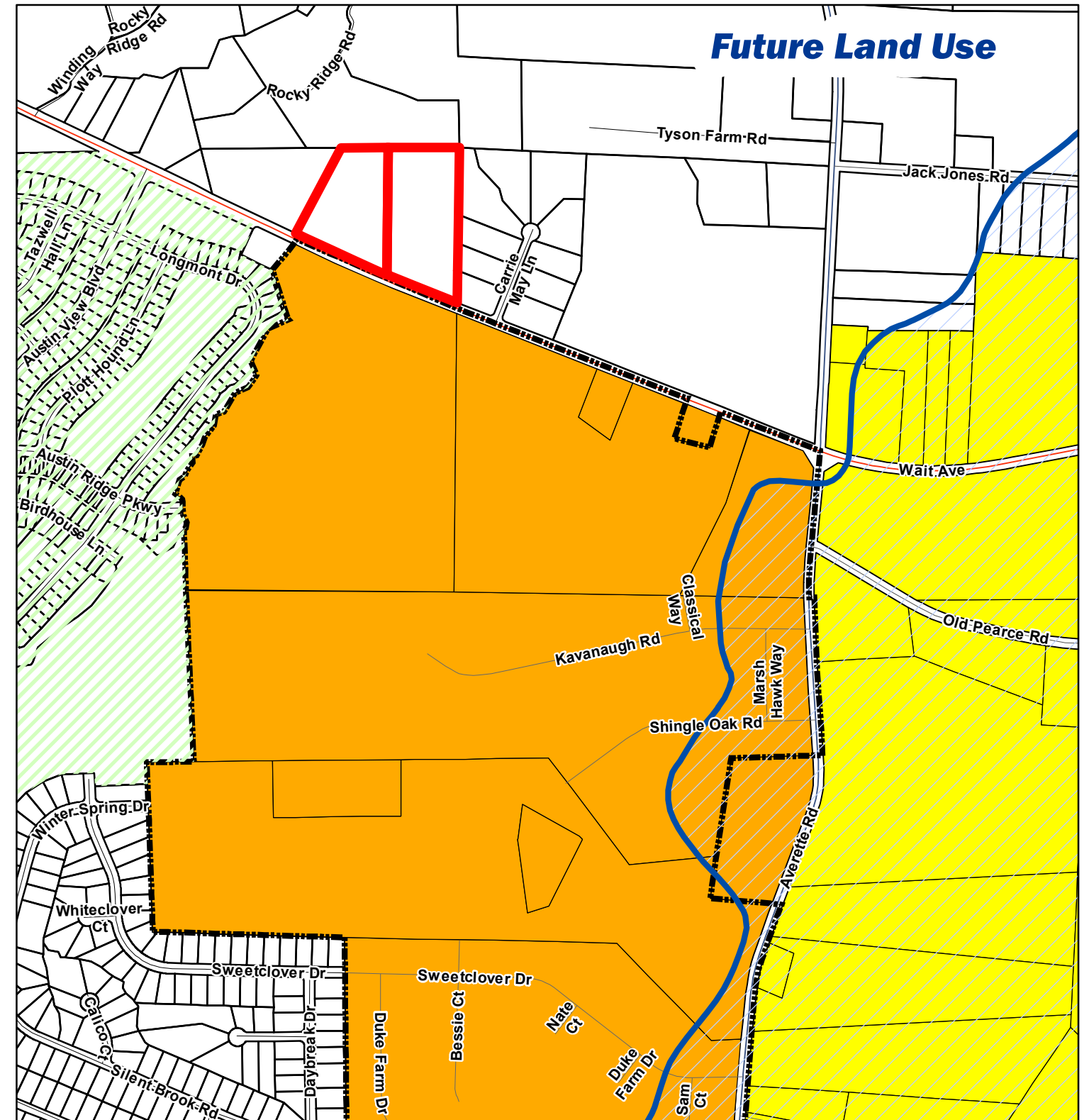
MA 20-04 Existing Zoning and Future Land Use Map
MA 20-04 Rezoning Request Application with Draft Conditions
MA 20-04 Trip Generation Letter
MA 20-04 Neighborhood Meeting Minutes, Attendance List

MA 20-04 2005 and 2033 Wait Avenue

Existing Zoning



Future Land Use



Legend

- MA 20-04 Request Area
- Rolesville Town Limits
- Water Supply Watershed

- Low Density Residential
- Medium Density Residential



1 inch = 750 feet



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner JA2GA LLC

Address 818 S White St City/State/Zip Wake Forest, NC 27587

Phone 919-556-5418 Email jmas@millridgeco.com

Developer Same

Contact Name _____

Address _____ City/State/Zip _____

Phone _____ Email _____

Property Information

Address 2005 and 2033 Wait Ave

Wake County PIN(s) 1850962688 and 1850965586

Current Zoning District HD (Wake County) Requested Zoning District R-III CZ

Total Acreage 12.43

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 James M. Adams, Sr. Date 2/2/21

STATE OF NORTH CAROLINA

COUNTY OF Wake

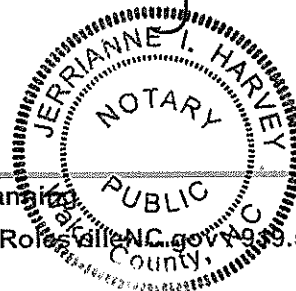
I, a Notary Public, do hereby certify that James M. Adams, Sr.

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This

the 12th day of February 20 21

My commission expires 12/16/25

Signature Jerrianne I. Harvey Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / Rolesville, NC 919.554.6517

Wait Ave Rezoning

Proposed Conditions

1. A minimum 5' landscaped berm or minimum 6' opaque fence shall be placed around the perimeter of the property.
2. Site construction shall occur between the hours of 8AM and 6PM Monday through Saturday. The blasting, hammering, drilling or similar destruction of rock shall occur between the following hours: 9AM and 6PM Monday through Friday and 10AM and 6PM Saturday.

October 9, 2020

Danny Johnson, AICP
Planning Director
Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571

**Reference: Wait Ave Parcels
Trip Generation Estimate**

Dear Mr. Johnson:

Per the Town of Rolesville Unified Development Ordinance (UDO) section 9.11.2 (A), a Traffic Impact Analysis is required at the time of application of any zoning map amendment (rezoning), special use permit, site plan, and/or preliminary subdivision plat if:

- (1) the proposed development, or phase of development, or contiguous tracts under the same ownership, would accommodate or could be expected to generate 100 or more added vehicle trips to or from the site during the peak traffic hour (based on the proposed development or the adjacent roads and intersections); or
- (2) the proposed development, or phases of development, or contiguous tracts under the same ownership, would accommodate or could be expected to generate 1,000 or more added vehicle trips to or from the site during a 24-hour period (based on the proposed development or the adjacent roads and intersections).

The Wait Ave parcels (Wake County PINs 1850-96-5586 and 1850-96-2688), totaling approximately 12.43 acres, are proposed to be rezoned to the Residential III (R-III) district for development of townhouses. Per UDO Section 6.5, the maximum overall density for an R-III development shall not exceed eight units per acre for townhouse units. Thus, the maximum yield for the site is 99 townhouse units (8 units per acre x 12.43 acres = 99.44 units). Using the Trip Generation Handbook, 9th Edition, published by the Institute of Transportation Engineers (ITE), the estimated trips produced by the Wait Ave parcels based on ITE Code 230 for townhouses are as follows:

AM peak hour = 51
PM peak hour = 70
Daily trips = 638

The expected vehicle trips are below the minimum requirements set forth by the Town of Rolesville UDO, and therefore, no traffic impact analysis is required.

Please let me know if you have any questions or need any additional information.

Sincerely,



Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
ifrazier@flmengineering.com



Wait Ave Rezoning Neighborhood Meeting Summary

On Wednesday, February 11, 2021, a neighborhood meeting was held to inform neighbors of the proposed rezoning of 2005 and 2033 Wait Avenue and to gain their feedback for consideration in the rezoning. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached attendees list. Jon Frazier, a Principal with FLM Engineering, represented the developer.

Following a brief presentation by Mr. Frazier, the neighbors in attendance were invited to ask questions and share comments and concerns. Below is a list of the questions, comments, and concerns raised along with answers provided by Mr. Frazier. The questions and answers are listed by attendee in alphabetical order and summarized for brevity.

Randall Cooper

Q1: From where will public water and sewer be extended to the property?

A: Water will be extended approximately 800 linear feet from the Wake Electric substation to the west through the Wait Ave right-of-way to the property. Sewer will be extended approximately 2,500 linear feet from the west through the Wait Ave right-of-way to the property.

Steve Kirchhoff

Q1: Why is the property in Rolesville's jurisdiction when surrounding properties appear to be in Wake Forest's jurisdiction?

A: The properties are included in an annexation agreement between the Town of Rolesville and the Town of Wake Forest, which places them within Rolesville's jurisdiction.

Q2: What is the maximum number of townhomes that could be on the property?

A: If the rezoning is successful, Rolesville's maximum density for townhomes is 8 units/acre, which would allow for 99 units on the 12.43-acre property.

Q3: Is there a comparable townhome development?

A: Because rezoning is the first step in the process, a site plan has not been approved and a townhome builder not selected, so the site layout and type/style of units are not known at this time.

Q4: Will a provision be made for the adjacent owners' privacy such as a fence?

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

Q5: Traffic is a concern because of upcoming developments on Averette Road and the future K-12 school in addition to traffic generated by this development.

A: This development was not required to complete a traffic study because the number of peak hour and daily trips are less than the town's required number of trips for a traffic study. However, the developments on Averette Road and the K-12 school were likely required to complete traffic studies, which will hopefully provide improvements to traffic in the area.

Sandy and Michael Matthews

Q1: Is there a site plan (Ms. Matthews noted that the town posted the site concept plan online)?

A: Mr. Frazier shared the site concept plan noting that it was subject to change as the project moves forward.

Q2: Describe the buffer to the north.

A: The required width of the perimeter buffers is prescribed by the Town of Rolesville. If existing vegetation is removed from the buffers, they will be replanted per the town's buffer planting requirements.

Q3: Will there be any stormwater runoff issues?

A: Based on the topography, stormwater runoff is generally anticipated to drain from north to south, where it would likely be collected in a central stormwater management area on the south side of the property along Wait Ave.

Q4: Describe the open space.

A: The town requires that a certain percentage of the site be preserved as open space and a certain percentage of that open space be used for active recreation. The active recreation would likely be centrally located and other open space around the perimeter would be left in a natural state.

Q5: Will there be a privacy fence?

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

Q6: We are concerned about our property (located immediately to the north) being mistaken for community open space.

A: We will look at options to prevent future residents from mistaking your property as open space.

Q7: Will there be a dumpster?

A: The units will have typical rollout carts for solid waste collection.

Q8: What is the timing of development?

A: Permitting and approvals will likely last through most of the year with construction start possibly occurring at the end of 2021 or beginning of 2022.

Q9: How will the properties be served by public water and sewer?

A: Public water and sewer will be extended through Wait Ave right-of-way from the west.

Q10: Will this project include affordable housing?

A: There are no plans for the townhome units to be affordable housing.

Q11: Will there be a turn lane on Wait Ave?

A: NCDOT will almost certainly require a left turn lane into the development on Wait Ave.

Jane and Max Steelman

Q1: When is the Planning Board meeting?

A: The project is scheduled to be heard by the Planning Board on Monday, February 22, 2021 at 7PM.

Q2: There is a 30' Wake Electric easement along the western property line of the subject properties.

A: Thank you for making us aware of the easement.

Q3: There is a shared driveway on the western property line/corner.

A: Thank you for making us aware of the shared driveway.

Q4: Will the property accommodate the future widening of Wait Ave?

A: We will work with the town to set aside an appropriate right-of-way for the future widening.

Q5: We would like a privacy fence on the western property line.

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

Q6: Our property (2001 Wait Ave) experiences runoff from 2005 Wait Ave.

A: As part of the stormwater management plan for the proposed development, runoff generated by the site will be collected and conveyed to one or more stormwater control measures, so your site (2001 Wait Ave) should not experience runoff from the subject properties after development.

Q7: Given the amount of rock typically found in the Rolesville area, can the noise ordinance be amended for this property to prevent noise early in the morning?

A: We will look at options to address the construction noise for adjacent owners.

Q8: Traffic is a concern because of upcoming developments on Averette Road and the future K-12 school in addition to traffic generated by this development.

A: This development was not required to complete a traffic study because the number of peak hour and daily trips are less than the town's required number of trips for a traffic study. However, the developments on Averette Road and the K-12 school were likely required to complete traffic studies, which will hopefully provide improvements to traffic in the area.

FLMENGINEERING

January 27, 2021

**Reference: 2005 and 2033 Wait Avenue Rezoning
Neighborhood Meeting Notification**

Dear Neighbor:

We are writing to notify you of a neighborhood meeting to discuss the proposed rezoning of 2005 and 2033 Wait Avenue (Wake County PINs 1850-96-2688 and 1850-96-5586) from the current Wake County Highway District (HD) to Town of Rolesville Residential III District (R-III).

Per town requirements, we are notifying neighbors adjacent to the property. Due to the ongoing COVID-19 pandemic closures and guidelines, the meeting will be virtual and will be held on Wednesday, February 10, 2021 at 6:00 PM. The virtual meeting link and alternate telephone call-in information are listed below.

For Virtual Meeting Access (Microsoft Teams):

Enter <http://bit.ly/2YhcCY6>, into the web browser of your choice.

Please note, for virtual meeting access, your computer must include a microphone and speakers.

For Access via Telephone (Voice Only):

Telephone Number: 919-999-3953
Conference ID Code: 771 567 934#

We look forward to your attendance.

Sincerely,



Jon D. Frazier, PE, LEED AP
Principal
919.610.1051
jfrazier@flmengineering.com

Property Owner Information

[illegible]

Wait Ave Rezoning

Neighborhood Meeting Attendees

Randall Cooper

1405 Carrie May Ln

Steve Kirchhoff

1413 Carrie May Ln

Sandy and Michael Matthews

7409 Rocky Ridge Rd

Jane and Max Steelman

2001 Wait Ave

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JANUARY 2021 ACTIVITY DEVELOPMENT REPORT

HIGHLIGHTS

1. ANX2-07 – Corporate Limits Extended to include 11624 Louisburg Road.

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

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Developments

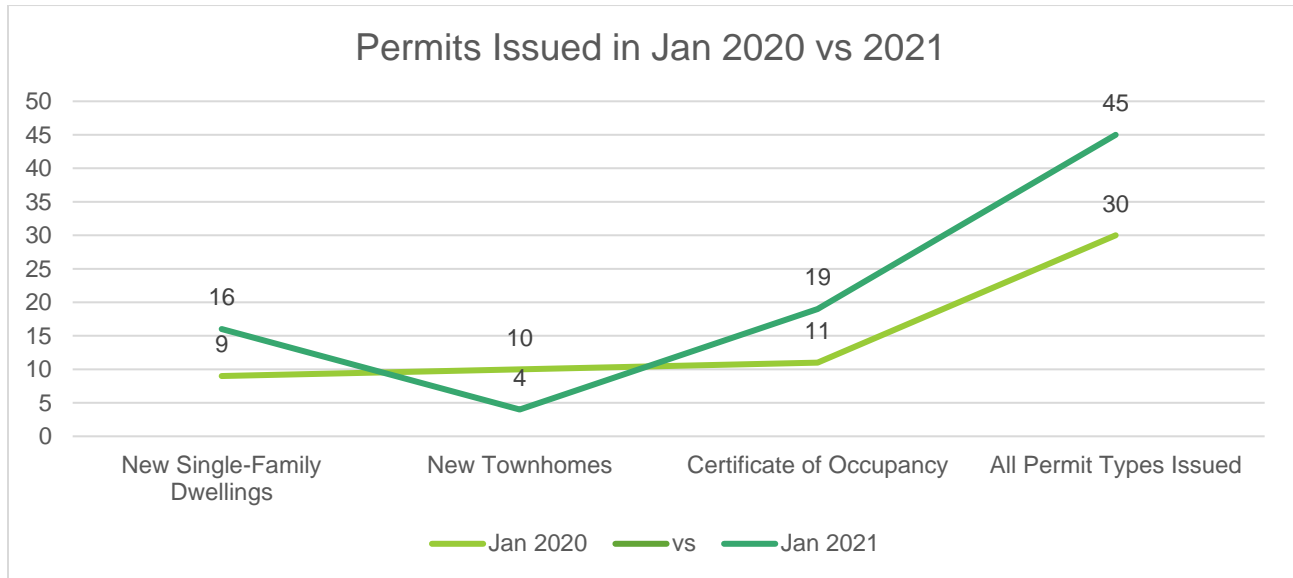
CURRENT RESIDENTIAL DEVELOPMENTS WITH PERMITS ISSUED Summary of Activity by Subdivision

Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Un-permitted Lots Remaining	Permits Issued in January	Permits Issued YTD
Averette Ridge	159	147	12	2	2
Barrington	33	33	0	1	1
Carlton Pointe	271	263	08	2	2
Granite Falls	101	86	27	6	6
Perry Farms	41	40	1	0	0
Stonewater	208	193	15	4	4
Willoughby	88	80	8	1	1
TOTAL	901	828	73	16	16

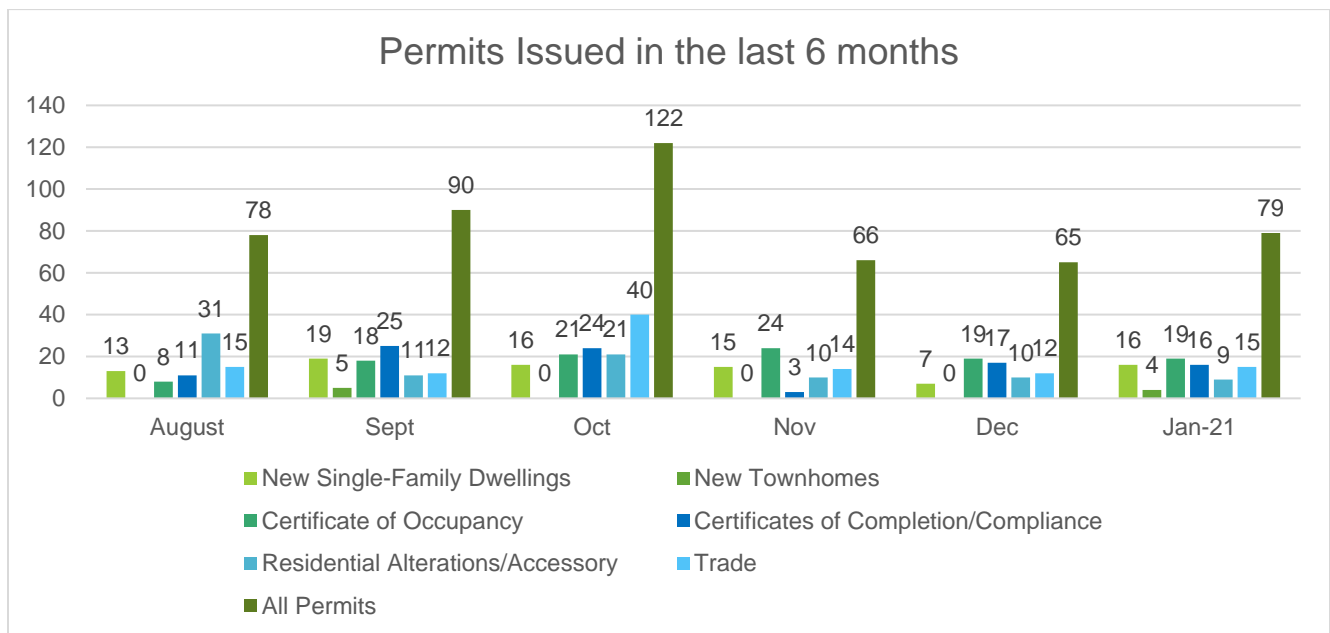
Barrington Townhomes	32	21	14	4	4
TOTAL	32	21	14	4	4

Non-Subdivision					
TOTAL Residential Permits Issued	933	846	85	20	20

Permitting Activity



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



Development Projects Summary

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 New Townhomes

Chandlers Ridge- 90 New Single-Family Homes

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

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

Perry Farms Phase 2- 33 New Single-Family Homes

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

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

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

Regency at Heritage- 27 New Single-Family Homes

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

The Townes at Carlton Pointe- 53 New Townhomes

Hopper Community – 177 New Single-Family Homes & 120 New Townhomes

