



TO: Mayor and Town Board of Commissioners
FROM: Danny Johnson, Planning Director
DATE: August 2, 2019
RE: Agenda Item C.2.

Public Hearing Case: MA18-04 (Legislative) – Request by GTR Development, LLC to rezone a total of 56.86 acres from Residential 1 (R-1) and Residential 2 Special Use (R2-SUD) Districts to Residential and Planned Unit Development (R&PUD) District for properties located on the south side of Jones Dairy Road, east of Averette Ridge Subdivision. Wake County PINs 1759888905, 1759888240, and 1759786199.

Background

Summary Information

PINs: 1759888905, 1759888240 and 1759786199
Owners: Stephanie Mullen Davis and John Hugh Davis
Deeded Acreage: 18.491 (of 23.88) and 1.43
Current Zoning: Residential 1 (R-1) District
Proposed Zoning: Residential & Planned Unit Development (R&PUD) District

PIN: 1759888905
Owner: H. D. Perry
Deeded Acreage: 36.94
Current Zoning: Residential 1 (R-1) and Residential 2 Special Use District (R2-SUD)
Proposed Zoning: Residential & Planned Unit Development (R&PUD) District

Developer: GTR Development, LLC, Robert H. Jones

Background and Existing Conditions

The properties are outside, but adjacent to, Rolesville's corporate boundary. They are in its extra-territorial jurisdiction (ETJ). The surrounding zoning districts are Residential and Planned Unit Development (R&PUD), Rural Manufactured Home (RuMH), and Residential 2 Conditional Zoning (R2-CZ) Districts. The surrounding land uses are vacant land to the north, rural residential land to the east and south, and Averette Ridge subdivision to the west.

The applicant intends to include this parcel as the southernmost part of a 196.221-acre development called The Preserve at Jones Dairy Road. The two tracts to the north are already in the R&PUD district. They are both adjacent to Perry Farms subdivision. All R&PUD tracts require master plan amendments through Special Use Permits (SUP) subject to Town Board approval.

If approved, the map amendment would allow the applicant to utilize the increased development density option allowed in the R&PUD district. The maximum density for the entire development would be eight units per acre. No individual section or development phase can exceed six units per acre, except for townhouse units which are permitted at a maximum density of ten units per acre, and apartments which are permitted at a maximum density of sixteen units per acre.

Rezoning would add apartments, townhomes, mixed-use development, and government facilities to the list of permitted uses on the property.

2017 Rolesville Comprehensive Plan

The Future Land Use Plan classifies these parcels for medium-density residential use. (See the attached map of the Future Land Use Plan.) This classification describes a mixture of housing types with an average density of three to five dwelling units per acre. The Comprehensive Plan indicates that the R&PUD district is appropriate in medium-density residential areas; therefore, the proposed rezoning is consistent with the Future Land Use Plan.

2002 Thoroughfare Plan and Traffic Impact Analysis (TIA)

The 2002 Thoroughfare Plan calls for a 90' right-of-way and three lanes on Jones Dairy Road. The improvements will include installation of curb and gutter and sidewalks on both sides of the street. The required improvements will be the same as those of the adjacent Averette Ridge subdivision.

The applicant has submitted a Traffic Impact Analysis (TIA) report to Town and North Carolina Department of Transportation (DOT). The TIA report recommendations for Jones Dairy Road and Averette Road include an eastbound left-turn lane, an exclusive northbound left-turn lane, and a traffic signal by 2024. Additional requirements for the installation of street improvements and traffic signal will be addressed in the pending Special Use Permit PUD Master Plan.

Planning Staff Recommendation

The rezoning is reasonable and in the public interest and is consistent with the 2017 Rolesville Comprehensive Plan as medium-density residential Use. Planning staff recommends the approval of MA 1805.

Planning Board Recommendation

The Rolesville Planning Board at their meeting on December 17, 2018, considered the requested ordinance map amendment, and by unanimous vote of the Board recommended to the Town Board of Commissioners to approve the requested rezoning of MA 18-04 as presented. The rezoning request is consistent with the 2017 Rolesville Comprehensive Plan as medium-density residential use.

Board Options

- Approved the Map Amendment based on the information presented at the public hearing.
- Approved the Map Amendment with modifications in consideration of the information presented at the public hearing.
- Denied the Map Amendment based on the information presented at the public hearing with stated reason for denial.

Recommended Action

I make a motion to approve Resolution No 2019-R-10, Town Board of Commissioners Statement of Consistency and approve the Case: MA 18-04 as presented.

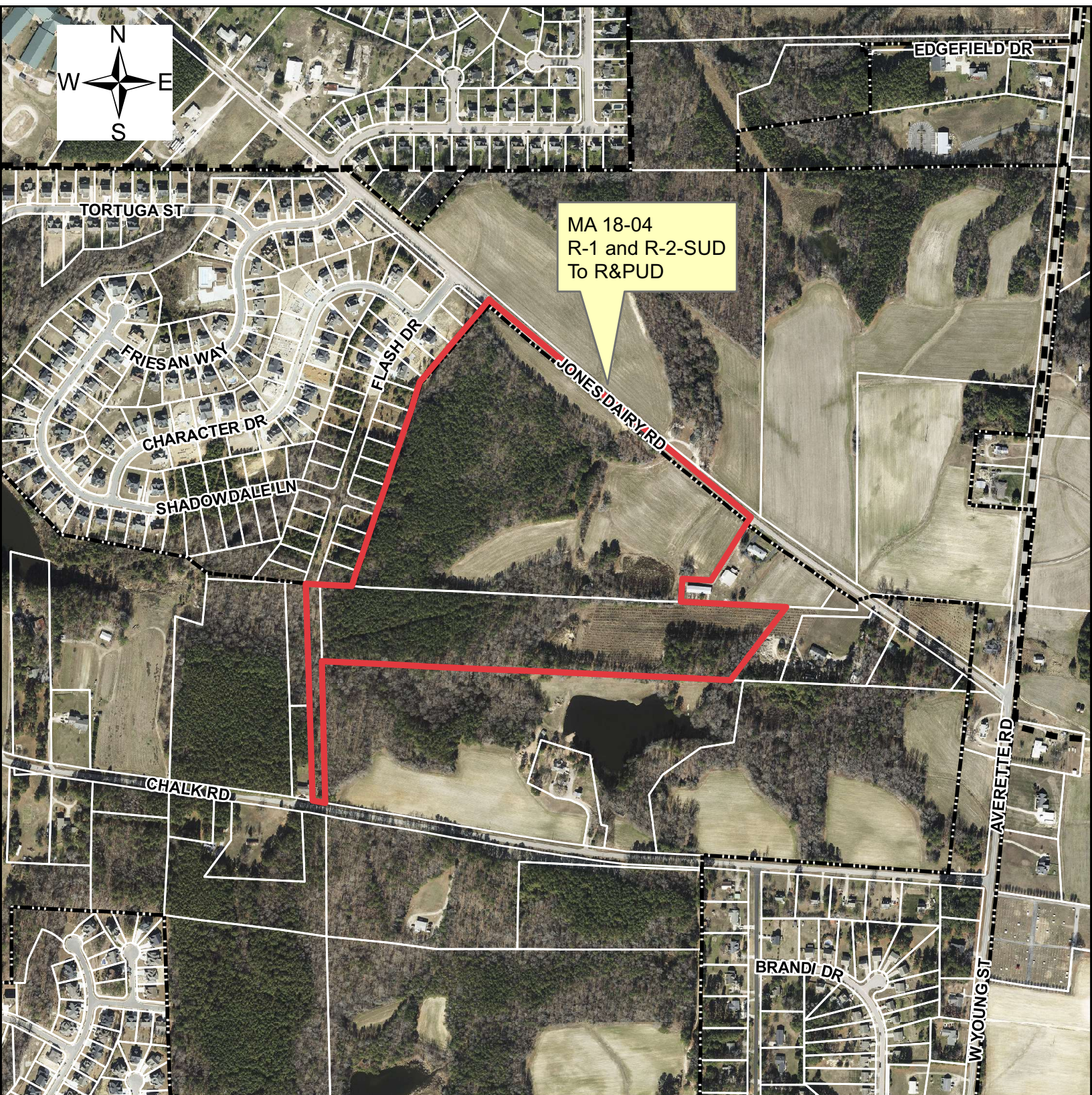
Attachments

MA 18-04 Aerial – Location Map

MA 18-04 GTR Development, LLC Rezoning and FLU Map

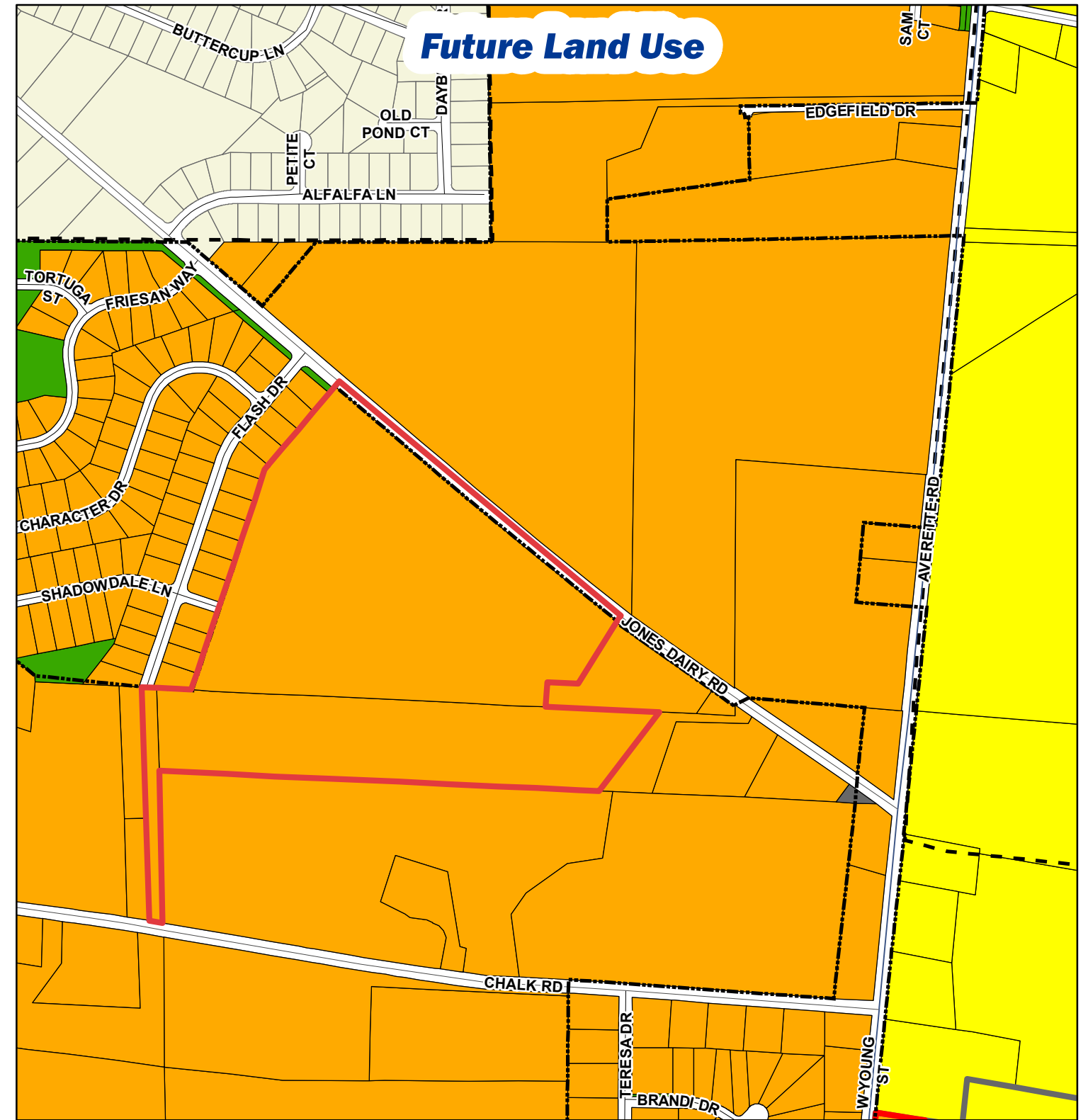
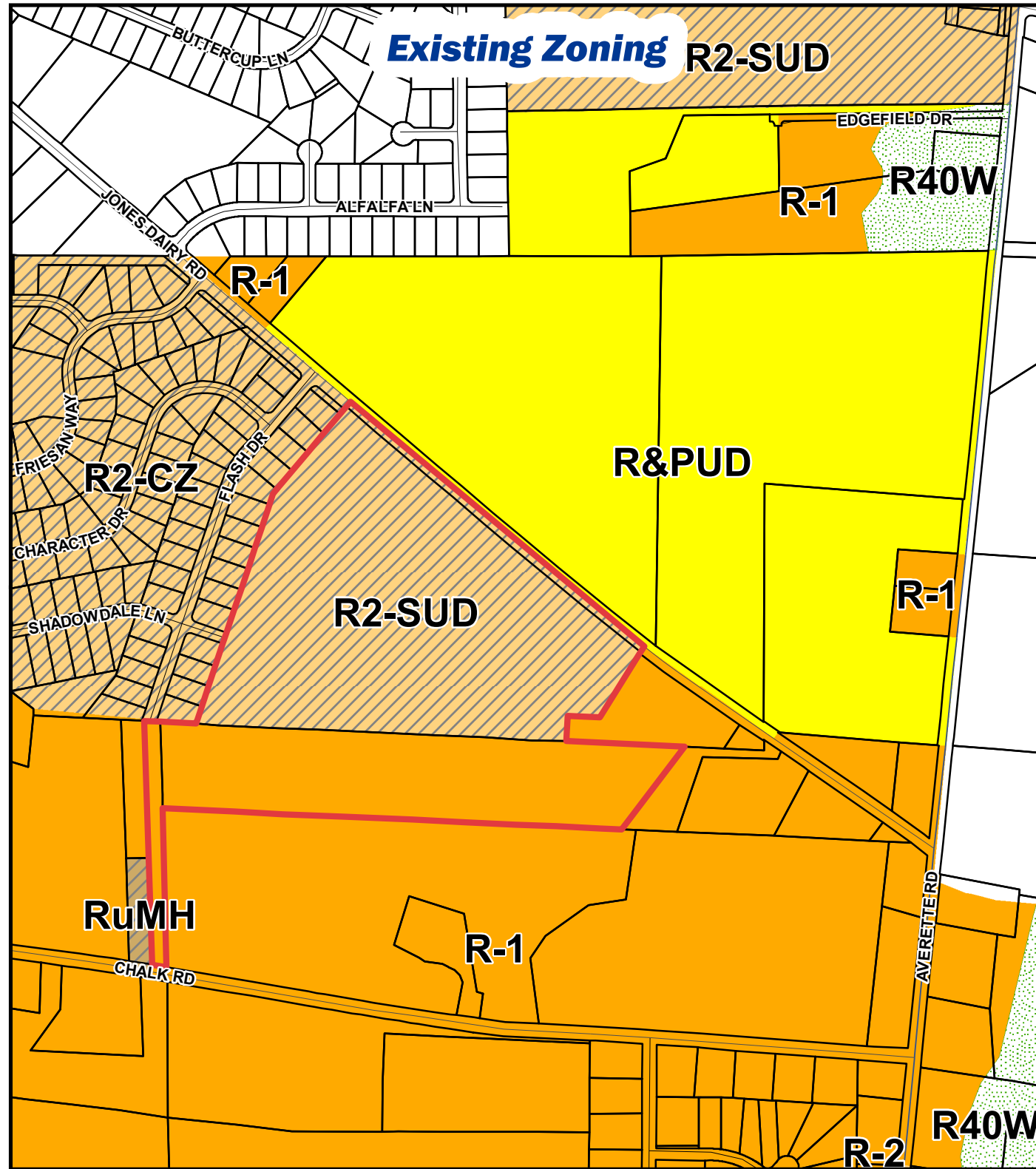
MA 18-04 GTR Development, LLC, Rezoning Request Application

The Preserve at Jones Dairy Road – Rezoning & PUD Master Plan – Neighborhood Meeting Summary



MA 18-04
R-1 and R-2-SUD
To R&PUD

Rezoning Request MA 18-04 GTR Development, LLC - Proposed R&PUD



Legend

- MA18-04_GTR Development, LLC
- Rolesville Town Limits
- ETJ
- Low Density Residential
- Medium Density Residential
- Preserved Open Space
- Water Sewer Services



PIN# 1759888905

Section B.

SUMMARY INFORMATION - (SHOW ON PLANS)

Est Ac 35.658

OWNER/DEVELOPER:

NAMES(S): GTR Dev LLC

Glenn Jones - Tracy Jones Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX:

EMAIL:

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Robert H Jones / Mac McIntyre

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX:

EMAIL: macmcintyrepe@gmail.com
919-427-5227

OWNER'S 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.

Date: 10-14-18

Signed: H. D. Perry

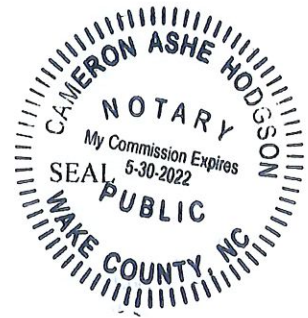
STATE OF NC
COUNTY OF WAKE

I, a Notary Public, do hereby certify that

H. D. Perry personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the

14th day of October, 2018. My commission expires 05-30-2022

Signed: Cameron Ashe Hodgson



South

H. D. Perry

Section C.
APPLICANT STATEMENT

FOR MAP AMENDMENT

Location of Property: JONES DAIRY ROAD Wake Co. PIN(S): #1759786199
#1759888240 #17598886199
Current Zoning District(s): R2SUD Requested Zoning District: R1POD Total Acreage: 55.31AC
R1POD 12-13-18

Please include the following attachments:

- Attachment A** – a legal description of property (i.e. include on a sheet of paper the property survey, Wake County PIN #, metes and bounds description, and any other legal information available)
- Attachment B** – a list of adjacent property owners with envelopes addressed and postage paid
- Attachment C** – a write up of why the property should be rezoned. This explanation should include if the zoning coincides with the Comprehensive Land Use Plan and if the impact of the proposed rezoning affects adjacent or surrounding properties.

NOTE: SIGNED APPLICANT MUST BE OWNER OF PROPERTY FOR MAP AMENDMENT

FOR TEXT AMENDMENT

This petition is to hereby amend the text to allow _____
_____ as a (check one) permitted use conditional use special use
in the _____ zoning district.

Please include the following attachments:

- Attachment A** – a write up of the brief description of the proposed use
- Attachment B** – a write up of why the amendment is necessary

PIN # 1759888240
1759786199
AC 18.491

Section B.

SUMMARY INFORMATION - (SHOW ON PLANS)

OWNER/DEVELOPER:

NAMES(S): GTR Dev. LLC

Glenn Jones, Tracy Jones, Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: _____

EMAIL: _____

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: _____

EMAIL: _____

OWNER'S 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.

Date: 10-14-18 Signed: Stephania Mullen Davis

STATE OF NC _____
COUNTY OF WAKE John Hugh Davis

I, a Notary Public, do hereby certify that
John Hugh Davis personally appeared
before me this day and acknowledged the due execution of the
foregoing instrument. This the
14th day of October, 2018. My commission expires 05-30-2022

Signed: Cameron Ashe Hodgson



South/Davis

PETITION FOR ZONING AMENDMENT

SECTION C

APPLICANT STATEMENT

ATTACHMENT C

WHY PROPERTY SHOULD BE REZONED

The property, which is subject to petition, is located in an area that has a high volume of single – family lots either adjacent to this property or within close proximity.

The proposed rezoning along with the recent changes to the Rolesville’s ordinance will allow development of high quality and more affordable housing that the Town of Rolesville needs. Since most of Rolesville’s existing new home developments are in the range of \$350,000 to \$450,000, the more affordable housing resulting from this proposed rezoning will be beneficial to young families starting up the ladder of home ownership as well as older families with fixed incomes. These groups will have opportunities to move up from renting to home ownership in the Rolesville community.

The impact of the proposed rezoning should not adversely impact adjacent or surrounding properties,

Neighbor hood meeting notes for the Preserve at Jones Dairy Rd.

- 1- George Garcia wanted to know how many units were in the project. He also wanted to know if there was a traffic study done, he is worried about congestion.
- 2- Jesse Durst wanted to know where the 5 lane road was going.
- 3- Jim Hagenbush wanted an estimate of the price range of the houses, and he also wants the developer to try to save the big oak tree near his property on the south side.
- 4- Lincoln Philips was concerned about traffic in Jones Dairy and enforcement of the speed limit and also what the speed limit would be.
- 5- Kathleen Rosato wants the developer to leave some of the trees near the property line behind her property on daybreak if possible. She was also concerned about drainage behind her house. We were able to show her that the drainage behind her house runs away from her property.
- 6- Ruth Payne and her daughter are desirous of some kind of buffer for the south side project on the lots that back up to flash drive. They don't want anyone to hook a fence to their fence.
- 7- Herbert Holding and Ellen Holding had several questions . They wanted to know the price range. They are also concerned about people trespassing on their property. Herbert is also concerned about being able to shoot his gun. They are also concerned about the walking trail coming through the easement to chalks rd. They think people will trespass on their property. They are also concerned about the drainage.



RESOLUTION NO. 2019-R-10
TOWN BOARD OF COMMISSIONERS STATEMENT OF CONSISTENCY
Case No.: MA 18-04

WHEREAS, GTR Development, LLC, Robert H. Jones, has submitted a petition for a map amendment to the Town's official Zoning Map known as MA 18-04 to rezone 56.86 acres from the current zoning of Residential 1 (R-1) and Residential 2 Special Use (R2-SUD) Districts to Residential and Planned Unit Development (R&PUD) District for properties located on the south side of Jones Dairy Road, east of Averette Ridge Subdivision. Wake County PINs 1759888905, 1759888240, and 1759786199.

WHEREAS, N. C. General Statutes Section 160A-386, requires the Town Board of Commissioners to adopt a zoning amendment consistency statement whenever it approves or rejects a proposed zoning amendment;

WHEREAS, the proposed map amendment is consistent with the Rolesville Comprehensive Plan, Future Land Use Plan classification as medium density residential land use and that the proposed zoning district is included in that classification.

WHEREAS, the Rolesville Planning Board at their meeting on December 17, 2018, considered the requested ordinance map amendment, and by unanimous vote of the Board recommended to the Town Board of Commissioners to approve the requested rezoning of MA 18-04 as presented. The rezoning request is consistent with the 2017 Rolesville Comprehensive Plan as medium-density residential use.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE:

The Town Board finds that the proposed map amendment is consistent with the Rolesville Comprehensive Plan, Future Land Use Plan classification as medium density residential land use and that the proposed zoning district is included in that classification.

The preceding resolution, having been submitted to a vote, received the following vote and was duly adopted the ___ day of _____, 2019.

Ayes: _____

Noes: _____

Absent or Excused: _____

C. Frank Eagles, Mayor

ATTEST:

Robin E. Peyton, Town Clerk

[SEAL]