

Four additional conditions are included as part of the Barham Land rezoning request:

1. The development shall be limited to 52 units.
2. A minimum 6' opaque fence shall be placed around the perimeter of the property.
3. Site construction shall occur between the hours of 8AM and 6PM Monday through Saturday. The blasting, hammering, drilling or similar destruction of rock shall occur between the following hours: 9AM and 6PM Monday through Friday and 10AM and 6PM Saturday.
4. The street stub shown on the provided sketch plan to Parcel No. 1850-86-7665 shall be constructed so that the perimeter fence is continuous and not broken for the stub. At the discretion of the Town of Rolesville Board of Commissioners, the stub may also be stopped short of the property line with a fee in lieu required for any remaining roadway section to the property line.

The applicant previously presented a Map Amendment (Rezoning) request that was denied by the Town Board of Commissioners in July 2021. Case MA 20-04 was a request to change the zoning from Wake County Highway District (HD) to Residential R3 Conditional Zoning District (R3-CZ), with the intent and request to develop the property with 77 townhomes.

Applicant Justification

The applicant provided the justification statement below for their rezoning request.

The subject parcels are currently within Wake County's jurisdiction and are included in the Ordinance Establishing an Annexation Agreement between the Town of Rolesville and the Town of Wake Forest in which they are within the Town of Rolesville's jurisdiction for annexation. The parcels are not within the Town of Rolesville's Future Land Use Plan. The map amendment application for Residential High Density is requested for the establishment of a residential district in which the principal use of the land is for residential purposes, including attached, double family, and multiple family dwellings to support the growing need for housing within Wake County. The primary use in the immediate vicinity along this corridor is residential, and thus, the amp amendment will be in harmony with surrounding developments. Adequate public infrastructure exists in the area, and the site will be developed according to the Town of Rolesville's Land Development Ordinance, which will ensure that the proposed uses do not adversely affect adjoin uses.

Neighborhood Meeting

The applicant held a neighborhood meeting on May 18, 2022, at Main Street Park. A summary memo is included as an attachment.

Comprehensive Plan

Land Use

The Future Land Use Map does not include the subject parcels along Wait Avenue. Nearby parcels on the south side of Wait Avenue are designated as Medium Density Residential.

Medium Density Residential is classified as predominately single-family residential uses with portions of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per acre.

Transportation and Traffic

As per the Town of Rolesville’s Community Transportation Plan, Wait Avenue is identified as a variable width right-of-way with a median, curb and gutter, and a sidepath.

No Traffic Impact Analysis (TIA) was required, as the development will not add more than 100 trips per peak hour nor more than 1000 daily trips. The applicant provided a trip generation letter (provided as an attachment) stating the proposed development would generate 365 daily trips.

Consistency

The applicant’s request for 52 single family attached homes at a density of 4.2 units per acre is consistent with the Town of Rolesville’s Comprehensive Plan.

Development Review

The Technical Review Committee (TRC) reviewed this rezoning request and concept plan. Two outstanding comments include:

- Although there are currently no greenway connections on the site, with the potential for more development in this area, staff would still recommend that an easement be created for a future greenway, which can be shown at the preliminary plat stage.
- Staff would like to see a pedestrian crossing to the development and the greenway to the south across NC 98/Wait Avenue. (The viability and location of such will ultimately be at the discretion and determination of NCDOT at a later stage of development, and thus it is premature for the Applicant to possibly show a location due to this.)

These comments may be addressed at the time of preliminary plat submittal and review.

Staff Recommendation

Based on consistency with the Comprehensive Plan, staff recommends approval of MA 21-08 Barham Land.

Proposed Motion

Motion to recommend (approval or denial) of rezoning request MA 21-08 Barham Land.

Attachments

1	Application
2	Vicinity Map
3	Future Land Use Map
4	Zoning Map
5	Neighborhood Meeting Summary
6	Concept Plan
7	Conditions
8	Trip Generation Letter



Case No. MA 21-08
Date Rcvd 12-10-2021

Map Amendment Application

Contact Information

Property Owner JA2GA LLC

Address 818 S White St City/State/Zip Wake Forest, NC 27587

Phone 919-556-5418 Email jmas@millridgeco.com

Developer Same

Contact Name _____

Address _____ City/State/Zip _____

Phone _____ Email _____

Property Information

Barham Land name to be used

Address 2005 and 2033 Wait Ave

Wake County PIN(s) 1850962688 and 1850965586

Current Zoning District HD (Wake County) Requested Zoning District RH

Total Acreage 12.43

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 James M. Adams, Sr. Date 12/6/21

STATE OF NORTH CAROLINA

COUNTY OF Wake

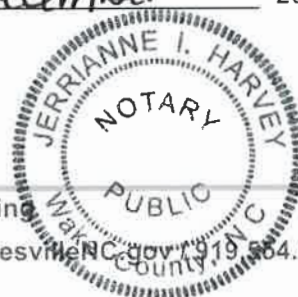
I, a Notary Public, do hereby certify that James M. Adams, Sr.

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

the 6th day of December 20 21

My commission expires 12/16/25

Signature Jerrianne I. Harvey Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / Rolesville, NC gov 919.554.6517



Map Amendment Application

Rezoning Justification

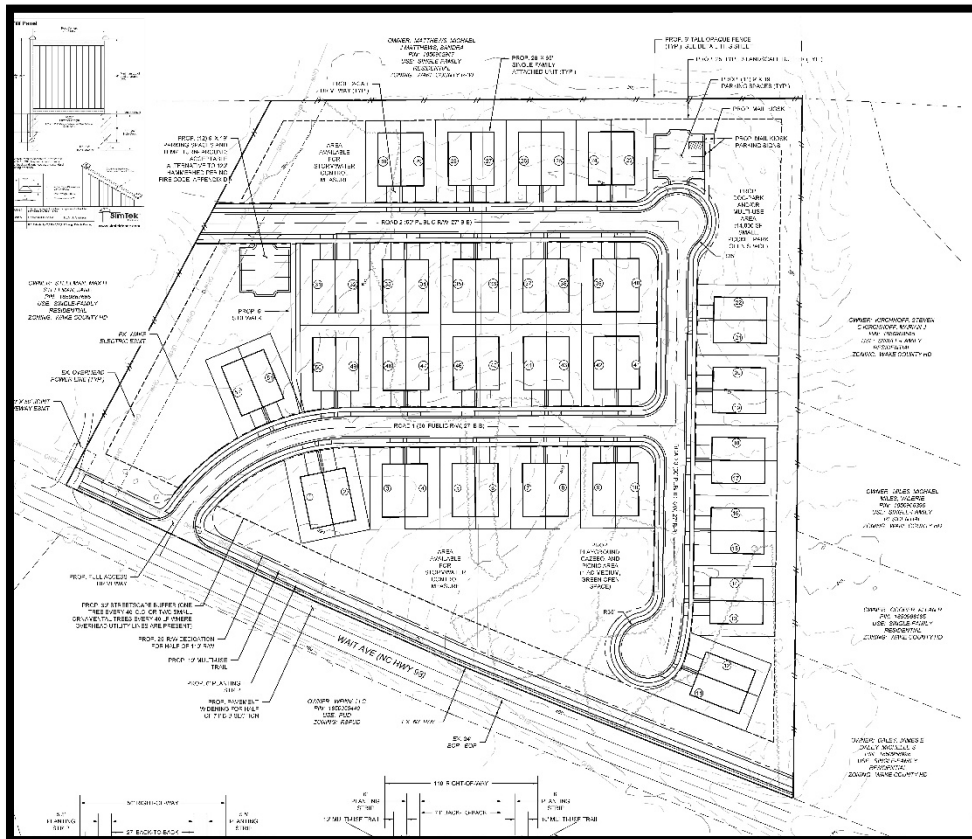
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Memo

To: Rolesville Planning Board
From: Meredith Gruber, Planning Director
Date: May 19, 2022
Re: Map Amendment (Rezoning) MA 21-08 Barham Land

Background

The Town of Rolesville Planning Department received a Map Amendment (Rezoning) application in December 2021 for 12.43 acres located at 2005 and 2033 Wait Avenue with Wake County PINs 1850965586 and 1850962688. The applicant, JA2GA, LLC, is requesting to change the zoning from Wake County Highway District (HD) to Residential High Conditional Zoning District (RH-CZ). A concept plan showing 52 single family attached homes (i.e. duplex) at a density of 4.2 units per acre is included as a condition of the rezoning request.



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Staff Recommendation

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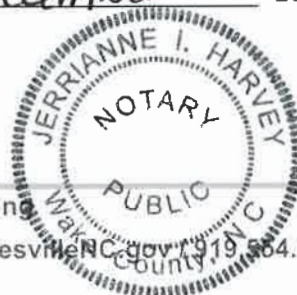
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My commission expires 12/16/25

Signature Jerrianne I. Harvey Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / Rolesville, NC gov 919.554.6517



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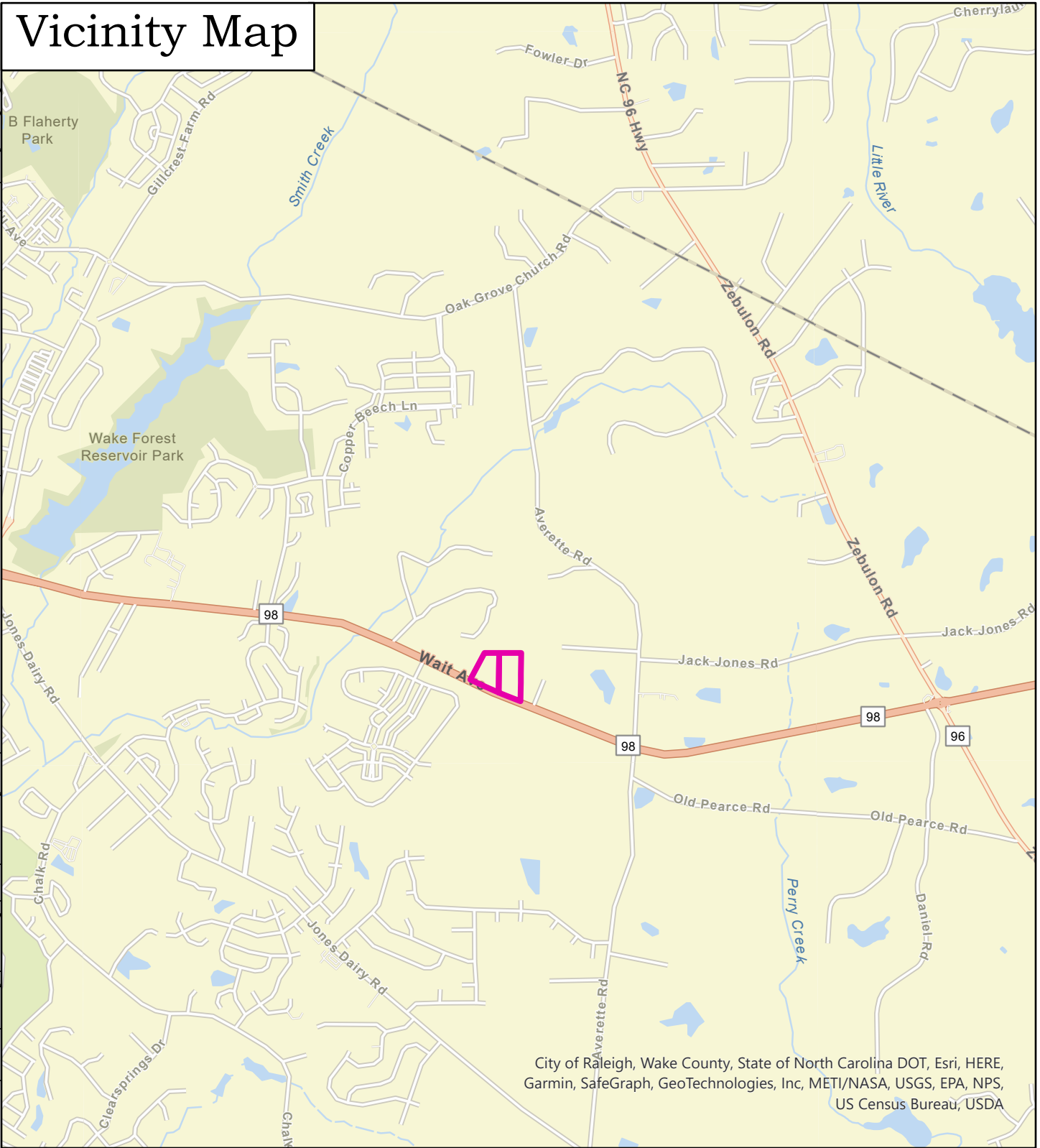
Map Amendment Application

Property Owner Information

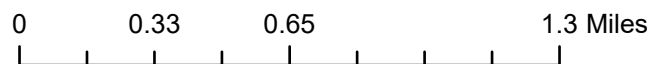
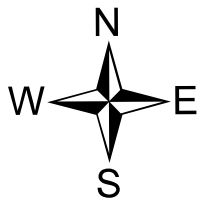
Wake County PIN	Property Owner	Mailing Address	Zip Code
1850950449	WFINV, LLC	4641 PARAGON PARK RD STE 104	RALEIGH NC 27616-3407
1850958998	DALEY, JAMES E DALEY, MICHELLE S	1401 CARRIE MAY LN	WAKE FOREST NC 27587-6832
1850968185	COOPER, ALLAN R	1405 CARRIE MAY LN	WAKE FOREST NC 27587-6832
1850968390	MILES, MICHAEL MILES, VALERIE	1409 CARRIE MAY LN	WAKE FOREST NC 27587-6832
1850968585	KIRCHHOFF, STEVEN C KIRCHHOFF, MARIAN J	1413 CARRIE MAY LN	WAKE FOREST NC 27587-6832
1850975484	ILICH, ROBERT LINWOOD ILICH, PEGGY A	7401 ROCKY RIDGE RD	WAKE FOREST NC 27587-6879
1850962957	MATTHEWS, MICHAEL J MATTHEWS, SANDRA	7409 ROCKY RIDGE RD	WAKE FOREST NC 27587-6879
1850867665	STEELMAN, MAX H STEELMAN, JANE	2001 WAIT AVE	WAKE FOREST NC 27587-6998
1850867237	WAKE ELECTRIC MEMBERSHIP CORP	PO BOX 1229	WAKE FOREST NC 27588-1229

Vicinity Map

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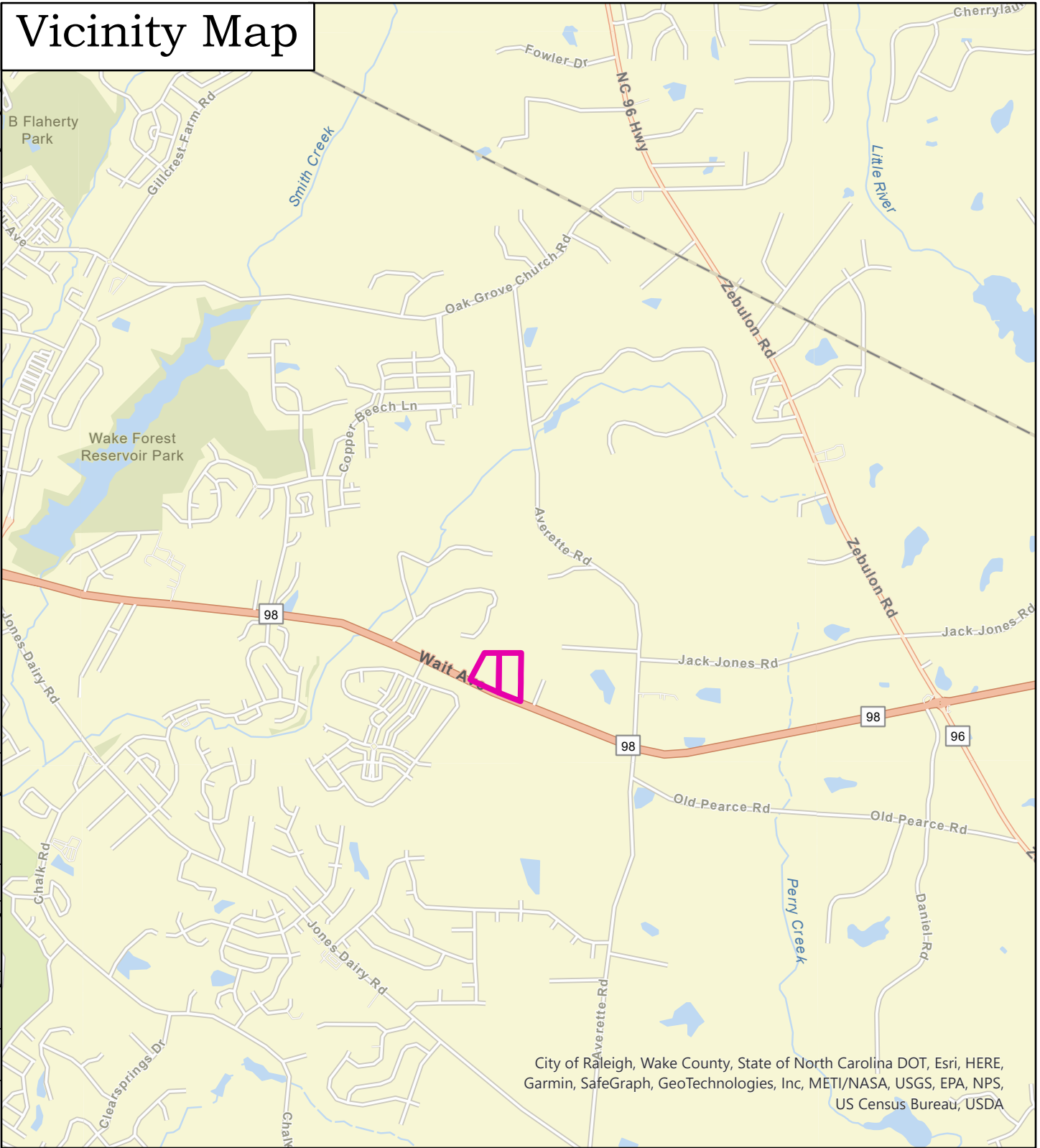


City of Raleigh, Wake County, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

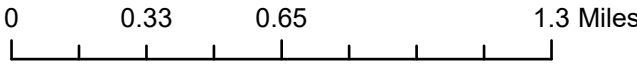
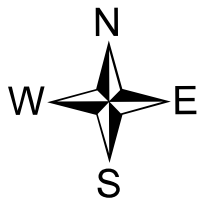


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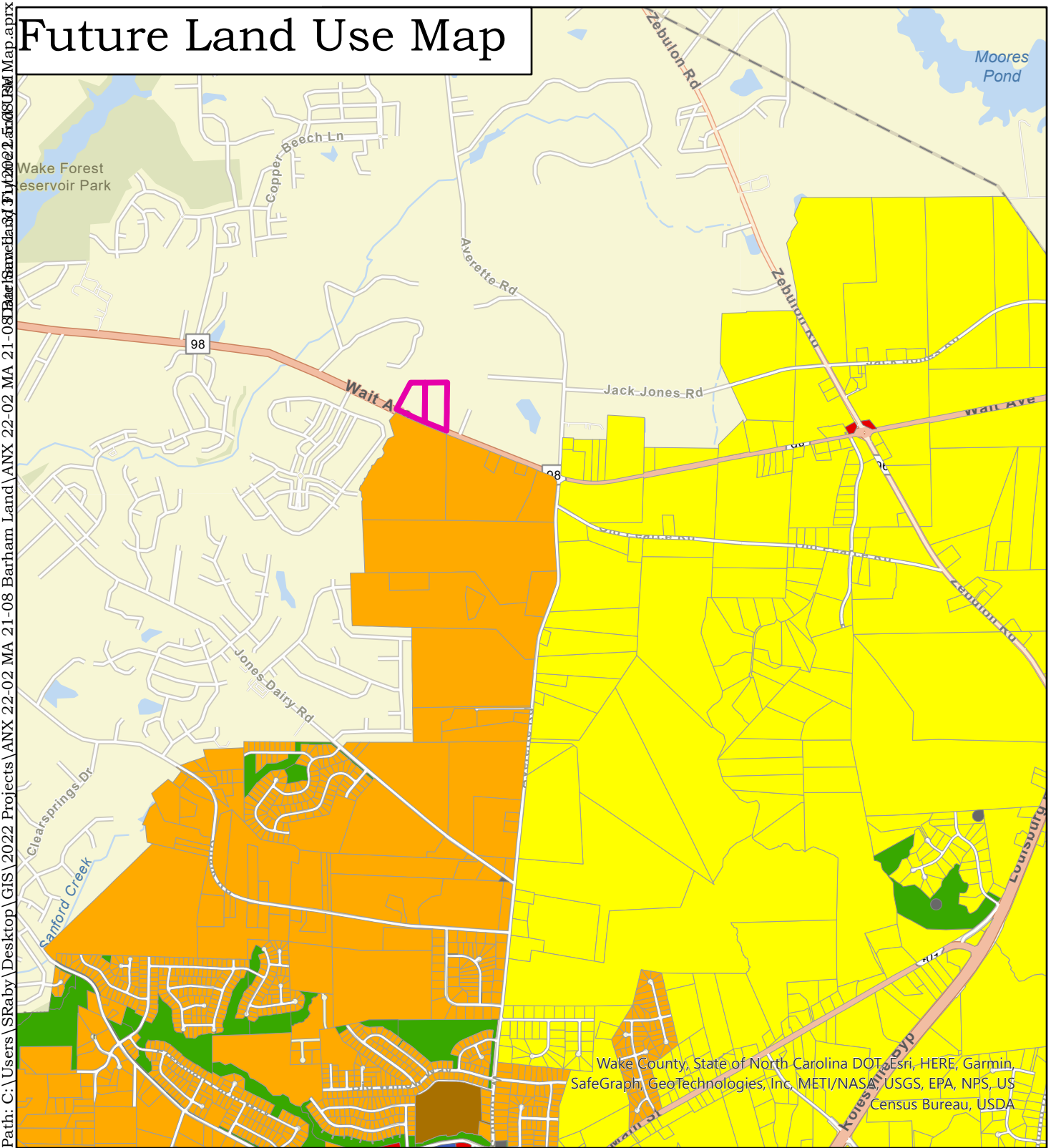
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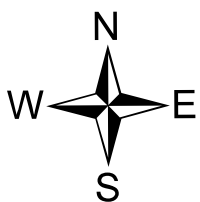


Future Land Use Map



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Wake County, State of North Carolina DOT, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



0 0.33 0.65 1.3 Miles

A horizontal scale bar with tick marks corresponding to the numerical values 0, 0.33, 0.65, and 1.3 miles.

**Barham Lands (MA 21-08)
Neighborhood Meeting Summary**

On Wednesday, May 18, 2022, a neighborhood meeting was held to inform neighbors of the proposed rezoning of 2005 and 2033 Wait Avenue (Barham Lands) and to gain their feedback for consideration in the rezoning. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached attendees list. Jon Frazier, a principal with FLM Engineering, and Nil Ghosh, an attorney with Morningstar Law Group, represented the developer.

Following a brief presentation by Mr. Ghosh, the neighbors in attendance were invited to ask questions and share comments and concerns. Below is a list of the questions, comments, and concerns raised along with answers provided by Mr. Ghosh and Mr. Frazier. The questions and answers are summarized for brevity.

Q: Is the plan shown the latest plan?

A: Yes, the plan presented is the latest plan submitted to and reviewed by Town of Rolesville staff.

Q: Has a cluster development been considered for this property?

A: No, in our experience, cluster developments are typically utilized where there are significant natural, undevelopable features, such as flood plains, stream buffers, etc. This site does not contain any of those features.

Q: Preservation of open space is a concern.

A: The plan meets the town's requirements for preserving open space.

Q: What type of commercial development has been considered for the site?

A: Under the existing Wake County HD zoning, several commercial uses are allowed including neighborhood convenience with gas sales, self-storage, and office.

Q: When will the tree survey be performed? The neighbors would prefer a natural buffer to a planted buffer.

A: The tree survey will be performed prior to site plan development. Existing vegetation will be preserved in buffer areas to the extent practical.

Q: One-story homes are more appropriate for seniors.

A: The homes contemplated for this development will have a first-floor master bedroom.

Q: Will this project be age restricted?

A: No, this project is age targeted meaning there are certain amenities targeted toward seniors such as first-floor master bedrooms, complete exterior maintenance, etc., but there are no planned restrictions on the age of the home purchasers.

Q: Will these homes be rentals?

A: No, the homes are planned for sale.

Q: Can restrictions against renting be added to the covenants?

A: There are no plans to do so at this time.

Q: The neighbors would prefer the proposed fence to be placed on the 25' buffer line and not the property boundary.

A: We will discuss this with the development team and town staff.

Q: What is the proposed fence material?

A: The fence is proposed to be a composite material.

Q: Mr. Steelman (PIN 1850867665) reiterated that a fence on the property line would interfere with existing Leyland Cypress along the property boundary and expressed a preference for the fence to be set back off of the property line.

A: We will discuss this with the development team and town staff.

Q: Mr. Steelman asked about the street stub to his property and expressed a desire for the stub to end before his property line.

A: The stub is required for future connectivity and required to be extended to the property line so that it can be extended from there in the future. However, a condition (#4) is included as part of the rezoning giving the Board of Commissioners the option to allow the stub to be stopped short of the property line.

Q: Is a rendering of the proposed home product available to share?

A: We will follow up with a rendering if one is available to share.

Q: What is the proposed square footage of the units?

A: The unit footprint is approximately 28' x 65', which equates to 1,820 SF, so at two stories, the units would be over 2,000 SF.

Q: Can the developers prepare a traffic study even if one is not required?

A: The adjacent PUD project had to perform a traffic study that includes improvements to the road network.

Q: Can you provide the TIE data plot and version of the ITE Trip Generation Manual used to calculate the required trips?

A: Yes, we will follow up with that information.

Q: When would the proposed Wait Avenue road widening occur?

A: The road widening would happen concurrently with the project construction.

Q: Is the plan compliant with the LDO?

A: The plan included with the rezoning is a sketch plan, and town staff has confirmed it meets the requirements necessary for the proposed rezoning. If the rezoning is approved, an LDO-compliant site plan will be submitted to the town for review.

Q: Neighbors would expect single-family homes on this site given the adjacent properties' uses.

A: The adjacent properties are within Wake County's jurisdiction and on well and septic. With a connection to public utilities and development within the town, higher density should be expected.

Q: What is the remaining process?

A: The case will be heard by the Planning Commission on May 23rd and then heard by the Board of Commissioners on July 6th. If the rezoning is approved, the next step would be submittal of site plans to the town.

Q: The plan does not appear to deviate from the previous plan.

A: The concept plan shows a significant compromise from the previous layout. The new concept proposes 30% fewer homes. The duplex arrangement now proposed is more similar in massing to surrounding homes in the County than the previous layout which had five or more townhomes grouped in each building. Finally, the switch to an age-targeted product type with bedrooms, bathrooms, kitchen, and laundry on the main floor is a major change in recognition of the need for housing for this growing demographic. The current plan differs significantly from the previously proposed project.

Q: The neighbors expressed concern with the dog park adjacent to the project perimeter.

A: Our intent was to provide open space adjacent to the perimeter as opposed to additional units.

Q: If single-family homes were proposed, the neighbors would support the project.

A: Thank you for letting us know.

Q: The neighbors expressed a concern with HVAC units behind the homes and the associated noise.

A: At this time, we do not know exactly where the HVAC units will be placed, but there is a strong possibility that the HVAC units will be located on the sides of the units. They will be screened per town requirements.

Q: How far apart are the units?

A: The units are proposed to be 30 feet apart.

Q: Who was notified of the meeting?

A: Neighbors within 200' of the property were notified.

Q: What does "CZ" mean with regard to the zoning?

A: CZ indicates Conditional District Zoning, which means we have provided a sketch plan and conditions with the rezoning request.