

Agenda Item 5.



Memo

To: Planning Board
From: Meredith Gruber, Planning Director
Date: December 20, 2021
Re: MA 21-06 Tucker Wilkins Property

Background

An application was received by the Town of Rolesville Planning Department in May 2021 for 32.59 acres for property located at 0, 2012, and 2016 Rolesville Road with PINs 1767263062, 1767264441, 1767257612 (portion of), and 1767256316 (portion of). The applicants, GDG Ventures, LLC, are requesting to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ) to accommodate 71 townhomes and 27 single family lots. Based on the timing of the application, the review falls under the Unified Development Ordinance. There is an annexation case, ANX 21-04, associated with this rezoning request.



Tucker Wilkins Property Conceptual Master Plan

Applicant Justification

The applicant provided the narrative below.

The property is proposed to be R-3 CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with Town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.

Neighborhood Meeting

The applicants held two neighborhood meetings, one on September 14, 2021, and the other on September 29, 2021. A total of six 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. The applicant is proposing a combination of townhomes and single family detached housing at a density of 3.2 units per acre; this density is in line with the Medium Density Residential land use category.

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 due to the number of peak hour trips being below the threshold for study; 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:

- AM Peak Hour Trips: 55; PM Peak Hour Trips: 69
- 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 Tucker Wilkins Property. The applicant is working on addressing TRC's comments and will provide an updated sketch plan prior to the Planning Board meeting on December 20, 2021.

Staff Analysis

Townhomes have been a major topic of discussion this year in Rolesville. The Town Board discussed townhomes at a work session in August 2021 and noted their preference for locating townhomes in downtown Rolesville within walkable proximity to amenities and proximate to major transportation corridors. While the applicant is proposing detailed conditions for the development, including limiting the housing types to townhomes and single family detached housing, developing townhomes in this location does not align with the results of the Town Board work session in August.

Proposed Motion

Motion to recommend (approval or denial) of rezoning request MA 21-06 Tucker Wilkins Property

Attachments

MA 21-06 Application

MA 21-06 Sketch Plan

MA 21-06 Zoning Conditions (updated December 15, 2021)

Neighborhood Meeting Notes (provided by applicant)

Traffic Report (provided by applicant)



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Timothy Wade Godfrey and Mary Mitchell Godfrey

Address 2016 Rolesville Rd City/State/Zip Wake Forest, NC

Phone _____ Email _____

Developer GDG Ventures LLC

Contact Name Hugh J. Gilleece, III

Address 103 Lavewood Lane City/State/Zip Cary, NC 27518

Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address 2016 Rolesville Rd Wake Forest, NC

Wake County PIN(s) 1767.01-25-6316

Current Zoning District R30 Wake County Requested Zoning District R 3 CZ

Total Acreage 3.23

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 Timothy Wade Godfrey Mary Mitchell Godfrey Date 5-27-21

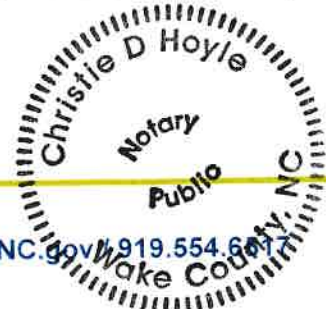
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Timothy Wade Godfrey and Mary Mitchell Godfrey personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 20 21.

My commission expires June 27, 2023.

Signature Christie D Hoyle Seal
Christie D Hoyle, notary public



Town of Rolesville Planning



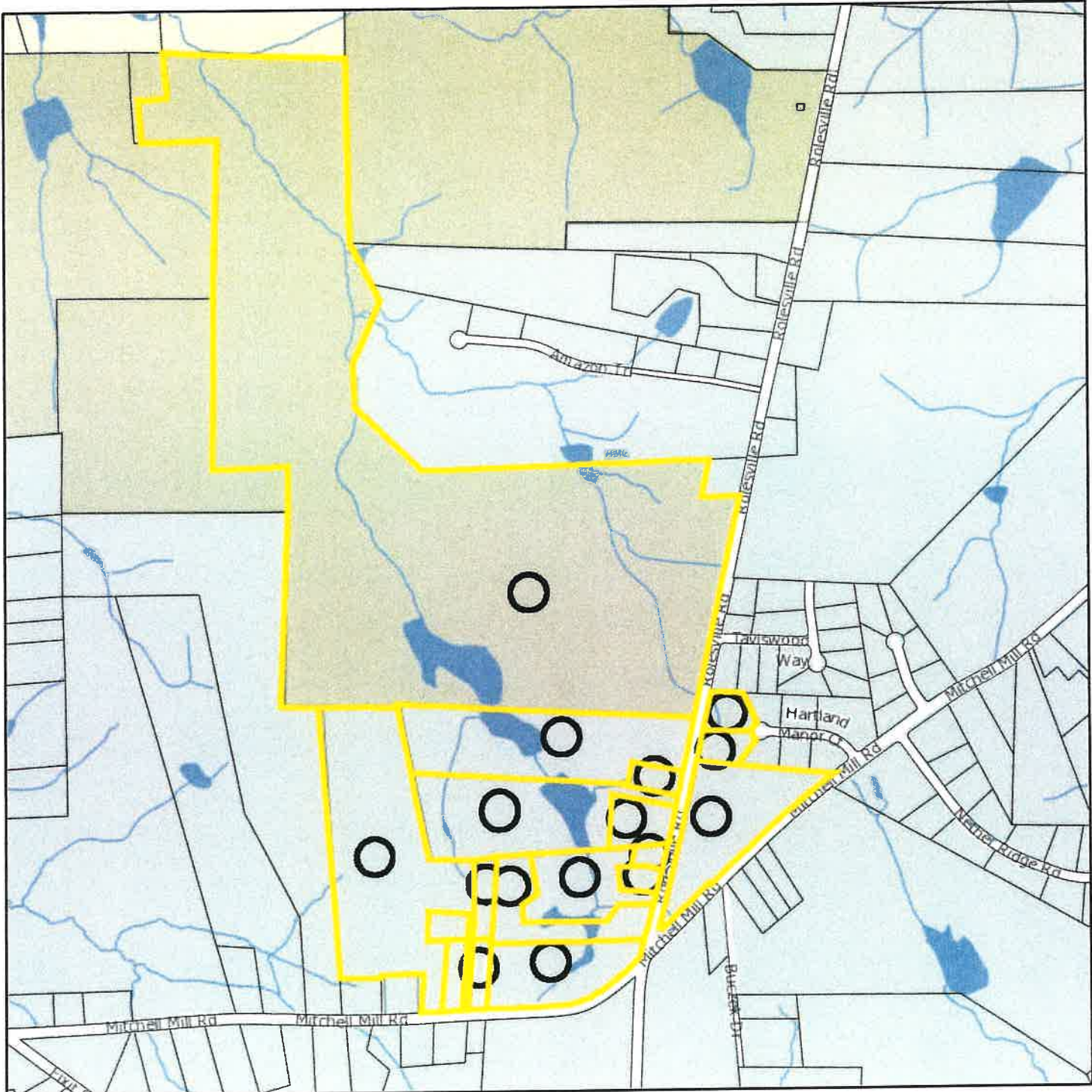
Map Amendment Application

Rezoning Justification

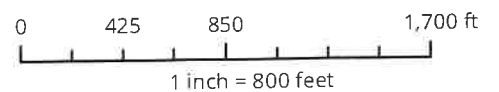
The property is proposed to be R-3CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.

Adjacent Property Owners

<u>PIN</u>	<u>Owner</u>	<u>Mail Address 1</u>	<u>Mail Address 2</u>
1767155870	BAILEY, BERNARD	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767159166	ZELLER, FRANK ZELLER, LARA LYNN	5817 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767178299	MITCHELL MILL ROAD INVESTORS LLC	PO BOX 3557	CARY NC 27519-3557
1767250147	BAILEY, BERNARD B	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767251107	STEVENS, DENISE LEIGH WILKES STEVENS, JASON GRAHAM	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
1767251534	STEVENS, DENISE LEIGH WILKE HENLEY, DEBORAH W	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
1767255146	DUKE, GEORGE COBURN	PO BOX 40951	RALEIGH NC 27629-0951
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1767350748	PEARCE, LOUIS WILLARD TRUSTEE PEARCE, ALICE MITCHELL TRUSTEE	2004 ROLESVILLE RD	WAKE FOREST NC 27587-6970
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1767365508	ROUNTREE, EDWARD A JR ROUNTREE, MARY M	3820 HARTLAND MANOR CT	ZEBULON NC 27597-9131



Adjacent Properties



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Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Alice Mitchell Pearce

Address 2012 Rolesville Rd City/State/Zip Wake Forest NC

Phone _____ Email _____

Developer GDG Ventures LLC

Contact Name Hugh J. Gilleece, III

Address 103 Lavewood Lane City/State/Zip Cary, NC 27518

Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address Rolesville Road, Wake Forest, NC

Wake County PIN(s) 1767257612

Current Zoning District R-30 Wake County Requested Zoning District R 3 CZ

Total Acreage 3.81

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 Alice Mitchell Pearce Date 5-27-2021

STATE OF NORTH CAROLINA

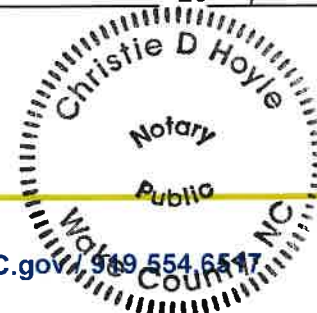
COUNTY OF Wake

I, a Notary Public, do hereby certify that Alice Mitchell Pearce

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 2021.

My commission expires June 27, 2023.

Signature Christie D Hoyle Seal
Christie D Hoyle, notary public



Town of Rolesville Planning



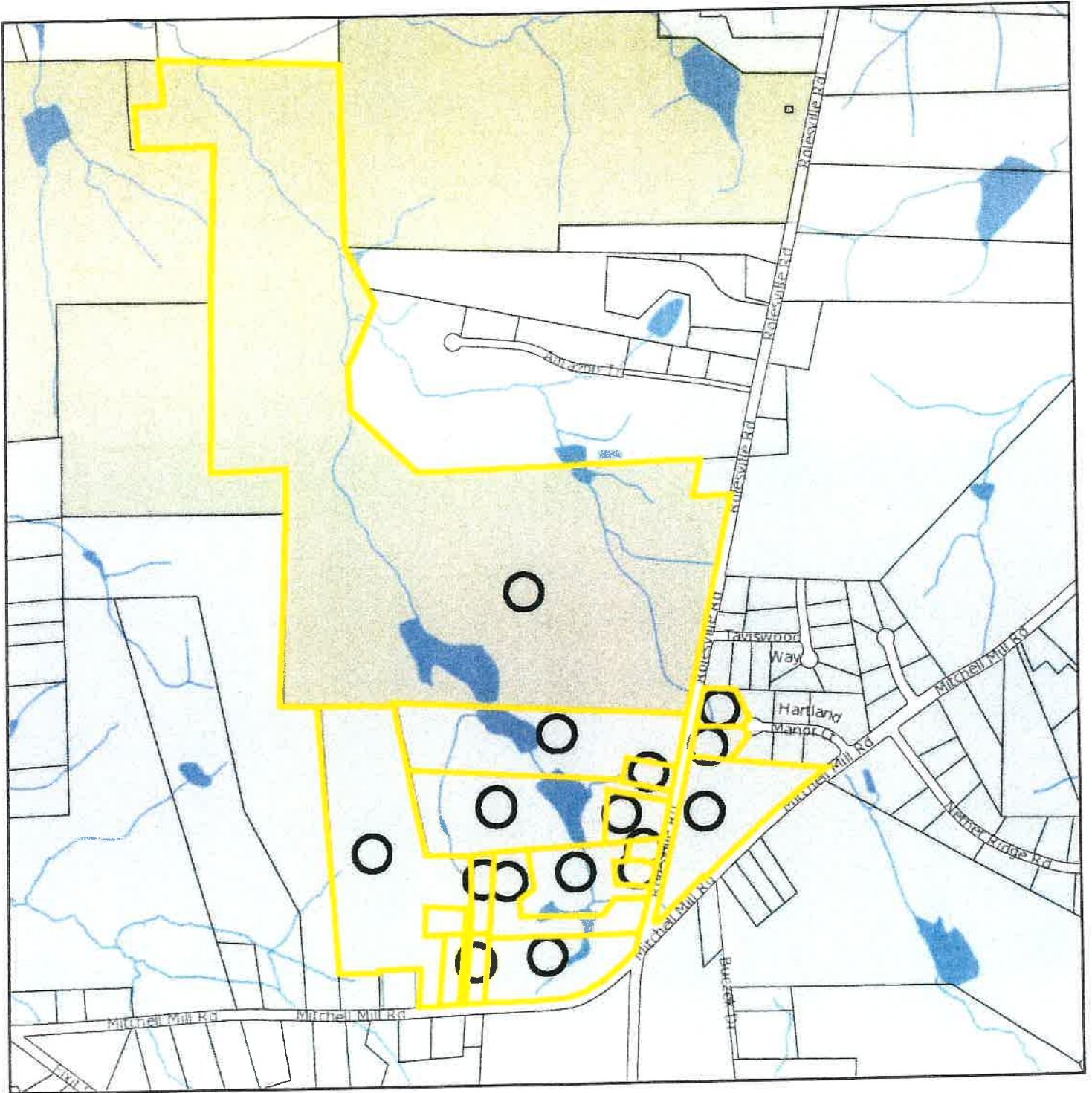
Map Amendment Application

Rezoning Justification

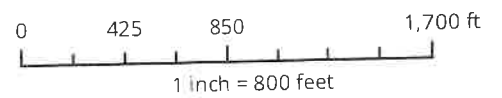
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Adjacent Properties



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Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Betsy S. Wilkins and Sue S. Tucker

Address Please see attached sheet titled Property Owner City/State/Zip _____

Phone _____ Email _____

Developer GDG Ventures LLC

Contact Name Hugh J. Gilleece, III

Address 103 Lavewood Lane City/State/Zip Cary, NC 27518

Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address Rolesville Road, Wake Forest, NC

Wake County PIN(s) 1767264441 and 1767263062

Current Zoning District R-30 Wake County Requested Zoning District R 3 CZ

Total Acreage 25.55

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 Betsy S. Wilkins James F. Wilkins Date 5/27/20
Sue S. Tucker David W. Tucker 5/27/20 DWT

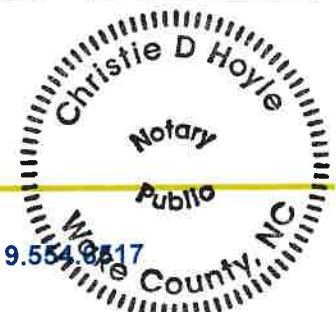
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Betsy S. Wilkins, James F. Wilkins, Sue S. Tucker, and David W. Tucker personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 20 21.

My commission expires June 27, 2023.

Signature Christie D Hoyle Seal
Christie D Hoyle, notary public



PROPERTY OWNER

PIN: 1767263062 and 1767264441

Betsy S. Wilkins

860 Cedar Cove Road Henderson, NC 27537 and

Sue S. Tucker

7312 Featherstone Ct Wilmington, NC 28411-7113

25.55 total deeded acres



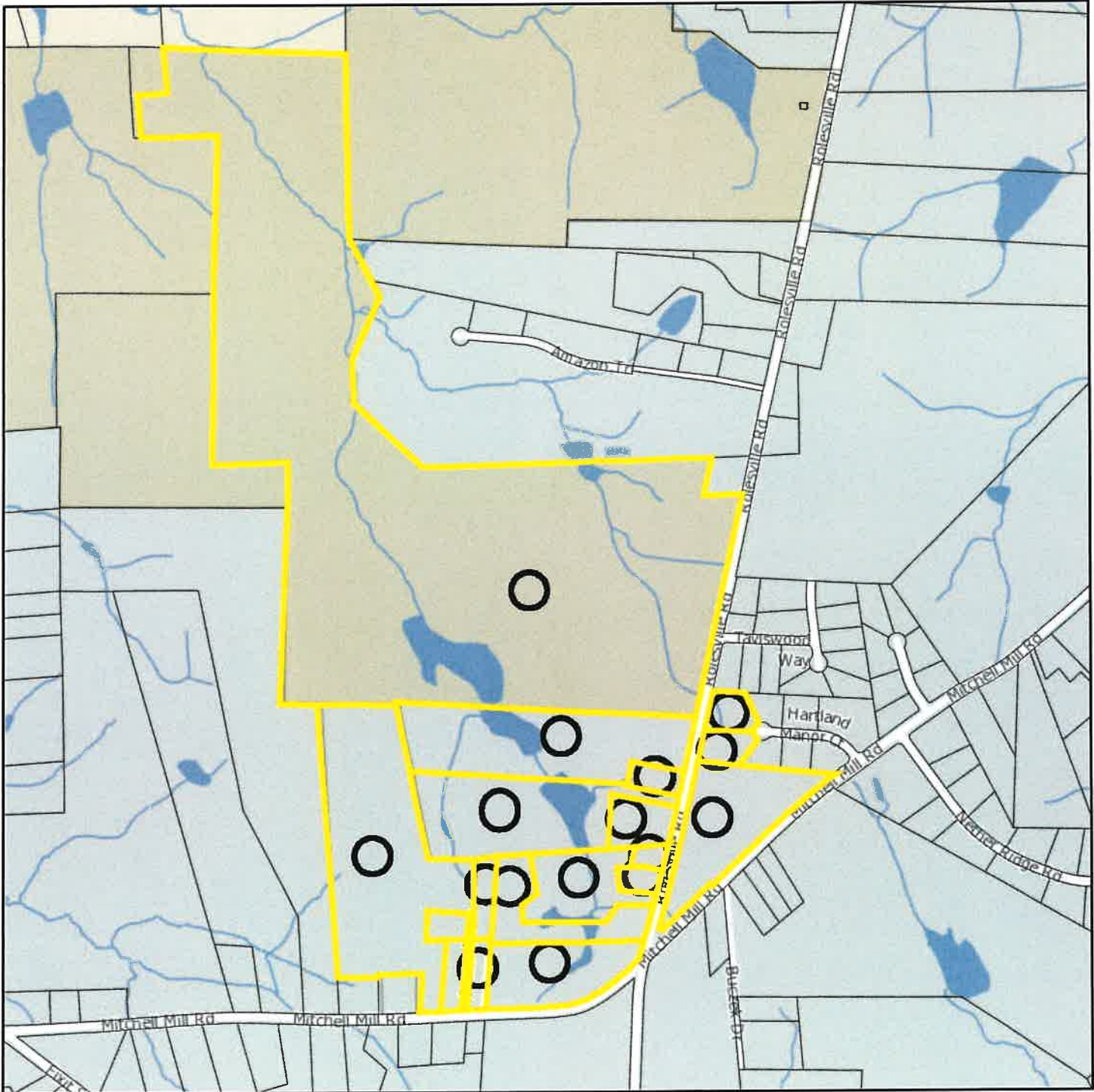
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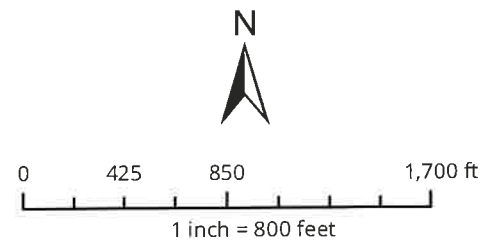
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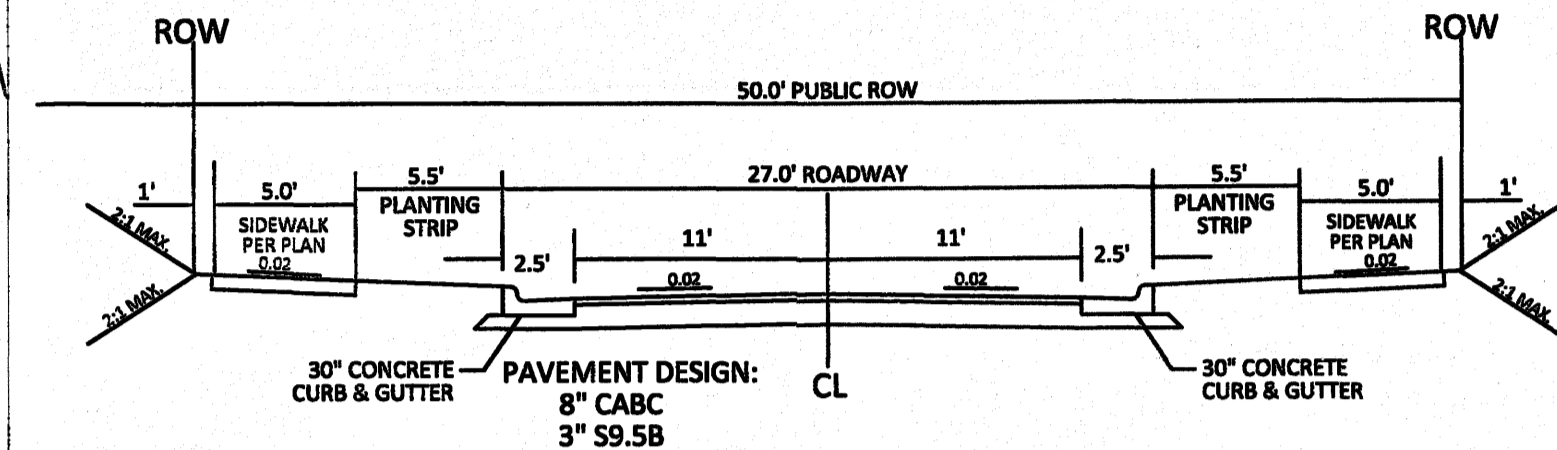
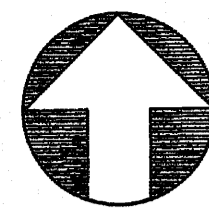
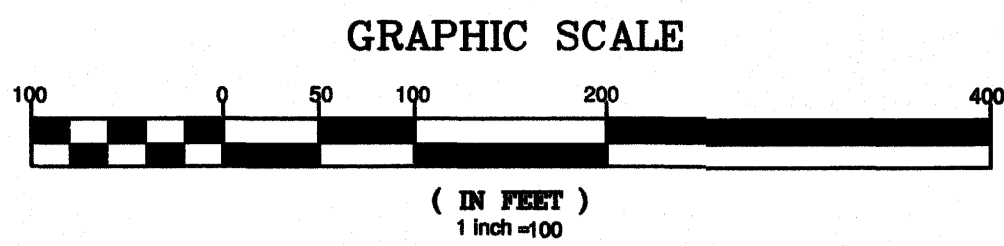
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Adjacent Properties



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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

SITE INFORMATION

Total site acres:	30.8
Townhouses:	71 units
Single-family	27 lots
TOTAL UNITS:	98
Density:	3.2 units/acre
Open Space Required:	3.08 acres (10%)
Open Space Shown:	13.11 acres (43%)
Active Open Space Required:	1.54 acres (50% of 3.08 acres)
Active Open Space Shown:	2.48 acres

7-29-21

Hugh J. Gilleece
 1429 Harvey Johnson Rd
 Raleigh, NC 27603
 BUSINESS LIC. # C-496
 Phone: (919)469-1101

Conceptual Master Plan
 July 29, 2021

ROLESVILLE ROAD SOUTH PROPERTIES
ROLESVILLE
WAKE COUNTY, NC

JOB #	44000
DSNCHK BY:	
DWN BY:	EDS
DATE:	6-30-2021
HRZ SCALE:	1"=100'
VRT SCALE:	NONE

SHEET NO.
C1



**American Engineering Associates-
Southeast, PA**
4020 Westchase Blvd, Suite 450
Raleigh, NC 27607
919.469.1101
Info@american-ea.com

Re: Tucker-Wilkins Rezoning

October 7, 2021

In keeping with the client's wish to create an elegant, spacious townhouse neighborhood, the following are proposed conditions for the townhouse portion of the Tucker-Wilkins property:

1. Foundations will be raised. Slab-on-grade will not be permitted.
2. Exteriors will be brick, stone or fiber cement siding; vinyl will not be permitted except for windows and soffits.
3. Garages will have decorative doors, with glass inserts and remotes. Two-car garages will have two doors.
4. Garages will have full finished interiors, with drywall, paint and trim.
5. Roofs will consist of 30-year architectural singles.
6. Buildings will include a professional landscape package, with sod at the front of the buildings.
7. Privacy fences will be vinyl. Due to warping and high maintenance, wood will not be used.
8. Interior landscaping will exceed Town standards, with extra canopy and understory trees.
9. Entryways will be covered.

PROPOSED ZONING CONDITIONS

Tucker Wilkins Property

December 15, 2021

In keeping with the client's wish to create an elegant, spacious townhouse neighborhood, the following are proposed conditions for the townhouse portion of the Tucker-Wilkins property:

1. Foundations will be raised. Slab-on-grade will not be permitted. *
2. Exteriors will be brick, stone, or fiber cement siding: vinyl will not be permitted except for windows and soffits.
3. Garages will have decorative doors, with glass inserts and remotes. Two-car garages will have two doors.
4. Garages will have fully finished interiors, with drywall, paint and trim.
5. Roofs will consist of 30-year architectural singles.
6. Buildings will include a professional landscape package, with sod at the front of the buildings.
7. Privacy fences will be vinyl. Due to warping and high maintenance, wood will not be used.
8. Entryways will be covered.
9. Landscaping will exceed Town standards, with extra canopy and understory trees as follows:

Streetscape along Rolesville Road:

Required per UDO:

One canopy tree per 40'

Proposed:

Additional two understory trees per 40'

Additional eight flowering shrubs (deciduous, evergreen or a combination) per 40'

Screening at Trailhead parking:

Propose one evergreen shrub per 3', with minimum height at maturity of 4'

Proposed Zoning Conditions
Tucker Wilkins Property
December 15, 2021
Page Two

B Buffer along western edge:

Required per UDO:	Maximum space between tree canopies: 20' Minimum height at maturity: 20' Shrubs to be 50% evergreen
Proposed:	Maximum space between tree canopies: 10' Minimum height at maturity: 25' Shrubs to be 70% evergreen

Streetfront Buffer Type D:

Required per UDO:	One canopy tree per 40'
Proposed:	Additional one understory tree per 40'

*This condition applies to all single-family homes as well as townhomes.

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.



October 8, 2021
File: 171002516

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

Dear Ms. Gruber,

Reference: Tucker-Wilkins Property

The purpose of this letter is to provide trip generation and an evaluation of traffic for the subject development. The development, is located along Rolesville Road in Rolesville. The conceptual site plan, prepared by American Engineering Associates – Southeast, PA, proposes 27 detached single-family homes and 64 townhomes. Access to the site is envisioned to be provided by one full-movement driveway onto Rolesville Road as well as one stub connection 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 27 detached single-family homes and 64 townhomes (low-rise multifamily housing). 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)	27	d.u.	312	24	6	18	29	18	11
Multifamily Housing (LUC 220)	64	d.u.	443	31	7	24	40	25	15
Net New External Trips			755	55	13	42	69	43	26

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.

Reference: Tucker-Wilkins Property

- 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.

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.

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 (16.5)	B (13.3)
Northbound Left-Turn		A (9.7)	A (8.6)

Reference: Tucker-Wilkins Property

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

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 27 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)



Planning

NOVEMBER 2021 DEVELOPMENT REPORT

HIGHLIGHTS

For more information or assistance,
Please contact:
Shelly Raby, 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

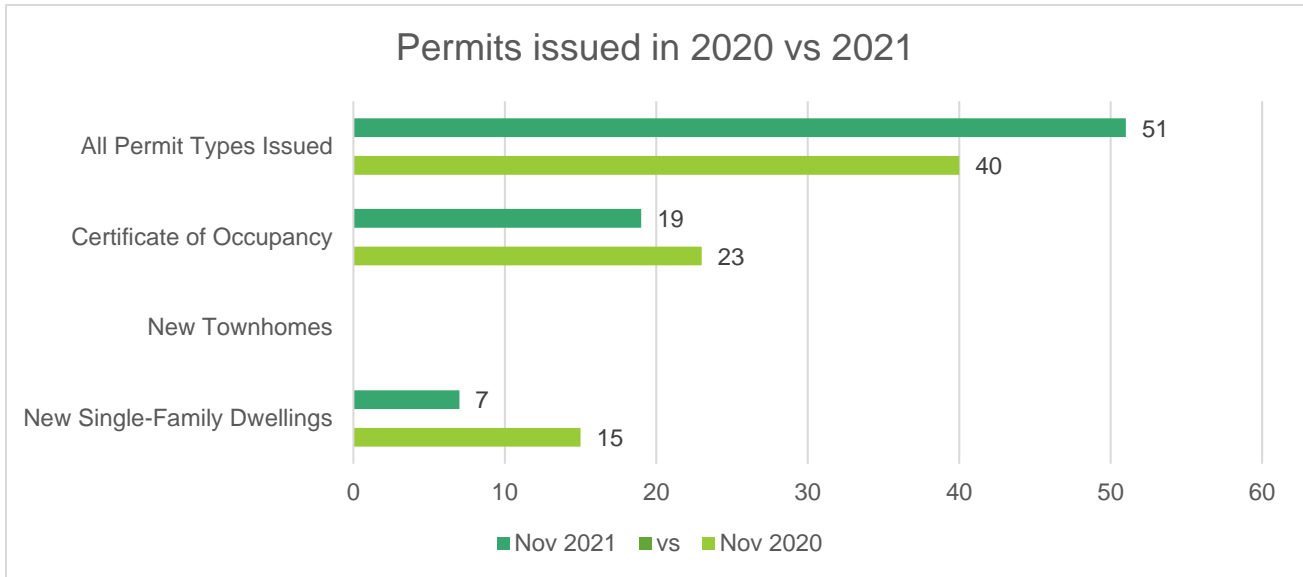
CURRENT RESIDENTIAL DEVELOPMENTS WITH PERMITS ISSUED Summary of Activity by Subdivision

Subdivision	Total Buildable Lots	Total Permits Issued Per Development	Un-permitted Lots Remaining	Permits Issued in November	Permits Issued YTD
Averette Ridge	159	159	0		11
Carlton Pointe	301	280	13		25
Elizabeth Springs	51	39	12	4	39
Granite Crest	2	1	1		1
Granite Falls	101	99	0		18
Perry Farms	74	72	02	3	30
Stonewater	208	207	1		17
Willoughby	88	88	0		7
TOTAL	984	919	36	07	148

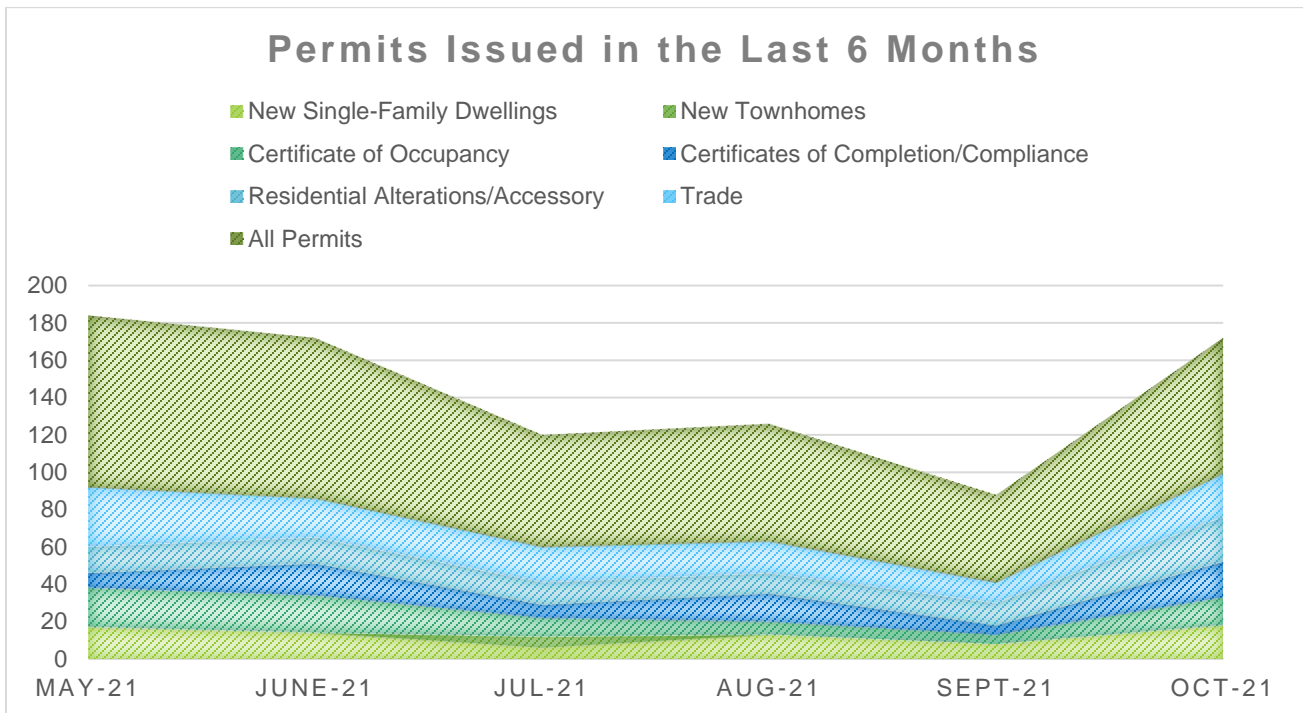
Eliz. Springs Townhomes	54	11	43		11
TOTAL	54	11	43		11

Total Residential Permits Issued	1038	930			159
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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

Triangle Medical Group
Wallbrook

Carolina Legacy Volleyball

Cobblestone

Residential

A-Master Team- 47 New Townhomes

Broughton Townhomes- 57 New Townhomes

Chandlers Ridge- 90 New Single-Family Homes

Cobblestone- 180 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 TH's

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 (frmr Hopper) – 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- 155 New Single-Family Homes & 137 New Townhomes

