



**Agenda  
Planning Board  
Monday, April 26, 2021  
7:00 PM**

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**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, April 26, 2021, at 3:00 PM.**

<https://www.cognitoforms.com/TownOfRolesville/townofrolesvillepubliccommentsubmissionform>. Submitted comments will be delivered to the Planning Board members before the meeting for review.

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ITEM	TOPIC
1.	Call to Order
2.	Approve the March 22, 2021, Planning Board meeting minutes
3.	PR 21-03 Granite Crest Preliminary Plat Amendment
4.	Land Development Ordinance Topics
5.	Planning Director's Report
	a. Development Activity Report
6.	Town Attorney's Report
7.	Other Business
8.	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**  
March 22, 2021 – 7:00 PM  
502 Southtown Circle, Rolesville, NC  
27571

**Minutes**

**PRESENT:** Chairman Mark Powers  
Board Member Renorda Pryor  
Board Member Jim Schwartz  
Commissioner Michelle Medley,  
Planning Board Liaison  
Consultant Allison Fluitt, Kimley-Horn  
Planner II Julie Spriggs  
Co-Chairman Mike Moss  
Board Member Donnie Lawrence  
Board Member Davion Cross  
Town Attorney Dave Neill  
Planning Director Danny Johnson  
Planning Board Clerk Shelly Raby

**ABSENT:** Board Member Frank Pearce

- | <b>ITEM</b> | <b>TOPIC</b>  |
|-------------|---|
| 1.          | Call to Order<br><b>Chairman Powers called the virtual meeting to order at 7:00 p.m. and took a roll call of those present.</b>   |
| 2.          | Approve March 15, 2021, Planning Board meeting minutes<br><br><b><i>*Important to note the following motion was unintentionally omitted from the minutes of the March 15, 2021 meeting during which Co-Chairman Moss requested recusal from voting on MA 20-04, 2005 and 2033 Wait Ave being the Surveyor on Record. Moved by Board Member Cross to approve recusal of Co-Chairman Moss from voting; seconded by Board Member Lawrence. Motion carried by unanimous roll-call vote.</i></b><br><br><b>Moved by Co-Chairman Moss to approve the minutes of March 15, 2021 with noted changes; ; seconded by Board Member Lawrence. Motion carried by unanimous roll-call vote.</b> |
| 3.          | Community Transportation Plan (CTP) Review<br><b>Ms. Spriggs introduced Ms. Allison Fluitt, consultant for Kimley-Horn who gave a presentation of slides.</b><br><br>Commissioner Schwartz asked for clarification on the following items:<br>1) Will the traffic data be restudied with the change of people working more from home?<br>2) Why was Rolesville Road downgraded from the originally proposed four-lane road back to the current two-lane road based on the future land use plan and future developments?   |

- 3) How will people on the southern sidewalk or bike across the 401 Bypass to enjoy the downtown?

Ms. Fluit acknowledged they typically look at historic travel patterns, but they will not overlook if those patterns change in the future. A provision is included for turn lanes on Rolesville Road increasing it into a three-lane road, or a two-lane divided with turn lanes. Future growth was considered after a review of the plans along the road and travel volumes were still below the threshold for a four-lane road. Mr. Johnson spoke of the Open Space Greenway Study which the plans show 4 tunnels traveling under the bypass for pedestrian travel, and when the Point gets constructed it will connect the north side to the tunnels. To cover the gap the town will identify the priority of use of grant funds or town funds to continue those greenways to get folks downtown. Mr. Arnold noted the second half of the development LAPP grant includes a pedestrian crosswalk going to bid and will be constructed this year including a map with safe zones and lights to cross 401. Mr. Schwartz would like to see a map of how these greenways will all connect. Mr. Arnold noted on Rolesville Road the decision was made not to have sidewalks on both sides, rather 1 side will have a sidewalk and the other will have a ten-foot multi-use path for bicyclists' safety.

Commissioner Lawrence asked for confirmation trees will not be placed between the sidewalk and the curb. Mr. Johnson confirmed.

**There being no further discussion it was moved by Board Member Donnie Lawrence to recommend approval of the Rolesville Moves Community Transportation Plan Update 2021 to the Town Board of Commissioners as the request is reasonable and in the public interest as it provides a vision for transportation recommendation and considers the existing and future needs for all travel modes. The plan will help the Town of Rolesville continue to effectively address its transportation needs both now and into the future and recommends approval of the Rolesville Moves Community Transportation Plan Update 2021. The motion was seconded by Board Member Jim Schwartz and carried by unanimous roll call vote.**

4. Planning Director's Report

- a) Mr. Johnson reminded those present that the Development Activity Report was included in the agenda packet.

5. Town Attorney's Report- Mr. Neill asked if the board had any questions; none were heard.

6. Other Business

Mr. Arnold notified the board the town is in the process of interviewing a new Planning Director. No time available when an announcement will be made.

7. Adjournment

There being no further business before the board, it was moved by Board Member Lawrence to adjourn; seconded by Board Member Moss. Motion to adjourn carried by unanimous roll call vote. The meeting adjourned at 8:04 p.m.

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Mark Powers, Chairman

ATTEST:

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Shelly Raby, Planning Board Clerk



## Memorandum

**To:** Rolesville Planning Board  
**From:** Julie Spriggs, GISP, CFM, CZO, Planner II  
**Date:** April 23, 2021  
**Re:** Item 3. PR 21-03, Granite Crest Preliminary Subdivision Plat Amendment

Preliminary Subdivision Plat Amendment– Major Subdivision approval for 174 residential single-family lots located at Big Willow Way and West Young Street for the subdivision known as Granite Crest.

### **Background**

Applicant and Property Owner  
John A Edwards & Company

### **Request**

A request for a preliminary subdivision plat amendment approval (administrative) for a major subdivision of 174 residential single-family lots known as Granite Crest Subdivision zoned Residential II (R2 & CZ). In 2015, the Town Board of Commissioners approved the Special Use Permit and Master Plan for Granite Crest Phase 4. The preliminary subdivision plat amendment follows the SUP 15-01 approval for residential single-family lots that need to be realigned to connect to Phase 4. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development.

### **Technical Review Committee and Planning Staff Recommendations.**

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat with a recommendation from all members of the TRC for approval.

A note on the plat states lot 132 will not be developed until such time that access to a public right-of-way is provided to PIN 1759 74 4853 and the existing 50' COR pump station access easement can be abandoned.

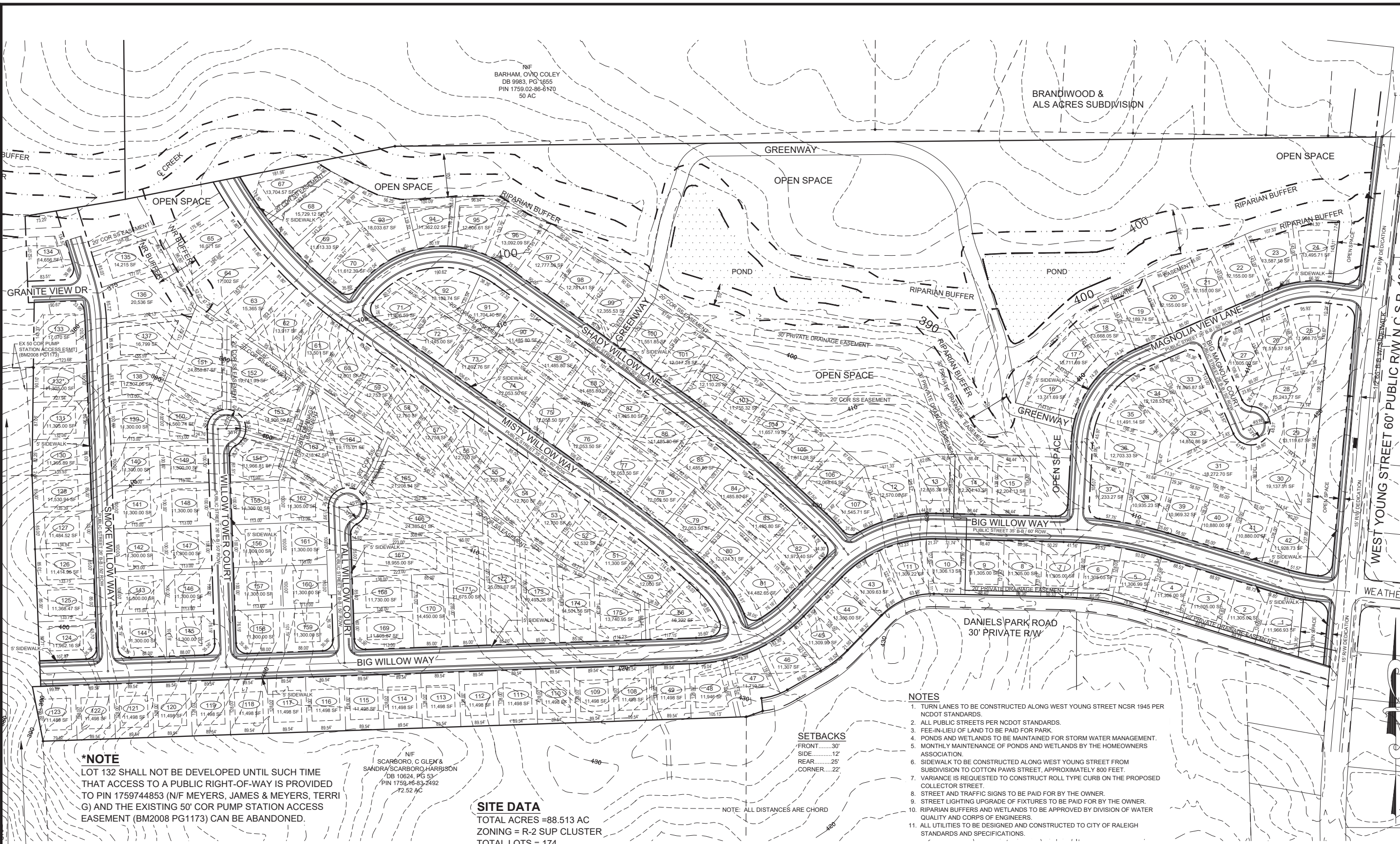
The Planning Staff recommendation is that the proposed Preliminary Subdivision Plat amendment meets the Town's Unified Development Ordinance standards and recommends approval.

### **Recommended Action**

Motion to recommend approval for the Preliminary Subdivision Plat amendment for Case PR 21-03, Granite Crest, as presented.

Attachments:  
PR 21-03 Granite Crest Preliminary Subdivision Plat Amendment





**\*NOTE**  
LOT 132 SHALL NOT BE DEVELOPED UNTIL SUCH TIME THAT ACCESS TO A PUBLIC RIGHT-OF-WAY IS PROVIDED TO PIN 1759744853 (N/F MEYERS, JAMES & MEYERS, TERRI G) AND THE EXISTING 50' COR PUMP STATION ACCESS EASEMENT (BM2008 PG1173) CAN BE ABANDONED.

N/F  
SCARBORO, C GLEN &  
SANDRA/SCARBORO HARRISON  
DB 10624, PG 53  
PIN 1759-16-83-2492  
72.52 AC

**SITE DATA**  
TOTAL ACRES = 88.513 AC  
ZONING = R-2 SUP CLUSTER  
TOTAL LOTS = 174  
OPEN SPACE = 23.28 ACRES

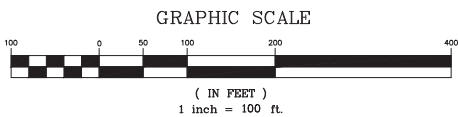
NOTE: ALL DISTANCES ARE CHORD

**SETBACKS**  
FRONT.....30'  
SIDE.....12'  
REAR.....25'  
CORNER.....22'

- NOTES**
1. TURN LANES TO BE CONSTRUCTED ALONG WEST YOUNG STREET NCSR 1945 PER NCDOT STANDARDS.
  2. ALL PUBLIC STREETS PER NCDOT STANDARDS.
  3. FEE-IN-LIEU OF LAND TO BE PAID FOR PARK.
  4. PONDS AND WETLANDS TO BE MAINTAINED FOR STORM WATER MANAGEMENT.
  5. MONTHLY MAINTENANCE OF PONDS AND WETLANDS BY THE HOMEOWNERS ASSOCIATION.
  6. SIDEWALK TO BE CONSTRUCTED ALONG WEST YOUNG STREET FROM SUBDIVISION TO COTTON PAWS STREET, APPROXIMATELY 800 FEET.
  7. VARIANCE IS REQUESTED TO CONSTRUCT ROLL TYPE CURB ON THE PROPOSED COLLECTOR STREET.
  8. STREET AND TRAFFIC SIGNS TO BE PAID FOR BY THE OWNER.
  9. STREET LIGHTING UPGRADE OF FIXTURES TO BE PAID FOR BY THE OWNER.
  10. RIPARIAN BUFFERS AND WETLANDS TO BE APPROVED BY DIVISION OF WATER QUALITY AND CORPS OF ENGINEERS.
  11. ALL UTILITIES TO BE DESIGNED AND CONSTRUCTED TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

N/F  
WALSH, JOSIE S. & WILLIAM K.  
DB 7031, PG 359  
PIN 1759-15-64-7805  
37.66 AC

N/F  
MEYERS, JAMES & TERRI  
DB 9844, PG 639  
PIN 1759-02-75-5026  
1 AC



3-10-21	UPDATE LOTS	RT	
DATE	REVISION	BY	

**JOHN A. EDWARDS & COMPANY**  
Consulting Engineers  
333 Wade Ave., Raleigh, NC 27605  
Phone (919) 828-4428  
FAX (919) 828-4711  
E-mail info@jaeco.com

SCALE: 1" = 100'	DATE: 2-12-2004
FLD. BK. & PAGE	DRAWN BY: FNM
FILE NO:	CHECKED BY: JAE, JR.

OWNER.....REAL ESTATE MARKETING  
ADDRESS.....6200 FALLS OF NEUSE RD, STE 102, RALEIGH, NC 27609  
TELEPHONE...865-9918

**GRANITE CREST SUBDIVISION**  
(FORMERLY "WILLOW CREST SUBDIVISION")

ROLESVILLE NORTH CAROLINA

SITE PLAN



## Memorandum

**TO:** Rolesville Planning Board

**FROM:** Julie Spriggs, GISP, CFM, CZO, Planner II

**DATE:** April 23, 2021

**RE:** Item 4 LDO Topics

The working draft of the Land Development Ordinance (LDO) can be found online at <https://www.rolesvillenc.gov/planning/whats-new-plans-progress>.

The Board of Commissioners and Planning Board met jointly for a work session on February 26 and April 22, 2021. The joint board is currently working through the proposed LDO, reading the sections, and submitting comments to staff and consultants for further evaluation.

We will revisit these topics in an open discussion format to capture the board's thoughts accurately to address these items in the LDO revision. If there is another topic you would like to revisit, please bring it to our attention during the meeting.

Our next step is to compile all the comments from the joint boards, the steering committee, developers, and citizens into a final draft for the May 17<sup>th</sup> Planning Board meeting agenda. Our goal is to have the public hearing in June, with adoption in June and the effective date of July 1, 2021, to comply with the state deadline.





## MARCH 2021 DEVELOPMENT REPORT

### HIGHLIGHTS

1. SUP20-02 Wallbrook, Special Use Permit for Mixed-Use Development in Commercial Outlying Special Use Permit District (CO-SUD)- **APPROVED**
2. (Legislative) Case: UDO TA21-01 Text Amendment to Change Special Use District (SUD) to Conditional Zoning (CZ) Districts.- **APPROVED**
3. (Legislative) Case: UDO-TA21-02 Text Amendment to Remove Identified Parcels from the Town Center Overlay Zoning District. - **APPROVED**
4. Resolution 2021-R-08 for Removal of Certain Properties from Watershed District. - **APPROVED**

For more information or assistance,  
Please contact:  
Shelly Raby, Planning Development Specialist  
Phone: 919-554-6517  
[shelly.raby@rolesville.nc.gov](mailto: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 March	Permits Issued YTD
Averette Ridge	159	156	4	4	7
Carlton Pointe	271	266	3	2	6
Elizabeth Springs	89	2	87	2	2
Granite Falls	101	95	6	3	11
Perry Farms	74	50	24	6	6
Stonewater	208	203	5	2	8
Willoughby	88	86	2		5
<b>TOTAL</b>	<b>990</b>	<b>858</b>	<b>131</b>	<b>19</b>	<b>45</b>

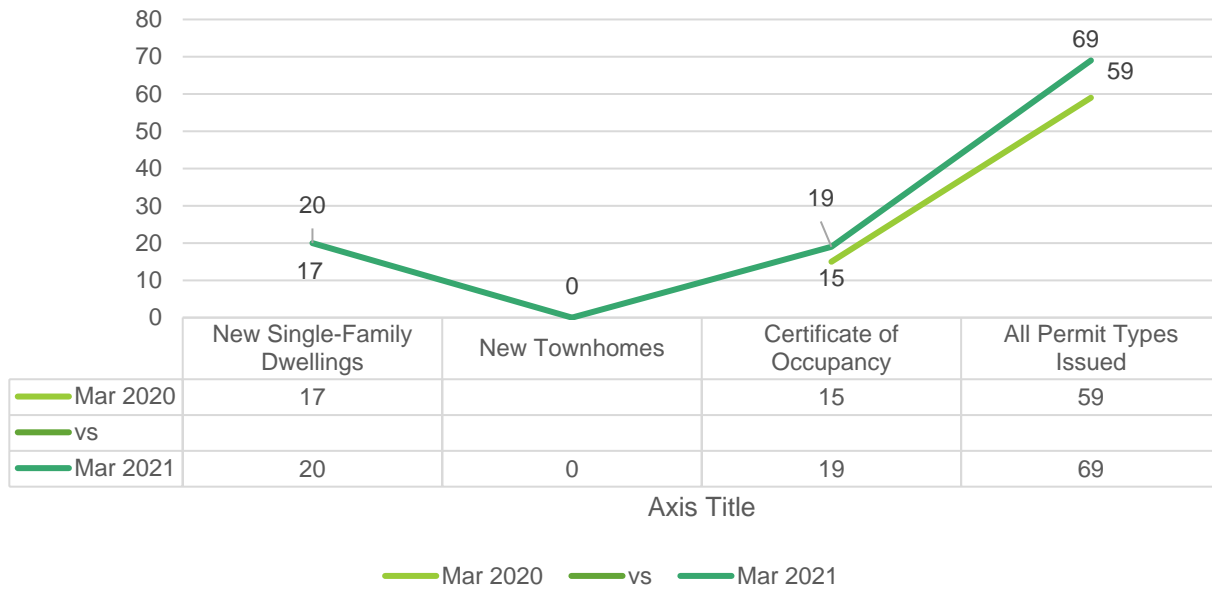
Barrington Townhomes	32	15	09		4
Eliz. Springs Townhomes	98		98		
<b>TOTAL</b>	<b>130</b>	<b>15</b>	<b>118</b>		

ETJ				1	1
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<b>Total Residential Permits</b>		<b>873</b>	<b>249</b>	<b>20</b>	<b>50</b>
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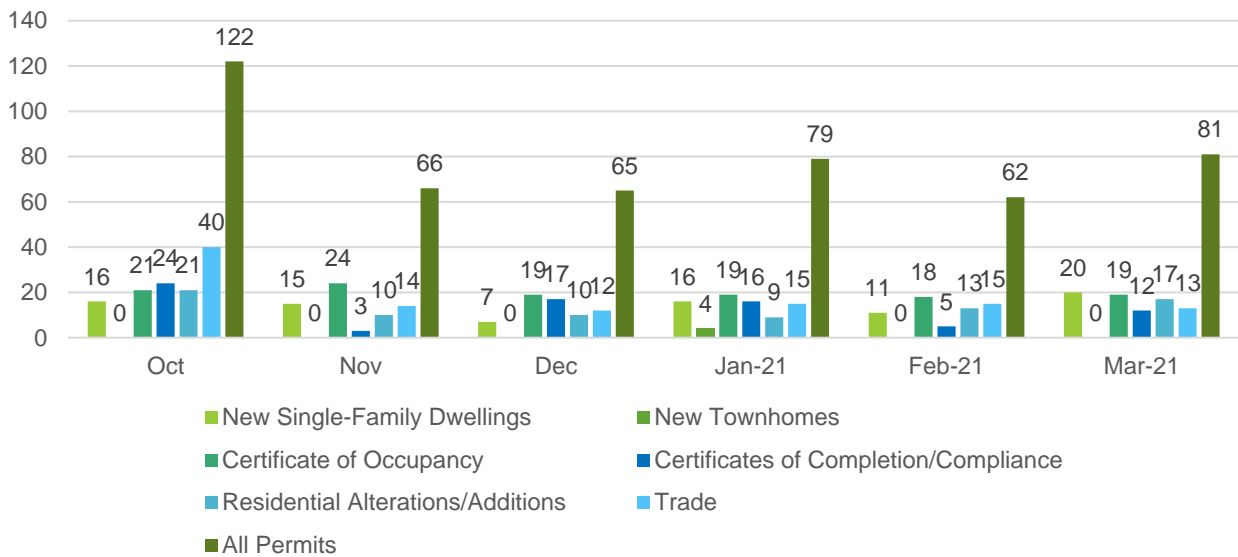
# Permitting Activity

## Permits Issued in 2020 vs 2021



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

## Permits Issued Last 6 Months



## 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

