



**Agenda
Planning Board
Monday, October 25, 2021
7:00 PM**

ITEM	TOPIC
1.	Call to Order
2.	Pledge of Allegiance
3.	Invocation
4.	Approve September 27, 2021 Planning Board meeting minutes
5.	MA 21-05 Preserve at Moody Farm
6.	Planning Director's Report <ul style="list-style-type: none">a. Planning Department Updatesb. Development Activity Report
7.	Town Attorney's Report
8.	Other Business
9.	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
September 28, 2021- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mark Powers, Chairman
Donnie Lawrence, Board Member
Renorda Pryor, Board Member
Steve Hill, Board Member
Dave Neil, Town Attorney
Robin Peyton, Town Clerk

Mike Moss, Vice-Chairman
Davion Cross, Board Member
Jim Schwartz, Board Member
Michelle Medley, Mayor Pro-Tem
Meredith Gruber, Planning Director
James Carter, Planner I

ABSENT:

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

The board collectively recited the Pledge of Allegiance.

3. INVOCATION

Vice-Chairman Moss gave the invocation.

4. APPROVAL OF MINUTE

Moved by the Board Member Donnie Lawrence and second by Board Member Jim Schwartz the motion to approve the minutes of August 23, 2021, carried by unanimous vote.

5. Oath of Office

Town Clerk Peyton swore in Planning Board Members James Schwartz, Donnie Lawrence, and Steve Hill.

6. ANX 21-03 Rolesville & Wake Forest Annexation Agreement

Planning Director Gruber informed the board about the annexation agreement between Rolesville and Wake Forest.

Vice-Chairman Moss made a motion to approve ANX 21-03 annexation agreement as presented, second by Board Member Davion Cross and carried by unanimous vote.

7. Planning Director's Report:

Meredith Gruber gave an update on the hiring process for a Senior Planner, current planning initiatives, advisory board term expirations, and asked board members about availability for November planning board meeting.

8. Town Attorney's Report

Dave Neil informed the Planning Board that Under General Statute Chapter 160D that ETJ members of the board do not vote on matters within Rolesville Corporate Limits.

9. Other Business

Mayor Pro Tem Michelle Medley asked for Planning Board Member Steve Hill to introduce himself as a new member.

10. ADJOURN

There being no more business before the board, upon a motion by Board Member Donnie Lawrence and second by Board Member Steve Hill, the motion to adjourn carried by unanimous vote. The meeting adjourned at 7:37 p.m.

ATTEST:

Mark Powers, Planning Board Chairman

James Carter, Planner I



Memo

To: Planning Board
From: Meredith Gruber, Planning Director
Date: October 22, 2021
Re: MA 21-05 Preserve at Moody Farm

Background

An application was received by the Town of Rolesville Planning Department in May 2021 for 51.78-acres located on Amazon Trail and Rolesville Road with Wake County PINs 1767-28-4304 (Moody property) and 1767-28-4925 (Hollingsworth property). The applicants are requesting to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ) to accommodate 82 single family lots. Based on the timing of the application, the review falls under the Unified Development Ordinance.

There is an annexation case, ANX 21-02, associated with this rezoning request.



Preserve at Moody Farm Rendering

Applicant Justification

The narrative below was provided by the applicant.

The property is surrounded by single family development on three sides (Kalas Falls). This development would continue that pattern, and provide for additional internal access between the north and south portions of Kalas Falls. The zoning would be conditional on permitting only single family development to the R-3 standard. Public utilities would be extended from existing Kalas Falls.

Neighborhood Meeting

The applicants held two neighborhood meetings, one on September 14, 2021, and the other on September 29, 2021. A total of 11 people attended the two neighborhood meetings. Minutes are included as an attachment.

Comprehensive Plan

Land Use

The future land use designation of the subject property is Medium Density Residential. This classification is predominately single family residential with portions of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five units per acre. Single family detached housing is the predominant housing type in this land use category, but the proposed density of 1.58 units per acre is below the typical medium density range.

Transportation and Traffic

According to Rolesville's Community Transportation Plan Thoroughfare Recommendations, Rolesville Road is planned as an eighty-foot right-of-way two-lane road with a two way left turn lane, curb and gutter, sidewalks, and a sidepath. The sketch plan included with this rezoning request shows dedication of fifteen additional feet of right-of-way to accommodate one-half of the needed eighty-foot right-of-way.

A Traffic Impact Analysis (TIA) was not required; however, the applicant has provided a trip generation and an evaluation of traffic from Stantec Consulting Services for the subject development. The report included the following conclusions:

- The subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.
- The proposed driveway onto Rolesville Road is anticipated to operate at an acceptable level of service at project build-out.
- The proposed development is expected to result in minimal increases in traffic volume along Rolesville Road.

Development Review

The Technical Review Committee (TRC) has provided one round of review comments on the sketch plan for the Preserve at Moody Farm.

A major staff comment was no greenway shown; the applicant revised the sketch plan to include the greenway.

Comments from the North Carolina Department of Transportation (NCDOT) included:

- NCDOT driveway permit will be required;

- Left turning lane will be required at the entrance on Rolesville Road;
- Right turning lane may be required at Rolesville Road entrance;
- Will need to look at traffic distribution from Kalas Falls using entrance on Rolesville Road, to see if any offsite improvements will be required for this development.

The comments from NCDOT have not been addressed by the applicant.

Preliminary Staff Recommendation

The staff recommendation could be for approval if the applicant completely addresses the TRC's comments. The proposed use, single family detached housing, is reasonably consistent with the Comprehensive Plan's future land use classification and the character of the surrounding area.

Attachments

MA 21-05 Application

MA 21-05 Sketch Plan

Neighborhood Meeting Minutes (provided by applicant)

Traffic Report (provided by applicant)



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner W.C. Jr. and Laura W Hollingsworth; Benny L and Jeffrey L MoodyAddress please see Sheet 4 for addresses City/State/Zip _____

Phone _____ Email _____

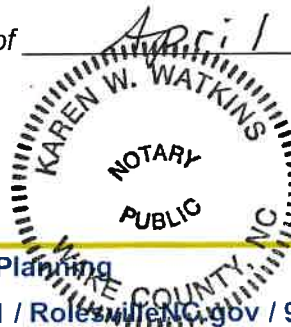
Developer Caruso HomesContact Name Michael Flynn, Acquisitions ManagerAddress 206 High House Road City/State/Zip Cary, NC 27513Phone 919-646-5114 Email mffleming@carusohomes.com

Property Information

Address Amazon Trail, RolesvilleWake County PIN(s) 1767284304; 1767284925Current Zoning District R-30 Wake County Requested Zoning District R3-CZTotal Acreage 51.78

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 [Signature] Date 4/5/21STATE OF NORTH CAROLINA
COUNTY OF WakeI, a Notary Public, do hereby certify that Shelton Allen Moodypersonally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 5th day of April 20 21My commission expires 9/21/2021Signature [Signature] Seal

Town of Rolesville Planning

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

Property Owner Information

[illegible]

Metes and Bounds Description of Property

Please see attached description

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



Map Amendment Application

Rezoning Justification

The property is surrounded by single-family development on three sides (Kalas Falls). This development would continue that pattern, and provide for additional internal access between the north and south portions of Kalas Falls. The zoning would be conditional on permitting only single-family development to the R-3 standard. Public utilities would be extended from existing Kalas Falls.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1767374878	Penning Rowell, Rachel Rowell	1756 Rolesville Rd Wake Forest, NC	27587-9677
1767388313	Carson Hurley	5717 Mitchell Mill Rd Wake Forest, NC	27587-7257
1767389615	Charles T and Patricia H Clark	1709 Rolesville Rd Wake Forest, NC	27587-6965
1767580938	Dwight Thomas Woodieff and Carolyn Woodlieff	6608 Fowler Rd Zebulon, NC	27597-8302
1767387947	Paul Maldonado	115 Bridle Trl. Youngsville, NC	27596-9576
1767385959	Pico D and Tiffany N Glover	1632 Rolesville Rd Wake Forest, NC	27587-6963
1767385643	Alex Alicia Rodriguez	1700 Rolesville Rd Wake Forest NC	27587-9677
1767483143	Ging F and Jill F Wheeler	7400 Fowler Rd Zebulon NC	27597-8318



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1767387170	Mildred B and Rachel E Moody	1725 Rolesville Rd Wake Forest NC	27587-6965
1767392260	Christian C and Cindy E. Wilder	1628 Rolesville Rd Wake Forest NC	27587-6963
1767381953	John L. and Annette P Shore	1636 Rolesville Rd Rolesville NC	27587-6963
1767381505	Jeffrey L. and Cindy T Moody	7612 Sutcliff Dr Raleigh NC	27613-8842
1767383542	Brian R and Katherine C Seguin, Trustees	5513 Amazon Tr Wake Forest, NC	27587-6843
1767385477	Benny L and Connie G Moody	1716 Rolesville Rd Wake Forest, NC	27587-9677
1767178299	Mitchell Mill Rd Investors LLC	PO Box 3557 Cary NC	27519-3557
1767295866	Mitchell Mill Rd Investors, LLC	PO Box 3557 Cary NC	27519-3557

March 30, 2021

MAP AMENDMENT/ZONING CONDITIONS FOR MOODY AND HOLLINGSWORTH PROPERTIES
PINs 1767284304 and 1767284925

1. Property shall be developed for single-family lots only.

SIGNED:

Benny Lawrence Moody
Benny L Moody, Owner PIN 1767284304

4/5/21
Date

Jeffrey L Moody
Jeffrey L Moody, Owner PIN 1767284304

4/5/21
Date

W C Hollingsworth, Jr. Owner PIN 1767284925

Date

Laura W Hollingsworth Owner PIN 1767284925

Date

Acknowledgement

STATE OF North Carolina
COUNTY OF Wake

I certify that Benny Lawrence Moody & Jeffrey Lynn Moody personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Map Amendment Application
Name or description of attached document

I further certify that (select one of the following identification options):

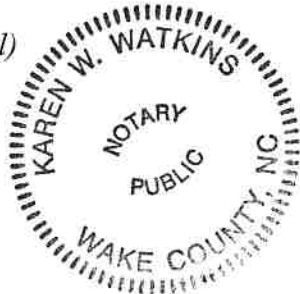
☐ I have personal knowledge of the identity of the principal(s)

☒ I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a N.C. Driver's License
type of identification

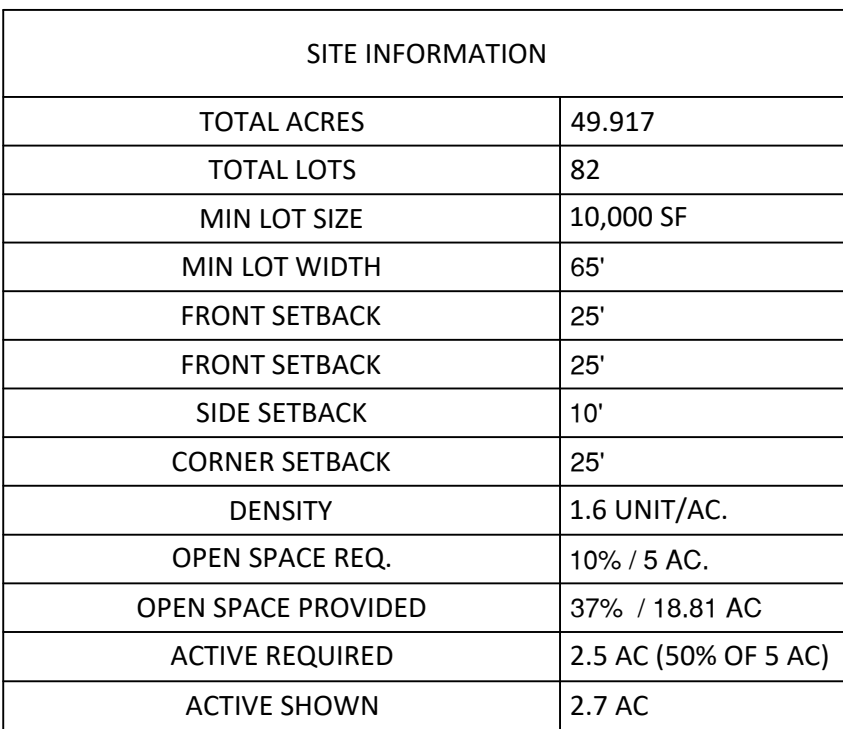
☐ A credible witness, _____, has sworn or affirmed to me the
name of credible witness
identity of the principal, and that he or she is not a named party to the foregoing document, and has no interest in the transaction.

Date: 4/5/2021

(Official Seal)



Karen W. Watkins
Notary Public
Karen W. Watkins
Typed or Printed Notary Name
My commission expires: 9/21/2021



NOTES

- 1.EXISTING BUILDINGS TO BE REMOVED
2. SCM'S ARE SHOWN FOR LOCATION ONLY. FINAL EROSION CONTROL PLAN WILL CALCULATE CORRECT SCM SIZES
- 3.SEWER ACCESS FROM ADJACENT DEVELOPMENT TO BE DETERMINED UPON FINAL LAYOUT
- 4.ALL EXISTING PONDS ARE TO BE REMOVED



PRELIMINARY

FOR INFORMATION, ONLY

[illegible]

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

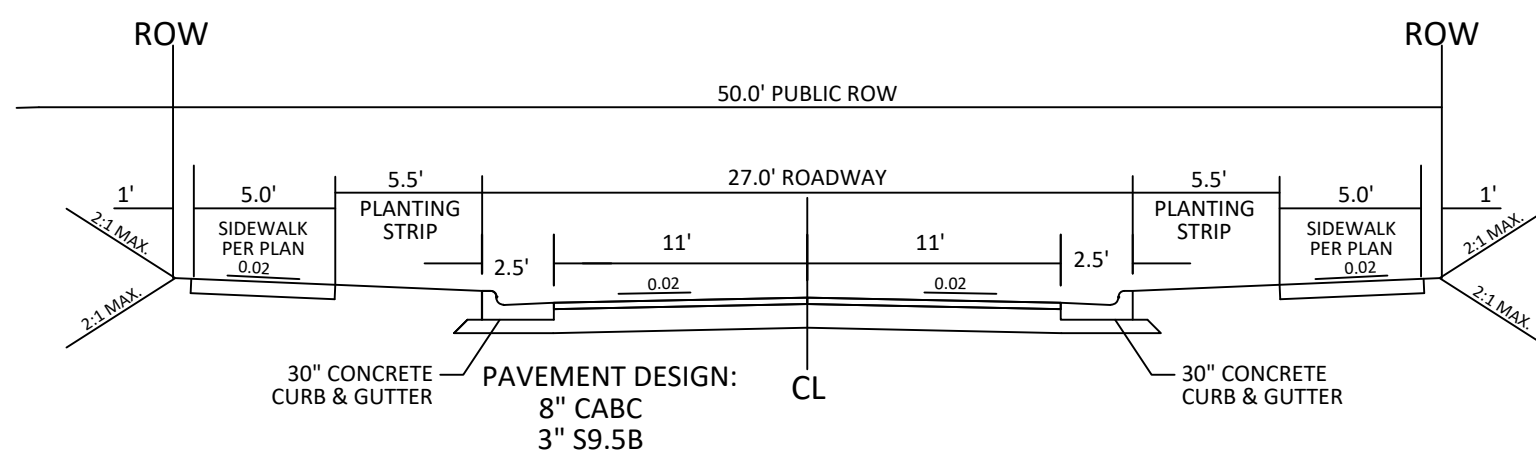
THE PRESERVE AT
MOODY FARM
ROLESVILLE ROAD
WAKE COUNTY, NC

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:
SHEET TITLE:

OVERALL SITE PLAN

SHEET NO.:

5.0



NOTE:
1. NORMAL CROWN OF 0.02 UNLESS OTHERWISE DIRECTED BY TOWN ENGINEER.
2. ASPHALT WILL BE INSTALLED AT A MIN. 1.5" LIFTS.

27' B-B ON A 50' R/W
TYPICAL SECTION

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval

Raleigh Water Review Officer



*** 3 Days Before Digging ***
North Carolina 811
811 or 1-800-632-4949
Remote Ticket Entry
<http://nc811.org/remoteticketentry.htm>

Tucker-Wilkins & Moody Neighborhood Meeting 9-14-21

On-line Attendees:

Ed Rountree
Jeff Moody
Rico Glover
Giny Wheeler

Comments:

Mr. Rountree had asked where the sidewalk along the westside of Rolesville Rd was to end with the development of the Tucker-Wilkins and if it would be extended to Mitchell Mill Rd.

Response- The sidewalk would extend to the southern edge of the property along Rolesville Rd.

General comment from the people in attendance was wanting to confirm when the projects would start construction.

Response- Timing of the start of construction is unknown currently due to the unknown timing for plan approval and getting the necessary permits.

General comment from the people in attendance was wanting to know what the road improvements were going to be for the Rolesville Rd. Gap that was agreed upon with the Kalas Falls Rezoning and the timing of those improvements.

Response- The improvements that are to be constructed with Kalas Falls will start with the phase 1 construction. A time has not been set.

TUCKER-WILKINS & MOODY NEIGHBORHOOD MEETING

Meeting Date & Time: Tuesday, September 14, 2021, 6pm

Name	Address	Phone	E-Mail
Lynn Thomas	3813 Tavistock Ct.	914-271-5075	lynnthomas17@yahoo.com
Kesley Klinker	3507 Fairwood Way	678-468-4466	kesleyklinker@yahoo.com
Donald Stalling	1512 Roseville Dr	919-556-2445	EMAIL: dgs66@aol.com
Gayle W Stallings	1512 Roseville Rd Wake Forest	919-418-5214	Stallingsgw@aol.com
Paula Wilster	1609 FAIRVIEW VILLAS W. WAKE FOREST NC	919-390-4240	brunstromare@belmont.nc.gov
SEPT 29, 2021			

Tucker-Wilkins & Moody Neighborhood Meeting 9-29-21

On-line Attendees:

Annette Shore
Raul Maldonado

Moody/Hollingsworth:

Comments:

Annette- Asked if a buffer was being provided along her common property-line because of dog kennel.

Response- Currently a buffer is not being proposed but planting could be added on the deeper lots.

Annette- Asked if the developer would consider putting a fence along her common property-line with the dog kennel.

Response- A fence might be an alternative and we would take it to our client. She said that the developer could contact her directly to discuss the fence detail.

Annette- Asked what if anything is being planned for the strip of land along her northern property-line.

Response- Nothing is being proposed and is planned to stay natural.

Annette- Asked what was asked our discussed at the previous neighborhood mtg.

Response- The main talking points were the timing of construction for the projects and the timing of the road improvements that are to be built with the Kalas Falls development.

Raul had no specific comment on the project but did ask about the R/W along his property frontage of Rolesville Rd.

Tucker/Wilkins:

Annette- Asked what the total number of units was being proposed for this project

Response- The concept plan shown at the meeting showed a total of 96 units, 27 SF and 69 TH. The developer is currently looking at reducing the total number of TH's.

Raul- Had no comment on the project.



Stantec Consulting Services Inc.
801 Jones Franklin Road, Suite 300, Raleigh, NC 27606

October 8, 2021
File: 171002513

Attention: Meredith Gruber
Town of Rolesville
502 Southtown Circle, Rolesville, NC 27571

Dear Ms. Gruber,

Reference: Moody / Hollingsworth Property (A.K.A. The Preserve at Moody Farm)

The purpose of this letter is to provide trip generation and an evaluation of traffic for the subject development. The development, currently proposed by Caruso Homes, is located along Rolesville Road in Rolesville. The conceptual site plan, prepared by American Engineering Associates – Southeast, PA, proposes 82 detached single-family homes. Access to the site is envisioned to be provided by one full-movement driveway onto Rolesville Road as well as two stub connections to the planned Kalas Falls residential development. The site plan can be found in the attachments. This letter presents trip generation, distribution, and traffic analysis of the proposed driveway onto Rolesville Road.

TRIP GENERATION

The proposed development is anticipated to consist of 82 detached single-family homes. Estimated weekday daily, AM peak hour, and PM peak hour trips for the proposed use were calculated using methodology contained within the Institute of Transportation *Trip Generation Manual, 10th Edition*. The methodology was supplemented using the North Carolina Department of Transportation Congestion Management Section *Rate vs Equation Spreadsheet* (July 1, 2018). Trip generation results are shown in Table 1. It should be noted that no reductions due to internal capture or pass-by trips are applicable to this type of development.

Table 1: Proposed Trip Generation

Proposed Use / Land Use Code	Size	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
Single-Family Housing (LUC 210)	82	d.u.	866	63	16	47	84	53	31
Net New External Trips			866	63	16	47	84	53	31

Section 8 of the Town of Rolesville Land Development Ordinance (adopted June 1, 2021) establishes thresholds for when a Traffic Impact Analysis (TIA) is required for a particular development. Those are as follows:

- The proposed development could be expected to generate one hundred (100) or more added vehicle trips to or from the site during the peak traffic hour.
- The proposed development could be expected to generate one thousand (1,000) or more added vehicle trips to or from the site during a twenty-four (24) hour period.

Reference: Moody / Hollingsworth Property (A.K.A. The Preserve at Moody Farm)

Accordingly, the subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.

TRAFFIC EVALUATION

Traffic was evaluated at the driveway of the proposed development as well as along Rolesville Road. Weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) turning movement counts were collected on Wednesday, September 12, 2018 at the intersection of Rolesville Road at Mitchell Mill Road. These traffic counts were grown by two-percent (2%) per year from 2018 to 2026 to account for future traffic growth along Rolesville Road. In addition to this background growth, the following nearby approved developments were accounted for:

- The Point (A.K.A. Young Street PUD)
- Wheeler Tract
- Kalas / Watkins Family Property

The trips generated by the proposed development (as shown in Table 1) were assigned to the surrounding roadway network using the distribution presented in the Kalas / Watkins Family Property TIA. That is, sixty-percent (60%) being assigned to/from the north along Rolesville Road. The remaining forty-percent (40%) is assigned to/from the south along Rolesville Road. Traffic volume calculations and figures are included as attachments.

PROPOSED DRIVEWAY

Primary access to the site will be provided by a driveway on Rolesville Road. This is anticipated to operate under the control of a stop-sign on the proposed driveway. The ultimate cross-section of Rolesville Road is a two-lane with a two-way left-turn lane. Accordingly, this analysis assumes a left-turn lane is installed by the development's build-out year (i.e. 2026).

Capacity analysis was performed for the proposed driveway onto Rolesville Road using Synchro (version 10) software. The level of service (LOS) for the study intersections is summarized in Table 2.

Analysis indicates that this proposed driveway is expected to operate at an acceptable LOS in the study year 2026.

Table 2: Rolesville Road at Site Driveway Level of Service and Delay

Intersection / Approach	Intersection Control	2026 Build LOS (Delay in sec./veh.)	
		AM	PM
Overall Intersection	Stop Controlled	A (0.6)	A (0.5)
Eastbound Approach		C (16.6)	B (14.8)
Northbound Left-Turn		A (9.5)	A (9.2)

October 8, 2021
Meredith Gruber
Page 3 of 3

Reference: Moody / Hollingsworth Property (A.K.A. The Preserve at Moody Farm)

ROLESVILLE ROAD

Traffic generated by the proposed development during the AM and PM peak hours constitutes at most seven percent (7%) of the total volume of traffic at the site driveway. At the nearby intersection of Rolesville Road at Mitchell Mill Road, the proposed development is anticipated to add at most 33 vehicles per hour, or approximately one vehicle every two minutes, to the intersection. Therefore, increases in delays at nearby intersections are expected to be minimal with the addition of site traffic.

CONCLUSIONS

Based on the information presented herein, the following can be said of the proposed development:

- The subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.
- The proposed driveway onto Rolesville Road is anticipated to operate at an acceptable level of service at project build-out.
- The proposed development is expected to result in minimal increases in traffic volume along Rolesville Road.

Feel free to contact me if you have any questions regarding the information presented herein.

Regards,

Stantec Consulting Services Inc.



Matt Peach, PE, PTOE
Senior Transportation Engineer
Phone: (919) 865-7375
Matt.Peach@Stantec.com



Attachment: Conceptual Site Plan, Traffic Counts, Trip Generation, Traffic Volume Calculations, Traffic Volume Figures, Synchro Reports

- c. Jay Gilleece (American Engineering)
Brad Haertling (American Engineering)



SEPTEMBER 2021 DEVELOPMENT REPORT

HIGHLIGHTS

1. Public Hearing on Case: ANX21-03-
Wake Forest Annexation Agreement- APPROVED
2. Evidentiary Hearing Case: SP21-01-
Cobblestone SUP Amendment- APPROVED

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

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

Developments

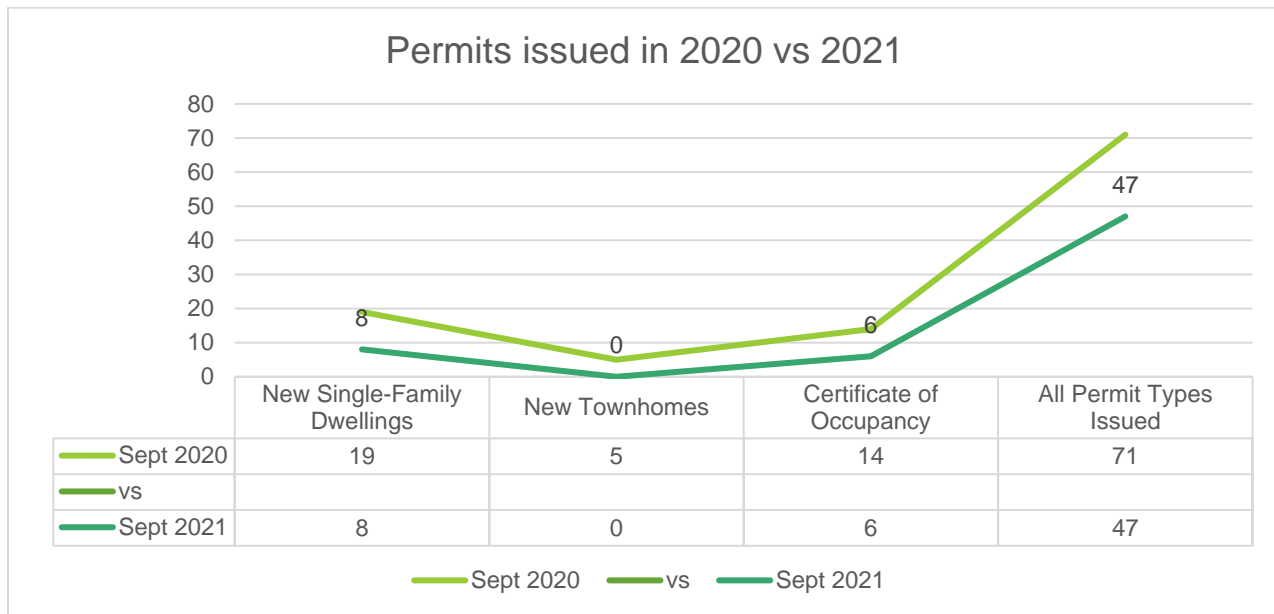
CURRENT RESIDENTIAL DEVELOPMENTS WITH PERMITS ISSUED Summary of Activity by Subdivision

Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Un-permitted Lots Remaining	Permits Issued in September	Permits Issued YTD
Averette Ridge	159	159	0		11
Carlton Pointe	301	267	26	3	12
Elizabeth Springs	51	32	19	2	32
Granite Crest	2	1	1		1
Granite Falls	101	99	0	1	18
Perry Farms	74	66	07	1	25
Stonewater	208	207	1		17
Willoughby	88	88	0		7
TOTAL	984	919	54	7	123

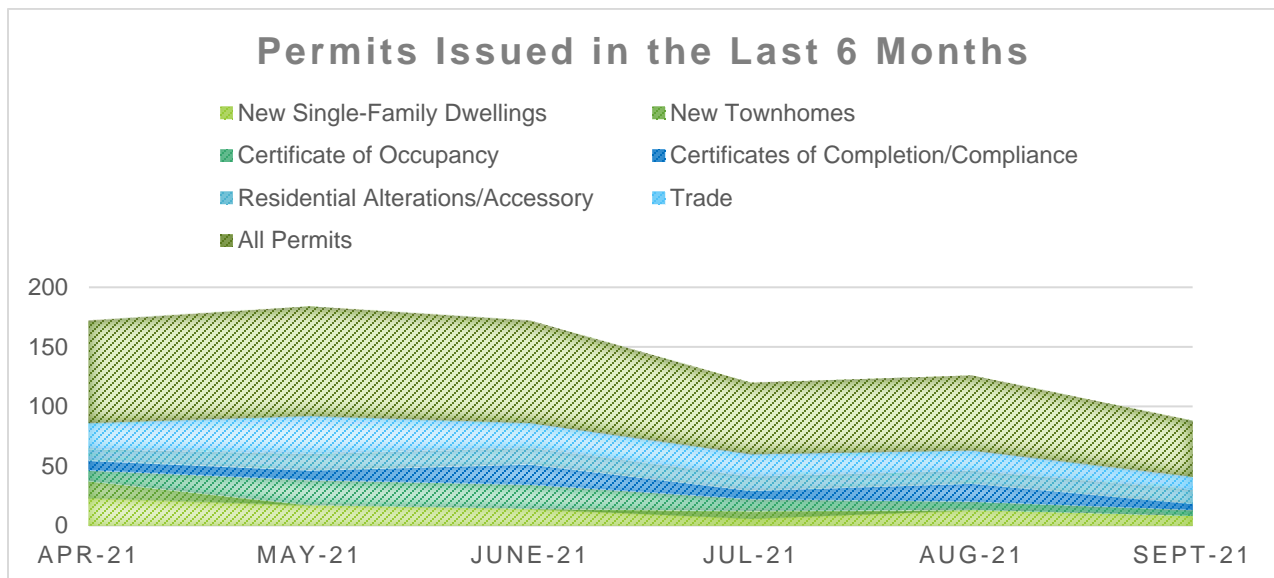
Eliz. Springs Townhomes	54	11	43		11
TOTAL	54	11	43		26

Total Residential Permits Issued	1038	930	97		149
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Permitting Activity



The Town of Rolesville has experienced an overall **decrease** 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	Cobblestone	

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

