



**Agenda
Planning Board
Monday, June 27, 2022
7:00 PM**

ITEM TOPIC

A. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Approval of May 23, 2022 Planning Board meeting minutes

B. Regular Agenda

1. Presentation – Greenway Plan and Bike Plan
2. Presentation - Land Development Ordinance (LDO) Text Amendments – Round 3

C. Communications

1. Planning Director's Report
 - a. Monthly Development Report
 - b. Other
2. Town Attorney's Report
3. Other Business
4. 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 Meeting
May 23, 2022- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Mike Moss, Vice-Chairman
Jim Schwartz, Board Member
Donnie Lawrence, Board Member
Steve Hill, Board Member
Davion Cross, Board Member
Meredith Gruber, Planning Director
Michael Elabarger, Senior Planner
Eric Marsh, Assistant Town Manager
Dave Neill, Town Attorney
Shelly Raby, Planning Specialist
James Carter, Planner I

ABSENT: Renorda Pryor, Board Member
Michelle Medley, Commissioner/Planning Board Liaison

1. CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

3. INVOCATION

Board Member Moss delivered the invocation.

4. APPROVAL OF MINUTES

Moved by Vice-Chairman Mike Moss and seconded by Board Member Donnie Lawrence. The motion to approve the minutes of April 23, 2022, carried by unanimous vote.

5. 2022-2024 Strategic Plan discussion

Assistant Town Manager Eric Marsh provided an overview of the new Strategic Plan, explaining and detailing how and where the Planning Board fits into the Town's growth and development vision and initiatives.

6. MA 21-08 Barham Land

***Vice-Chairman Moss recused himself from this Agenda item.**

Planning Director Meredith Gruber presented the Map Amendment (rezoning) request as described in the Packet, to rezone the property from Wake County's Highway District (HD) to the Town of Rolesville Residential High-Conditional District (RH-CZ) under the Land Development Ordinance (LDO). A concept plan and Conditions of Approval are presented with the rezoning request.

Applicant representative Nils Ghosh (Attorney, Morning Star Law Group) made a presentation explaining the application, including history of the property's recent Map Amendment (MA 20-04). Mr. Ghosh and Chase Massey (Professional Engineer, FLM Engineering) addressed questions from the Board.

Discussion centered on the proposed buildings and type of residential dwellings, site preparation primarily rock blasting, design aspects of proposed buildings, and trip generation.

Citizen Max Steelman (2002 Wait Ave.) made public comment.

Board Member Davion Cross made a motion to recommend denial of the Application as presented; Second by Board Member Steve Hill; The motion was carried by unanimous (5-0; 1 Absence, 1 Recusal) vote.

7. Planning Director's Report

Meredith Gruber noted that on June 21st the Town Board of Commissioners Work Session will include a presentation of LDO Amendments Round 3, and that a similar presentation to the Planning Board will occur on June 27, 2022. Ms. Gruber also inquired about virtual/online meetings of the Planning Board should that be necessary at some point/time in the future; discussion occurred.

8. Town Attorney's Report

Nothing to report.

9. Other Business

No other business was discussed.

10. Adjournment

Board member Donnie Lawrence made a motion to Adjourn, seconded by Vice-Chairman Mike Moss, and the motion was carried by unanimous vote. The meeting adjourned at 7:50 p.m.

Mark Powers, Planning Board Chairman

Michael Elabarger, Senior Planner



Memo

To: Town of Rolesville Planning Board
From: JG Ferguson, Parks and Recreation Director
Date: June 23, 2022
Re: Bicycle Plan and Greenway Plan Updates

Background

Over the last year, the Town of Rolesville has been working with McAdams (consultant) on updating the Bicycle and Greenway Plans. Please review the draft plans prior to the Planning Board meeting on June 27, 2022. The plans are available on the Parks and Recreation webpage: <https://www.rolesvillenc.gov/parks-recreation/parks-and-facilities/bicycle-pedestrian-plan-and-open-space-greenway-plan-updates>.

Suggested Motion

Recommend (approval or denial) of the updated Bicycle Plan and Greenway Plan



Memo

To: Town of Rolesville Planning Board
From: Meredith Gruber, Planning Director
Date: June 23, 2022
Re: Land Development Ordinance (LDO) Amendments – Round 3 Discussion

Schedule

Following is the schedule of meetings for the LDO Technical Amendments Round 3:

- Town Board Work Session – Feedback and Discussion, June 21, 2022
- **Planning Board Meeting – Report from Town Board Work Session, June 27, 2022**
- Planning Board Meeting – Presentation and Recommendation, July 25, 2022
- Town Board Meeting – Presentation, Public Hearing, and Decision, September 6, 2022

Background

Development regulations are designed to foster the creation of vibrant neighborhoods and a strong business community, while preserving the community's character. Amendments are necessary to continue the effective administration of the LDO. Such amendments are brought forward for public hearing and Town Board consideration for a variety of reasons; some amendments will result in updates to development regulations while others address technical details or procedures. The Town Board of Commissioners can expect to consider technical amendments to the LDO approximately twice a year; the first and second rounds of LDO amendments were approved in December 2021.

Proposed Land Development Ordinance Amendments for Discussion

The table below includes a summary of the proposed LDO technical amendments for discussion at the June 21, 2022 Town Board of Commissioners Work Session. A presentation with graphics and examples will be given at the work session.

	LDO Section	Amendment Discussion Topic	Recommendation
<i>Discussed at Joint Work Session on March 15, 2022</i>			
1	Chapter 8. Traffic Impact	Traffic Impact Analysis threshold is 100 or more peak hour trips and/or 1,000 daily trips.	Reduce threshold by half and/or implement tiered approach.

	LDO Section	Amendment Discussion Topic	Recommendation
2	9.2.5.A. Subdivision Access Standards - Connectivity	Streets shall be interconnected and connect with adjacent streets external to the subdivision to provide multiple routes for pedestrian and vehicle trips.	Discuss and define multiple routes. Connections to existing stubs must be made.
3	6.6.G. Lighting – General Design Standards	Street Light Poles	Add a general design standard that prohibits wood poles in residential subdivisions.
4	Appendix A – LDO Handbook	Evidentiary Processes – Transfer some or all tasks to Board of Adjustment	Consider sending any quasi-judicial matters to the Board of Adjustment
Other Proposed LDO Amendments			
5	5.1. Principal Uses	Single family attached dwellings (townhomes) are allowed in the RH District and Activity Center Districts.	Allow single family attached dwellings (townhomes) in the RM district in addition to the RH district. Sync up dwelling terminology throughout LDO.
6	6.2.2.1. Perimeter Buffers	Perimeter Buffer Type 1 is a 10' buffer with landscaping and a 6' tall fence. This type of buffer is required between two parcels with the same zoning district except RH and BT.	Suggest that a buffer not be required between parcels of the same zoning district, especially non-residential uses.
7	6.2.2.2. Street Buffers	30' streetscape buffer only required for thoroughfares as per LDO	Add an 8 – 10' streetscape buffer for local and private streets.
8	6.2.4.4. Parking Landscaping	Terminal islands are required at the end of each parking bay. Interior islands and divider medians appear to be optional as defined in the LDO.	To supplement terminal, interior island standards, and divider medians, require that every parking space is within 60' of a tree trunk (requirement was in UDO).
9	6.2.4.5.B.3. Vegetation Preservation – Preservation Standards	Removal of qualifying evergreen or deciduous tree shall be replaced on-site with at least four or more trees of similar species and size.	Recommend replacing qualifying removed trees at a one-to-one ratio and a minimum of 4-inch caliper.
10	6.2.4.7.B. Landscape/Planting Guidelines – Plant Palette	LDO states all plants shall be of native and locally adaptive species.	Recommend requiring at least four different plant species with no one being greater than 35% of the palette.

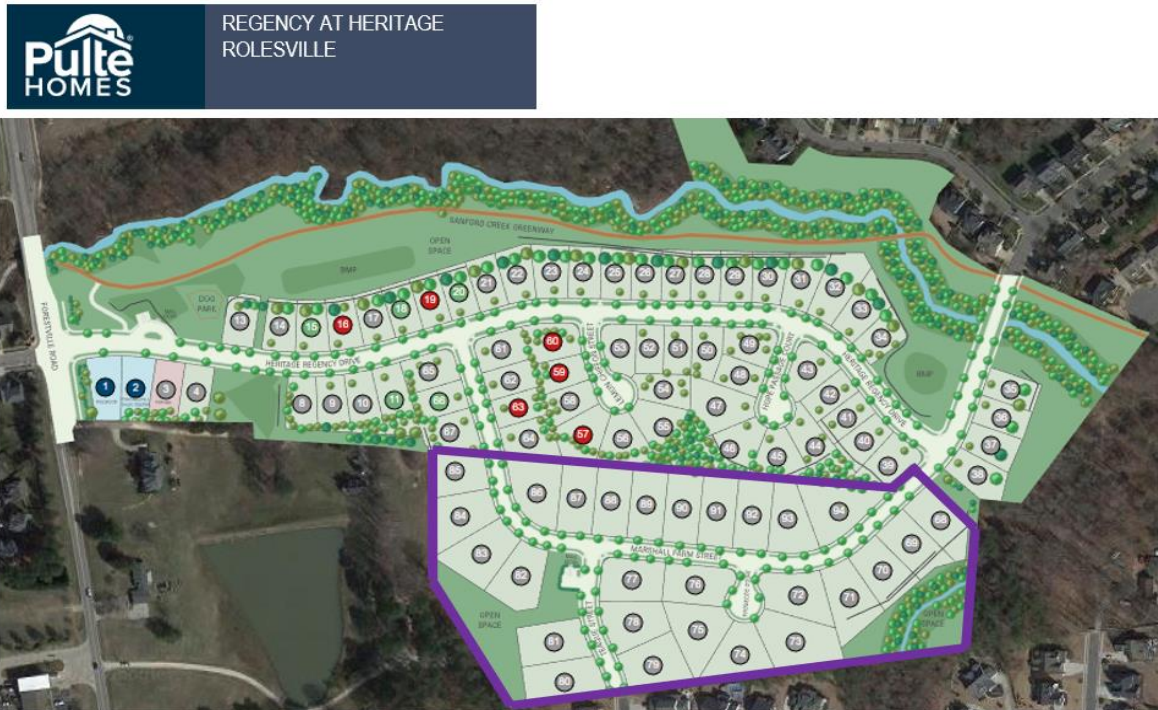
	LDO Section	Amendment Discussion Topic	Recommendation
11	6.8.5. Single Family Design Guidelines	Foundation types	Define acceptable foundation types such as stem walls and crawlspaces.
12	11.2 Interpretation	Only interpretation authority for the Land Development Administrator listed in LDO is for Use Interpretation.	Add item about general interpretation. (It is standard to have a person who interprets a development ordinance and makes determinations.)
<i>Inquiries from Development Community</i>			
13	Chapter 3 Zoning, RM and/or RH Districts	Interest in requesting “Charleston Homes” with a 0’ setback on one side.	Seeking initial feedback only
14	Chapter 3 Zoning, RH and/or NC District	Interest in requesting Senior Housing with a la cart services at a density of 16 units per acre and a height of 50’	Seeking initial feedback only

Next Steps

Planning staff will draft the third round of LDO amendments for presentation at the July 25, 2022 Planning Board meeting.

HIGHLIGHTS

Regency at Heritage Rolesville Map by Pulte Homes.



Lots 68-94 outlined in purple are in Rolesville's jurisdiction. Building permits issued.

- Photo credit of Pulte.com

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

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Developments

CURRENT RESIDENTIAL PERMITS ISSUED Summary of Activity

Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Un-permitted Lots Remaining	Permits Issued in May	Permits Issued YTD
Carlton Pointe	301	297	04		07
Chandler's Ridge	74	40	34	14	30
Elizabeth Springs	51	50	01	2	0
Perry Farms	113	79	34	1	19
Preserve at Jones Dairy S	99	26	73	15	26
Regency at Heritage	27	03	24	03	03
Stonewater	208	206	0		01
TOTAL	873	701	170	35	86

Eliz. Springs Townhomes	54	35	19		22
TOTAL	54	35	19		22

ETJ/ Non-Sub					
				0	03

Total Residential Permits Issued	927	736	189	35	111
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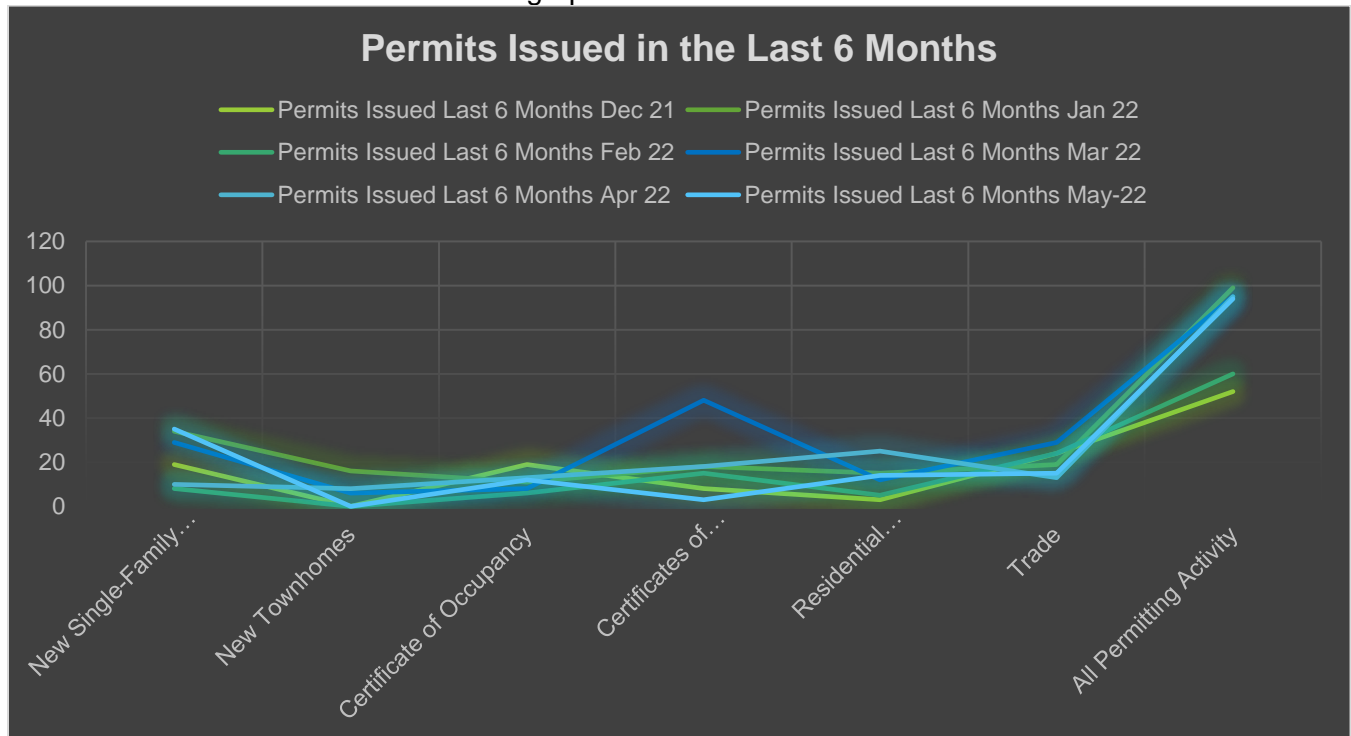
Permitting Activity

Permits issued in 2021 vs 2022 bar graph.



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

Permits Issued in the last 6 months line graph.



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/ Mixed-Use

Triangle Medical Group	Carolina Legacy Volleyball	Cobblestone
Hampton Lake Drive Dental Office	Public Works Facility	Wallbrook

Residential

A-Master Team- 47 New Townhomes

Chandlers Ridge- 90 New Single-Family Homes

Cobblestone- 176 New Apartments

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

Granite Crest Phase 3- 19 New Single-Family Homes

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 THs

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

Preserve at Moody Farm- 82 New Single-Family Homes

Regency at Heritage- 27 New Single-Family Homes

Rolesville Crossing – 177 New Single-Family Homes & 120 New Townhomes

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

The Townes at Carlton Pointe- 53 New Townhomes

Wallbrook- 140 New Townhomes

Development projects graph with unit numbers.

