

**REGULAR MEETING OF THE  
TOWN OF ROLESVILLE  
PLANNING BOARD  
April 22, 2019**

**PRESENT:** Mark Powers, Mike Moss, Frank Pearce, Ruth Payne, Donnie Lawrence, Planning Director Danny Johnson, Town Clerk Robin Peyton, Town Attorney Katye Griffin

**ABSENT:** James Westbrook, Jim Schwartz

**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 Payne the minutes of March 25, 2019 were approved by unanimous vote.

**UNIFIED DEVELOPMENT ORDINANCE MAP AMENDMENT: MA19-01**

*Petition by Lloyd Mattingly (Llomet, Inc., and Lloyds of Rolesville, LLC) to rezone 7.35 acres at 1200 Granville Falls Boulevard from Residential 1 District (R-1) to Residential 3 District (R-3)*

Town Planner Caroline Richardson presented information pertinent to the case under review. The petitioner is Lloyd Mattingly and the developer is Capital Companies Group.

**Traffic Impact Analysis**

The applicant must demonstrate that the development will not generate 100 or more added vehicle trips to or from the site during peak hours and not generate 1,000 or more added vehicle trips to or from the site during the course of 24 hours. If the development exceeds either threshold, the applicant must conduct a Traffic Impact Analysis. If not, the applicant must present a traffic generation letter from a licensed professional engineer. The applicant has submitted neither a letter nor a Traffic Impact Analysis at this time. The Planning staff has requested this information.

**Planning Staff Recommendation**

The Planning Department staff finds the request reasonable, in the public interest, and consistent with the Comprehensive Plan and Future Plan Use Plan. Staff recommends that the Planning Board favorably recommend MA19-01 for consideration by the Town Board of Commissioners.

*Chris Lewis, FML Engineering*

Mr. Lewis was present on behalf of Capital Companies Group. Mr. Lewis addressed the five main concerns raised during a neighborhood meeting held earlier in the day and attended by five residents of the affected area. 1). Increased traffic in the area, 2). Increase in stormwater runoff, 3.) Trespassing around the same downstream pond. 4). Future extension of Granite Falls Boulevard through the Dixon/Wall property. 5). Sewer allocation for the existing lift station.

Moved by Board Member Lawrence to recommend that the Town Board of Commissioners approve the requested rezoning of MA19-01 as presented. The petition is reasonable and in the public interest because the Residential 3 (R-3) district permits multi-family dwellings, an alternative to the Town's predominantly single-family housing offerings.

The petition is consistent with Rolesville's Comprehensive Plan because it fulfills Land Use Goal 2, "Address multi-family housing demands in terms of location and quantity, emphasizing design quality." The Residential 3 zoning district is also consistent with the Future Land Use Map's call for medium density residential. The motion was seconded by Board Member Moss and carried by unanimous vote.

#### **PLANNING DEPARTMENT'S REPORT**

Planning Director Danny Johnson reported on the following:

- Development Activity Status Report, April 2019.
- Status of MA18-05, Carlton Group of NC, LLC.
- Status of TA19-01, Fee-in-Lieu Construction.
- Status of Rolesville Parks and Recreation Comprehensive Plan

#### **TOWN ATTORNEY'S REPORT**

NONE

#### **ADJOURN**

There being no more business before the board, upon a motion by Board Member Lawrence and second by Board Member Payne, the meeting was unanimously adjourned at 7:25 p.m.