



Case No. _____

Date _____

Special Use Permit Application

Contact Information

Property Owner Mitchell Mill Road Investors, LLC

Address 105 Weston Estates Way City/State/Zip Cary, NC 27513

Phone 919-481-3000 Email bubba@prestondev.com

Developer Mitchell Mill Road Investors, llc

Contact Name Julian Rawl

Address see above City/State/Zip _____

Phone _____ Email _____

Property Information

Address 1832 Rolesville Road

Wake County PIN(s) 1767083228; 1767185055; 1767178299; 1768002153; 1767295866

Current Zoning District R - 2 SUD Requested Zoning District R & PUD CZ

Total Acreage 282.7 (includes Watkins property) Requested Special Use _____

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 *Julian W Rawl* Date 9-26-19

STATE OF NORTH CAROLINA

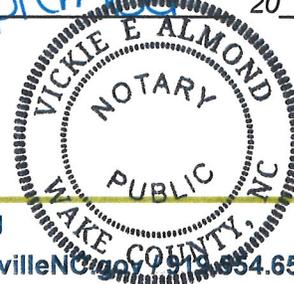
COUNTY OF Wake

I, a Notary Public, do hereby certify that Julian W Rawl

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 26 day of September 20 19

My commission expires June 26, 2021

Signature *Vickie E Almond* Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.org 919.954.6517



Case No. _____

Date _____

Special Use Permit Application

Contact Information

Property Owner The Watkins Family, LLC

Address 6528 Wilshire Drive City/State/Zip Fuquay-Varina NC 27526-9087

Phone _____ Email _____

Developer Mitchell Mill Road Investors, LLC

Contact Name Karl Blackley

Address 195 Weston Estates Way City/State/Zip Cary, NC 27513

Phone 919-481-3000 Email karl@prestondev.com

Property Information

Address Manly Farm Road

Wake County PIN(s) 1757994300

Current Zoning District R-30 Wake Countyt Requested Zoning District R & PUD CZ

Total Acreage 66.8 (part of Kalas Falls application) Requested Special Use R&PUD Master Plan

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 [Handwritten Signature] Date 9/26/19

STATE OF NORTH CAROLINA

COUNTY OF Harnett

I, a Notary Public, do hereby certify that Richard Watkins

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 26th day of September 2019.

My commission expires 2-28-2022.

Signature [Handwritten Signature] Seal

ANGELA MORGAN
Notary Public
Harnett Co., North Carolina
My Commission Expires Feb. 28, 2022

Town of Rolesville Planning



Special Use Permit Application

Applicant Statement

Provide justification for each statement. If necessary, attach a separate sheet.

1. The proposed development and/or use will not materially endanger public health or safety.
The development will conform to all Rolesville, Raleigh, Wake County and NCDOT standards for public health and safety.
2. The proposed development and/or use will not substantially injure the value of adjoining property.
Housing types in the development will reflect property values in Rolesville by offering a variety of housing types and open space. A public greenway link is proposed, plus 2.5 times the amount of required open space, which, if anything, will increase property values.
3. The proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the surrounding area.
Density will average 2.1 units per acre, which is below the Comprehensive Plan's designation of a future aggregate of 3-5 units per acre for this area. Future surrounding development is shown on the Comprehensive Plan as 3-5 units per acre.
4. The proposed development and/or use will generally conform to Rolesville's Comprehensive Plan and other adopted plans.
Kalas Falls generally conforms to the vision of the Comprehensive Plan, although Kalas Falls is planned for a slightly lower density. The overall aggregate density for the area is planned for 3-5 units per acre, and Kalas Falls will contribute to that overall aggregate 3-5 units per acre density.
5. The proposed development and /or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities.
The street network, connections to adjacent property, sidewalks, greenway, public utilities and widening of Rolesville Road all work together to assure public safety.
6. The proposed development will not cause undue traffic congestion or create a traffic hazard.
Three access points are provided along Rolesville Road. Eight streets are stubbed out to adjacent properties. All widening of Rolesville Road will be completed at one time in order to minimize the roadwork timeline. A zoning condition is offered to install a traffic signal at Mitchell Mill Road when warranted.
7. The proposed development and/or use comply with all applicable requirements of the Unified Development Ordinance.
Kalas Falls complies with requirement of the UDO and exceed the requirements by offering 250% of the required Open Space, designating three types of Land Use for the PUD, and by conforming to the Comprehensive Plan and the Economic Development Strategic Plan in including a wide variety of housing types.



Special Use Permit Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1767.01-26-4441	Sue Scarboro Parker	7312 Featherstone Ct	Wilmington 28411
1767.01-15-6769	Bernard B. Bailey	5809 Mitchell Mill Rd	Wake Forest 27587
1767.01-15-3885	Barnard B. Bailey		
1767.01-06-9438	Annie H. Moody Heirs	c/o Michael W. Moody 1312 Hickory Hollow Ln	Raleigh 27610
1758.04-90-8610	Jonathan V. Gillis	5028 Upchurch Ln	Wake Forest 27587
1768.03-21-6907	Joseph E. Ball	1409 Maryland Ave	Charlotte 28209
	Betty R. Gunz		
1767.01-29-5866	Tar Heel Blue Farm	Mitchell Mill Rd Investors	
1767.01-28-8924	Lynda Sue Moody	c/o Melodee M. Stokes 2900 Watkins Town Rd	Raleigh 27616
	Estate File 1618-E-88		
1767.01-28-4304	Benny Lawrence Moody	1716 Rolesville Rd	Wake Forest 27587
	Jeffrey Lynn Moody		
1767.01-37-4878	Pennina B. Rowell	1756 Rolesville Rd	"
	Rachel K. Rowell		
1767.01-17-8299	Mitchell Mill Road Investors, LLC		
1767.01-08-3228	Mitchell Mill Road Investors, LLC		
1757.02-97-4973	Jones Properties, LLC	3933 Manly Farm Rd	Wake Forest 27587
1757.02-87-8878	Jones Properties, LLC	3933 Manly Farm Rd	"
1757.02-88-7363	Fredy Moreno Cortes	3804 Manly Farm Rd	"
1757.02-88-7850	Rebecca R. McLamb	3816 Manly Farm Rd	"
1757.02-89-7244	Robert Ashley II	3904 Manly Farm Rd	"
1757.02-89-5774	RGA Consulting, LLC	3916 Manly Farm Rd	"
1758.04-80-5145	Jones Properties, LLC	3933 Manly Farm Rd	"
1758.04-90-1417	Michael W. Ritter	5008 Upchurch Ln	"
	Heather D. Ritter		
1758.04-90-8610	Jonathan V. Gillis	5028 Upchurch Ln	"

SPECIAL USE PERMIT APPLICATION
PROPERTY OWNERS INFORMATION

<u>PIN</u>	<u>OWNER</u>	<u>ADDRESS</u>
1768.03-10-8786	Donald B. Pearce Joyce B. Pearce	3500 Catlett Farm Rd Wake Forest 277
1768.03-20-1771	Spencer Maynard Aycock	108 Catlett Farms "
1768.03-20-4762	Jonathan Scott Edwards Connie Waller Edwards	3508 Catlett Farm Rd "
1768.03-20-7753	Daniel E. Line Lara D. Line	3512 Catlett Farm Rd "
1768.03-30-0717	Michael Bethea Eugene Bethea Jennifer Lanier	3520 Catlett Farm Rd "
1768.03-30-3733	Dalton R. Stephenson Lorraine Stephenson	3532 Catlett Farm Rd "
1768.03-309-6321	Harrell Stallings Gayle F. Stallings	1512 Rolesville Rd "
1767.01-39-2250	Christian Wilder Cindy E. Wilder	1628 Rolesville Rd Wake Forest 27587
1767.01-39-4250	Christian Wilder Cindy E. Wilder	
1767.01-29-2250	Christian Wilder Cindy E. Wilder	
1767.01-28-3460	Phillip L. Moody	
1767.01-26-4441	Sue Scarboro Parker Betsy Scarboro Gardner	7312 Featherstone Ct Wilmington 28411
1758.90-2622	Eileen M. Miller Edwin R. Miller	5016 Upchurch Ln. Wake Forest

SPECIAL USE PERMIT APPLICATION: KALAS FALLS
 PROPERTY OWNERS INFORMATION

PIN	OWNER	ADDRESS
1767-36-5508	Edward A. Rountree Jr. Mary M. Rountree	3820 Hartland Manor Ct. Zebulon 27597
1767-36-6802	Tony Gray Swift Susan A. Swift	3504 Taviswood Way Wake Forest 27587
1767-37-5046	Michael Charles Terry Donna Dare Terry	2001 Rolesville Rd “
1767-37-5272	Ernest Lloyd Lee, Jr.	1809 Rolesville Rd. “
1767-37-7076	Gary F. Klinker Lesley P. Klinker	3509 Taviswood Way “
1767-37-7282	Alfred C. Thomas Lynn L. Thomas	3813 Taviston Ct. “
1767-38-5959	Rico D. Glover Tiffany N. Glover	1632 Rolesville Rd. “
1767-38-7170	Mildred B. Moody Rachel E. Moody	1725 Rolesville Rd. “
1767-38-8313	Elmo R. Moody	1721 Rolesville Rd. “
1767-39-2250	Christian C. Wilder Cindy E. Wilder	1628 Rolesville Rd. “
1767-48-3143	Giny F. Wheeler Jill F. Bright	1801 Rolesville Rd. “
1768-20-4762	Jonathan Scott Edwards Connie W. Edwards	3508 Catlett Farm Rd. “

SPECIAL USE APPLICATION—KALAS FALLS

PROPOSED CONDITIONS FOR SINGLE-FAMILY RESIDENTIAL (Townhouse conditions on separate sheet)

1. General architectural requirements of the neighborhood will be governed by recorded conditions, covenants and restrictions. The developer shall submit a copy of the conditions, covenants and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation
2. All required open space and drainage easements will be maintained by the Homeowners Association, with the exception of the public greenway.
3. If unmarked human burials or human skeletal remains are encountered as a result of construction or agricultural activities, disturbance of the remains shall cease immediately and shall not resume without authorization from either the County Medical Examiner or the State Archaeologist.
4. The developer shall notify all adjacent property owners no less than seven days prior to any blasting activities on the site. Notification shall be by hand-delivery or written notice to the front door of each property owner.
5. At no time shall development activities exceed the noise standards set forth in the Rolesville Town Code of Ordinances Chapter 130.
6. Subject to the approval of the United States Postal Service the developer shall provide at least two mail kiosks separated by at least 500 linear feet within the subdivision for mail service.
7. Prior to the issuance of the first Certificate of Occupancy for any particular phase of the development, all greenways in that phase shall be completed including dedication of a thirty-foot public greenway easement, construction of ten-foot paved trails and all applicable signage. Once completed to the Town's satisfaction the Town will accept ownership and maintenance of the public greenway.
8. Onsite amenities shall include a community swimming pool and playground area and shall be provided prior to the issuance of the 50th Certificate of Occupancy in Phase II. The amenity site is subject to further review and approval by the Town through the site plan review process.
9. Culs-di-sac length may exceed 250' due to topography and stream buffers.
10. Garages may face the street.
11. Two-car garage doors may be single or double.
12. Development is not required to be in sequential phases.

SPECIAL USE APPLICATION—KALAS FALLS

PROPOSED TOWNHOUSE CONDITIONS

1. Conditions 1-7 of the Proposed Condition for Single-Family Residential shall also apply to Townhouse development.
2. The face of a townhouse unit or a townhouse garage may be set back twenty feet from the back of curb.
3. Loop streets that intersect with Graymont Oaks Drive may be private.
4. No townhouse structure may exceed six units.
5. Two volleyball courts shall be built at the same time that the Public Greenway is constructed.
6. The back of a townhouse structure shall not be closer than 25' to another townhouse structure.
7. Side setbacks between structures shall be no less than 16'.
8. Garages and garage doors may be single or double.

5-29-19