



Memo

To: Planning Board
From: Michael Elabarger, Senior Planner
Date: December 19, 2022
Re: MA 22-09 / ANX 22-08 – Jones Dairy Storage Map Amendment (Rezoning)

Background

The Town of Rolesville Planning Department received a Map Amendment (Rezoning) application in September 2022 for a 5.5 acre tract of land (PIN:1850608722) on Jones Dairy Road immediately east of the Jones Dairy Elementary School. The Applicant, Rivercrest Realty Investors (which is not the property owner of record but has authorization to pursue this application), is requesting to rezone the property to the General Industrial (GI) Zoning District of the Land Development Ordinance (LDO) as a Conditional District (GI-CZ). The property currently is zoned the Industrial 1 District of Wake County.

Applicant Justification

See Attachment 3 or the applicant's statement of justification ("Exhibit B") to support their requested Annexation and Rezoning of the land.

Neighborhood Meetings

The Applicant held an initial neighborhood meeting on September 29, 2022, at which time the Application request was for the Business & Technology District, but the core project and concept plan were similar to what is now being requested. Per Attachment 6, this meeting was online/virtual via ZOOM, and there six (6) persons in attendance. The Applicant notified 18 property owners by letter prior to the meeting.

The Applicant chose to hold a second meeting, this time in-person at the Rolesville Community Center on December 7, 2022 (Attachment 7). At this meeting, three (3) persons attended. Twenty-six (26) property owners were mailed notification letters by and per the Applicant.

Comprehensive Plan

Land Use

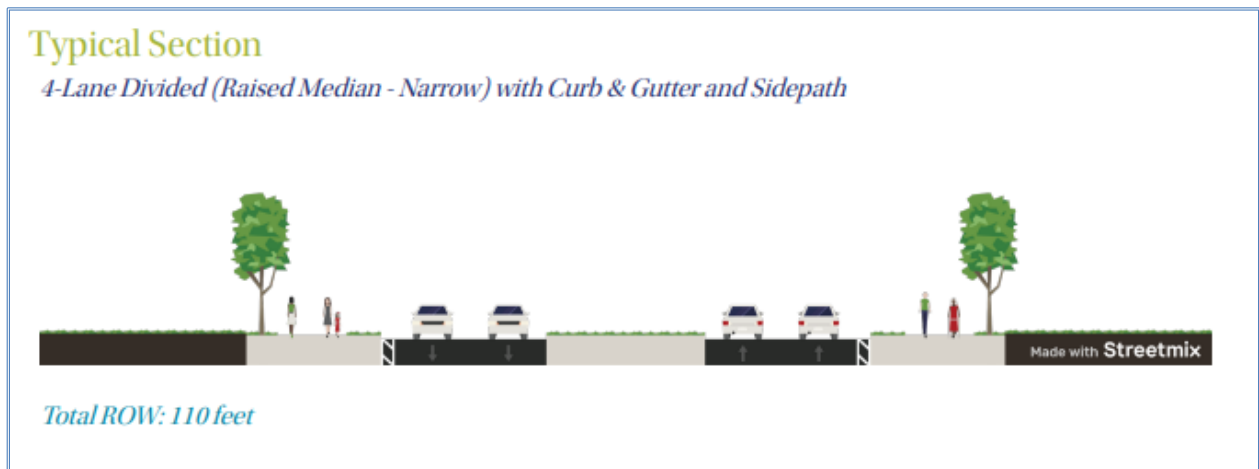
This property is not included in the 2017 Comprehensive Plan Future Land Use Map because at that time (circa 2017), this property was under the development authority of the Town of Wake Forest. Due to an annexation agreement between Rolesville and Wake Forest, this property came into the development authority of the Town after the Comprehensive Plan was adopted. Therefore, there is no adopted policy direction for the use of this tract.

The areas closest to the site under Rolesville’s planning jurisdiction are all planned for the Medium Density Residential development pattern. This category is described 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 (3-5) dwelling units per acre.

Transportation and Traffic

The Applicant supplied a Trip Generation memo performed by Timmons Engineers as part of the Map Amendment Submittal; see Attachment 8. For the land use of min-warehouse, and the unit count of 660 units, the expected Daily trips total 120, with AM Peak trips being 12, and PM Peak trips being 13. These numbers are all well below the LDO thresholds for triggering/requiring a Traffic Impact Analysis (TIA) be performed for the project.

The Town’s 2018 Community Transportation Plan (CTP) identifies Jones Dairy Road (an NC DOT maintained facility) as a Thoroughfare comprised of 4 lanes divided with a Raised Median (narrow) with Curb and Gutters and Sidewalks; See excerpt below from page 130/131 of the CTP. At the time of Site Development Plan review, the driveway location will be officially reviewed, determined, and approved as part of the frontage improvements for this cross-section of roadway. Trip generation will again be studied, and any possible off-site improvements be vetted and required then.



Development Review

The Technical Review Committee (TRC) reviewed two submittals of the rezoning request, and there are no outstanding comments at this time. The property and project will need to demonstrate compliance with all LDO regulations at subsequent stages of development.

Staff Analysis

With the location, size, orientation of the tract, and the established uses surrounding it, Staff finds that a non-residential use and development is appropriate for the tract (as opposed to medium density residential development). In today’s suburban landscape, self-storage is a normal service frequently utilized by both homeowners and small business owners and thus the proximity of this service to where residents live has many benefits. The design of the storage facility can then either create, or mute, impacts on surrounding properties. The proposed project is low-profile and single-story with an overall “inward” orientation whereby the backs of buildings or required buffer landscaping will be what is observed from outside the property. As demonstrated in the Applicants traffic generation letter, the expected traffic volume going in and out of the site is

among the lowest possible trip generator uses. Lighting within the project is conditioning to go beyond the minimum to reduce glare or light-shed outside the project, muting that potential impact on neighbors.

Though the current (or as amended by TA 22-02) format of the LDO demands that the Zoning of the project be the General Industrial district to permit the specific Use of Self-storage, Staff finds that the modern version of Self-storage is more of a Retail/Service use and less of an ‘industrial’ use, mostly because of the shift in the customers who utilize such storage facilities. For those reasons, Staff cites no opposition to the designation of this property as a General Industrial district but would also and more so support a Commercial Highway (CH) or General Commercial (GC) district, so long as the LDO were further modified to permit “Self-service Storage” as a Permitted use in CH and/or GC along with built-in Use Standards that very much match up with the design aspects as observed on the proposed Concept Plan.

Per General Statute 160D, if the Town Board approves the proposed GI-CZ District, the Future Land Use Map would thereby be revised to designate the property as the Industrial Future Land Use category, which is the analogous category to the GI Zoning district.

Consistency

The applicant’s request for a GI-CZ District is neither supported nor contradicted by the Comprehensive Plan/Future Land Use map due its absence from inclusion in the document. Therefore, the action of the Town Board shall determine whether or not the proposed GI-CZ District, and thus the Industrial Future Land Use category, is the appropriate policy position for the property.

Staff Recommendation

Staff has no further comment nor specific opposition to case MA 22-09 and ANX 22-08 – Jones Dairy Storage. Staff is open to discussing other options for both the Land Development Ordinance regarding the Self-Storage Use and the appropriate Zoning District designation for the property.

Proposed Motion

Motion to recommend (approval or denial) of Map Amendment (Rezoning) request MA 22-09 and Voluntary Annexation Petition ANX 22-08 – Jones Dairy Storage

Attachments

	Description	Date
1.	Application	Signature date 10-27-2022
2.	Exhibit A – Zoning Conditions	Revised Date 12/9/2022
3.	Exhibit B – Justification	
4.	Exhibit C – Legal Description	
5.	Exhibit D – Concept Plan	
6.	Neighborhood Meeting information	09-29-2022
7.	Neighborhood Meeting information	12-07-2022
8.	Vicinity Map	n/a
9.	Zoning Map (existing)	n/a
10.	Future Land Use Map	n/a



Map Amendment Application

Contact Information

Property Owner Suzanne Shoaf Ward

Address 10925 Enchanted Hollow Way City/State/Zip Raleigh, NC 27614

Phone 919-622-8158 Email suzward@gmail.com

Developer Rivercrest Realty Investors

Contact Name Ashley Honeycutt Terrazas

Address 301 Fayetteville St, Suite 1400 City/State/Zip Raleigh, NC 27601

Phone 919-835-4043 Email ashleyterrazas@parkerpoe.com

Property Information

Address 0 Jones Dairy Road

Wake County PIN(s) 1850608722

Current Zoning District I-1 (Wake County) Requested Zoning District General Industrial - Conditional Zoning (GI-CZ)

Total Acreage 5.5 (GIS)

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.

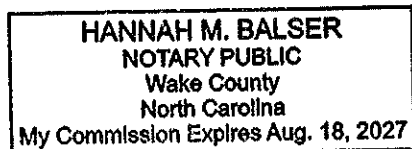
Signature Suzanne Ward Date 10-27-22

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public, do hereby certify that SUZANNE SHOAF WARD
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 27th day of October 2022

My commission expires 8-18-27

Signature Hannah M Balsler Seal



Town of Rolesville Planning



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code

Exhibit A

General Industrial – Conditional Use

Zoning Conditions

1. In addition to those uses otherwise prohibited by the LDO, the following uses are prohibited: correctional facility, carwash, and fulfillment center.
2. Subject to approval by the Town of Rolesville, a Save Area (as defined in the Rolesville LDO), that extends at least 55 (55') feet from the property line abutting PINs 1850604353, 1850605343, 1850606333, 1850607323, and 1850608313 shall be included in the buffer otherwise required by the LDO. This Save Area shall exclude minor encroachments for site design features, such as drainage areas or pipes and public utility easements.
3. All exterior light fixtures shall be full cutoff fixtures.

These zoning conditions have been voluntarily offered by the property-owner. N.C. Gen. Stat § 160D-703(b).

Signature: Suzanne Ward Date: 10-27-22

Printed name: Suzanne Shoaf Ward

Exhibit B

Rezoning Justification

The proposed annexation and zoning map amendment will bring a ±5.5-acre parcel into Rolesville’s jurisdiction with substantially the same zoning the parcel currently has in Wake County for the development of a self-storage facility that is currently permitted. The parcel is contiguous to the Rolesville’s primary corporate limits, but was not annexable by Rolesville until October 2021, through an annexation agreement with Wake Forest, ANX 21-03. The requested Rolesville zoning, General Industrial-Conditional Zoning (GI-CZ) is the most analogous Rolesville zoning to the property’s current Wake County zoning.

While the planned use is permitted under the property’s Wake County Industrial-1 zoning, Wake County UDO 4-11, annexation into Rolesville and connection to nearby municipal utilities will allow for the development of an attractive indoor storage facility in this more densely-populated area of northern Rolesville. See Rolesville Community Transportation Plan, pg. 31, *Figure 3- Population Density* (showing a 2021 population density of 1000-2500 persons per square mile in immediately surrounding area).

The planned use is a low traffic generator, low noise, low visual impact use, and development in the Town’s jurisdiction will bring the site into Rolesville’s tax base while providing a needed commercial service to the many residents in this area where there is very little existing and planned nonresidential development. See Rolesville Comprehensive Plan 2017, pg. 39, *Figure 2, Future Land Use map (FLUM)*. Because Rolesville only recently gained the legal power to annex the subject parcel, it is not currently included in the Town’s FLUM; however, the Existing Land Use map demonstrates how the subject parcel fits into the current and likely future uses in this nonresidential pocket. Comp Plan, pg. 32, *Figure 1, Existing Land Use map (ELUM)*. The property immediately adjacent to the south, the Act Electric Inc electrical contractors, is classified as “Industrial” in the ELUM, and the property immediately adjacent to the north, Jones Dairy Elementary School, is classified as “Commercial” on the ELUM, although it will likely be designated as “School” when added to the FLUM.



The proposed zoning map amendment would automatically update the FLUM to reflect Rolesville's applied zoning. N.C. Gen. Stat. § 160D-605. A GI zoning and corresponding FLUM designation on the subject property fits squarely into the existing pattern throughout the FLUM of planning a mix of nonresidential and residential land uses in the vicinity of schools.

In sum, the proposed use will fit in the General Industrial district, as it will be an "industr[y] that can be operated in a relatively clean and quiet manner that will not be a nuisance to adjacent residential . . . districts." LDO § 3.2.5. And the accompanying future land use classification of Industrial, which is for "[a]reas that support small . . . manufacturing and production uses, including warehousing . . ." fits with the other industrial and school uses in this corner of non-residential development at the edge of Rolesville.



Exhibit C

(rezoning description)
5.50 ACRES
Wake Forest Township – Wake County – North Carolina

Commencing on NGS Monument “Duplex”, having North Carolina State Plane Coordinates of N: 801,049.04 feet , E: 2,157,100.58 feet; thence South 33°00'13" East, 203.35 feet to the **Point of Beginning**, said point being a Nail found in the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053), having North Carolina State Plane Coordinates of N: 800,878.50 feet , E: 2,157,211.34 feet; thence leaving the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053) South 44°19'41" West, 640.02 feet to a 1 1/2 Inch Iron Pipe found; thence North 89°36'23" West, 351.87 feet to a Capped 5/8 Inch Iron Rebar Set, passing through a Bent 1 Inch Iron Pipe found on line at 28.40 feet, passing through a 1 Inch Iron Pipe found on line at 118.52 feet, passing through a Bent 1 Inch Iron Pipe found on line at 208.05 feet and passing through a 1 Inch Iron Pipe found on line at 298.50 feet for a total of 351.87 feet; thence North 33°16'16" East, 369.70 feet to a Bent 1 Inch Iron Pipe found; thence North 44°19'41" East, 500.00 feet to a Capped 5/8" Iron Rebar Set in the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053); thence along and with the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053) South 49°26'01" East, 325.00 feet to the **Point of Beginning**, containing 5.50 acres, more or less.

541o Trinity Rd. Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology
www.timmons.com

ATTACHMENT 2 -
MA 22-09

Exhibit A

General Industrial – Conditional Use

MA 22-09 Zoning Conditions

Revised 12/9/2022

1. Development of the property shall be in substantial conformance with the accompanying Exhibit D Concept Plan. Locations shown for committed elements including, but not limited to buildings, parking, and stormwater control measures shown on Exhibit D, are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
2. Subject to approval by the Town of Rolesville, the vegetation in the area that extends at least 55 (55') feet from the property line abutting PINs 1850604353, 1850605343, 1850606333, 1850607323, and 1850608313 existing at the time of site plan submission shall not be disturbed and shall be included in the buffer otherwise required by the LDO (the "Undisturbed Vegetation Area"). This shall exclude minor encroachments for site design features, such as drainage areas or pipes and utility easements.
3. All exterior light fixtures shall be full cutoff fixtures, as opposed to "cutoff fixtures" required by LDO § 6.6.G.2.
4. If the existing vegetation is removed in the buffer area otherwise required by the LDO on the property line abutting PIN 1850700632 and extending 60 (60') feet from the Undisturbed Vegetation Area, the following additional vegetation shall be provided in the required buffer: Fast-Growing Dense Evergreen Trees 15-ft on Center. The Evergreen tree shall have a minimum mature height of 30-ft and a spread of 12-ft. Install height shall be 4-ft minimum.

These zoning conditions have been voluntarily offered by the property-owner. N.C. Gen. Stat § 160D-703(b).

Signature: _____ Date: _____

Printed name: Suzanne Shoaf Ward

Exhibit B

Rezoning Justification

The proposed annexation and zoning map amendment will bring a ±5.5-acre parcel into Rolesville’s jurisdiction with substantially the same zoning the parcel currently has in Wake County for the development of a self-storage facility that is currently permitted. The parcel is contiguous to the Rolesville’s primary corporate limits, but was not annexable by Rolesville until October 2021, through an annexation agreement with Wake Forest, ANX 21-03. The requested Rolesville zoning, General Industrial-Conditional Zoning (GI-CZ) is the most analogous Rolesville zoning to the property’s current Wake County zoning.

While the planned use is permitted under the property’s Wake County Industrial-1 zoning, Wake County UDO 4-11, annexation into Rolesville and connection to nearby municipal utilities will allow for the development of an attractive indoor storage facility in this more densely-populated area of northern Rolesville. See Rolesville Community Transportation Plan, pg. 31, *Figure 3- Population Density* (showing a 2021 population density of 1000-2500 persons per square mile in immediately surrounding area).

The planned use is a low traffic generator, low noise, low visual impact use, and development in the Town’s jurisdiction will bring the site into Rolesville’s tax base while providing a needed commercial service to the many residents in this area where there is very little existing and planned nonresidential development. See Rolesville Comprehensive Plan 2017, pg. 39, *Figure 2, Future Land Use map (FLUM)*. Because Rolesville only recently gained the legal power to annex the subject parcel, it is not currently included in the Town’s FLUM; however, the Existing Land Use map demonstrates how the subject parcel fits into the current and likely future uses in this nonresidential pocket. Comp Plan, pg. 32, *Figure 1, Existing Land Use map (ELUM)*. The property immediately adjacent to the south, the Act Electric Inc electrical contractors, is classified as “Industrial” in the ELUM, and the property immediately adjacent to the north, Jones Dairy Elementary School, is classified as “Commercial” on the ELUM, although it will likely be designated as “School” when added to the FLUM.



The proposed zoning map amendment would automatically update the FLUM to reflect Rolesville's applied zoning. N.C. Gen. Stat. § 160D-605. A GI zoning and corresponding FLUM designation on the subject property fits squarely into the existing pattern throughout the FLUM of planning a mix of nonresidential and residential land uses in the vicinity of schools.

In sum, the proposed use will fit in the General Industrial district, as it will be an "industr[y] that can be operated in a relatively clean and quiet manner that will not be a nuisance to adjacent residential . . . districts." LDO § 3.2.5. And the accompanying future land use classification of Industrial, which is for "[a]reas that support small . . . manufacturing and production uses, including warehousing . . ." fits with the other industrial and school uses in this corner of non-residential development at the edge of Rolesville.



Exhibit C

(rezoning description)
5.50 ACRES
Wake Forest Township – Wake County – North Carolina

Commencing on NGS Monument “Duplex”, having North Carolina State Plane Coordinates of N: 801,049.04 feet , E: 2,157,100.58 feet; thence South 33°00'13" East, 203.35 feet to the **Point of Beginning**, said point being a Nail found in the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053), having North Carolina State Plane Coordinates of N: 800,878.50 feet , E: 2,157,211.34 feet; thence leaving the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053) South 44°19'41" West, 640.02 feet to a 1 1/2 Inch Iron Pipe found; thence North 89°36'23" West, 351.87 feet to a Capped 5/8 Inch Iron Rebar Set, passing through a Bent 1 Inch Iron Pipe found on line at 28.40 feet, passing through a 1 Inch Iron Pipe found on line at 118.52 feet, passing through a Bent 1 Inch Iron Pipe found on line at 208.05 feet and passing through a 1 Inch Iron Pipe found on line at 298.50 feet for a total of 351.87 feet; thence North 33°16'16" East, 369.70 feet to a Bent 1 Inch Iron Pipe found; thence North 44°19'41" East, 500.00 feet to a Capped 5/8" Iron Rebar Set in the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053); thence along and with the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053) South 49°26'01" East, 325.00 feet to the **Point of Beginning**, containing 5.50 acres, more or less.

541o Trinity Rd. Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.859.5663

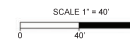
Site Development | Residential | Infrastructure | Technology
www.timmons.com

EXHIBIT D



JONES DAIRY STORAGE - WAKE COUNTY, NC
CONCEPTUAL SITE PLAN - DECEMBER 7, 2022
TOWN OF ROLESVILLE CASE NUMBER #MA22-09

MA 22-09



Jones Dairy Storage

September 29, 2022 Virtual Neighborhood Meeting Minutes

The Applicant held a virtual neighborhood meeting for the Jones Dairy Storage annexation and zoning via Zoom at 6pm on September 29, 2022. The following members of the project team were in attendance to present and answer questions: Brian Holder from Rivercrest Realty, Sean McKinley from Rivercrest Realty, Garrett Frank from the Timmons Group, and Ashley Terrazas from Parker Poe. Approximately six neighbors were in attendance.

Ashley Terrazas began by introducing the project team, gave an overview of the annexation and zoning process, and then described the proposed annexation and zoning, as well as the concept plan submitted to the Town and included in the notice letter. The floor was then opened to questions from the attending neighbors. The following is a summary of the questions asked by neighbors and the applicant's responses.

Question: How do you plan to direct runoff and stormwater? General concerns about stormwater in the area and yards flooding.

Applicant Response: Project engineer explained the requirement under the Rolesville LDO that all stormwater on the site be treated to be the same or better than existing conditions. Applicant would be required to mitigate stormwater with the development of the property.

Question: How tall and dense are the trees in the landscape buffer on the southern property line that abuts Tortuga Street?

Applicant Response: Required buffer with larger trees and smaller shrubs, there is a power utility easement on that property line, and we are still determining how the Town-required buffer will work with that so that the buffer does not interfere with existing power line.

Question: Can the tree save area extend the entire length of the property-line abutting the Tortuga? Desire to keep trees along this property line.

Applicant Response: Thank you for that feedback, we will look into ways that we can accommodate that request.

Question: Will there be exterior lighting directed toward homes on Tortuga Street?

Applicant Response: No, that is not our intention. The back of the building should act like a wall, in addition to buffers and tree save. We are still working with the Town to figure out what our lighting requirements will be and we will have more information on that at our next neighborhood meeting.

Question: What are the hours of operation? Any hazardous materials on site?

Applicant Response: We haven't determined the exact hours of the facility yet, but our other facilities are usually staffed from 9-5 during the week with reduced hours on the weekend.

Question: When do you anticipate starting construction?

Applicant Response: Applicant explained development approval process that happens after annexation and zoning. It would be a year from now, at the earliest.

Question: Will there be another neighborhood meeting?

Applicant Response: Yes, likely in November or December, depending on how long the Town review process takes. It will be in person, and you will receive notice in the mail about that.

Question: Will there be boat or outdoor vehicle storage?

Applicant Response: No, all storage areas will be indoor.

Question: Will there be a turn lane on Jones Dairy Rd?

Applicant Response: We don't know yet, we'll be coordinating with NCDOT and the Town on that during site plan. It is unlikely because of the low traffic generation of this use, but not sure yet.

Question: During construction, what precautions will be taken to avoid stormwater runoff in our yards?

Applicant Response: Project engineer explained that SCM is built first during construction process to control stormwater runoff during construction.

Question: Will the gate at the back of the site be locked?

Applicant Response: The gate is to get access to the SCM and will be locked, and should only be opened for inspections of the SCM.

Question: Will neighbors get a free month or discounted storage? Will there be wine storage for residents who own a lot of wine?

Applicant Response: We will take that under advisement.

After the question and answer session, the applicant team had informal discussions with several neighbors and the meeting concluded shortly before 7pm.

Attendee List

1. Alicia Knowles
2. Chris M
3. Emily Stanton
4. Margaret Edwards
5. Arthur Doyle
6. Attendee who did not give name

Jones Dairy Storage

December 7, 2022

Neighborhood Meeting Minutes

The Applicant held a neighborhood meeting for the Jones Dairy Storage annexation and zoning at the Rolesville Community Center at 6pm on December 7, 2022. The following members of the project team were in attendance to present and answer questions: Sean McKinley from Rivercrest Realty, Garrett Frank from the Timmons Group, and Ashley Terrazas from Parker Poe. Three neighbors were in attendance.

Ashley Terrazas began by briefly introducing the project team, gave an overview of the annexation and zoning process, and then described the proposed annexation and zoning conditions, as well as the concept plan submitted to the Town and included in the notice letter. The development team then fielded questions and discussed concerns with the attending neighbors. The following is a summary of the questions asked by neighbors and the applicant's responses.

Question: When is the driveway location determined? Concern about alignment of access drive with a residential driveway.

Applicant Response: Project engineer explained that NCDOT and the Town will determine the exact location of the access drive at site plan. NCDOT will ultimately determine the driveway location pursuant to its regulations, taking into account the surrounding driveways, and the applicant cannot commit to the exact location of the driveway at this time. However, the applicant will express this concern to NCDOT during the site planning process, and contact information for NCDOT contacts was provided to neighbor who raised this concern.

Question: Will the trees on the eastern property-line abutting the ACT Electrical be preserved?

Applicant Response: We would like to preserve as many trees on the site as possible, but at this point, we do not have a grading plan, and we are not sure whether we would need to grade on that property-line. Therefore, we cannot commit to preserving those trees at this point. But the LDO will require us to install landscaping including trees and shrubs in that 10' buffer.

Question: Concern about southeast corner where there is a gap between buildings. Can trees be preserved in this location? What will fencing materials be?

Applicant Response: We would like to preserve as many trees on the site as possible, but at this point, we do not have a grading plan, and we are not sure whether we would need to grade in that area. However, we can look into committing to additional landscaping in that area to cover the gap between buildings if we do need to remove trees. We do not know what kind of fence we will put there yet.

Question: Will there be parking at the rear of the site? Concern about parking in the rear closer to the neighborhood.

Applicant Response: No, and that has been removed from the concept plan, which will be incorporated as a condition to the zoning case.

Question: When do you anticipate starting construction?

Applicant Response: Applicant explained development approval process that happens after annexation and zoning. It would be eight months to a year from now, at the earliest, before we would have all approvals to begin construction.

Question: How can I keep track of the site planning process?

Applicant Response: Through Rolesville's Development Projects page.

Question: Concern about light pollution.

Applicant Response: We heard this concern early on as well, and we will commit to full cutoff exterior light fixtures in our zoning conditions. Project engineer explained full cutoff light fixtures.

Question: What will the hours of construction be?

Applicant Response: Not sure yet, but almost all jurisdictions have limitations on the hours of construction, and we assume Rolesville does, too.

Question: Where will the air conditioning unit be located?

Applicant Response: Not sure yet, but this will be decided at site plan. Likely on the side of the conditioned building.

The applicant team had informal discussions with the neighbors and the meeting concluded shortly before 7pm.

Attendee List

1. Sean Emery – 1201 Jones Dairy Rd
2. Janis Pettit – 228 Tortuga St
3. Cliff Hamill – 228 Tortuga St

August 31, 2022

Brian S. Holder
Rivercrest Realty Investors
8816 Six Forks Road, Suite 201
Raleigh, North Carolina 27615
919-846-4046
bholder@rivercrestrealty.com

RE: Rolesville Storage Facility Trip Generation Memorandum

Dear Mr. Holder,

Timmons Group is providing conceptual design services for the Rolesville Storage Facility to be constructed off Jones Dairy Road in Rolesville, NC. The proposed development will consist of 660 units of Mini-Warehousing. **Table 1** below provides a trip generation estimation for the subject development based on information provided in the 11th Edition of the Institute of Transportation Engineer's (ITEs) *Trip Generation Manual* and the anticipated development of the storage facility. The trip generation was calculated in accordance with NCDOT standards and procedures.

Table 1: Trip Generation Summary

ITE Land Use Code	Independent Variable	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
151 – Mini-Warehouse	660 Units	120	7	5	12	6	7	13

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 11th Edition (2021)

As shown in **Table 1**, AM peak hour trips generated totaled 12 vehicles where PM peak hour trips totaled 13 vehicles. Average daily traffic (ADT) volumes generated by the development totaled 120 vehicles per day. Per NCDOT standards, no reduction in trips was included due to internal capture and/or pass-by trips.

Should you have any questions regarding this memorandum, do not hesitate to contact me.

Sincerely,

Cliff Lawson, PE, PTOE
Senior Project Manager, Transportation



8/31/2022



Case: MA 22-09 ANX 22-08 Rolesville Self Storage
Address: 0 Jones Dairy Road
PIN 1850608722
Date: 10.19.2022

Vicinity Map

Path: C:\Users\SRaby\Desktop\GIS\2022 Projects\MA 22-09 ANX 22-08 Rolesville Self Storage\Jones Dairy Rd\Map3\Fix Date Saved: 10/19/2022 11:12 AM

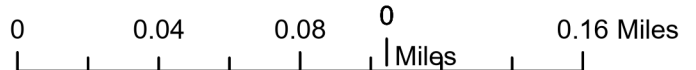


Jones Dairy Elementary School

SITE

Averette Ridge Subdivision

Esri, Community Maps Contributors, City of Raleigh, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap contributors, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI, USA, USGS, EPA, NPS, US Census Bureau, USDA, NC CGIA, Maxar, Microsoft





Case: MA 22-09 ANX 22-08 Rolesville Self Storage
Address: 0 Jones Dairy Road
PIN 1850608722
Date: 10.19.2022

Path: C:\Users\SRaby\ Desktop\GIS\2022 Projects\MA 22-09 ANX 22-08 Rolesville Self Storage Jones Dairy Rd Base Map.aprx Date Saved: 10/19/2022 11:27 AM

Zoning Map

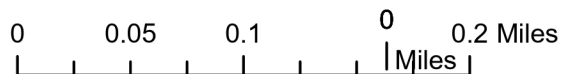


Legend

Rolesville_Zoning_2 Zoning Classification

- RL
- RM
- RM-CZ
- RH
- RH-CZ
- R&PUD
- R&PUD-CZ
- MH
- OP
- OP-CZ
- GC
- GC-CZ
- TC
- GI
- GI-CZ

Esri Community Maps Contributors, City of Raleigh, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA





Case: MA 22-09 ANX 22-08 Rolesville Self Storage
Address: 0 Jones Dairy Road
PIN 1850608722
Date: 10.19.2022

Future Land Use Map

Path: C:\Users\SRaby\Desktop\GIS\2022 Projects\MA 22-09 ANX 22-08 Rolesville Self Storage Jones Dairy Rd Base Map.aprx Date Saved: 10/19/2022 11:27 AM

