

RESOLUTION NO. 2019-R-24
TOWN OF ROLESVILLE BOARD OF COMMISSIONERS
APPROVAL OF SITE PLAN
Case No: SP19-02

WHEREAS, the site plan submitted by Carlton Group of North Carolina, LLC, as developer for then property owner, Haynes Investment Properties, LLC; thereafter, acquired by Carlton Group of North Carolina LLC on July 1, 2019 (collectively “Applicant”), to provide for the construction of 53 residential townhomes on property in Rolesville hereinafter described, was duly filed with the Town of Rolesville Planning Department and thereafter a public hearing was held on October 1, 2019 before the Board of Commissioners. The Planning staff submitted its recommendation to the Board of Commissioners recommending approval of said site plan hereinafter described, all in accordance with the requirements of the Town of Rolesville Unified Development Ordinance and the Provisions of Chapter 160A, Article 19, of the North Carolina General Statutes; **NOW, THEREFORE**,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE

Section 1. The property that is the subject of the site plan approval is located at 4521, 4522, 4541 and 4542 Vineyard Pine Lane in Rolesville, North Carolina and contains 5.8 acres having Wake County Parcel Identification Numbers: 1758455033, 1758457035, 1758455319 and 1759786199 (“Subject Property”).

Section 2. Following advertisement, the Town Board conducted a quasi-judicial public hearing regarding the proposed site plan on the October 1, 2019 (the “Hearing”).

Section 3. Four (4) expert witnesses testified at the Hearing, *to wit*, Jim Allen, of The Jim Allen Group, Coldwell Banker Howard Perry and Walston; George M. McIntyre and Keith Gettle of caaENGINEERS, Inc.; Skip Davis of Carlton Group of North Carolina, LLC.

THEREFORE, based on evidence and testimony received at the Hearing in accordance with procedures specified in the Unified Development Ordinance, the Board of Commissioners makes the following:

FINDINGS OF FACT

1. By application submitted (“Application”), the Applicant is seeking site plan approval for the construction of 53 residential townhomes on the Subject Property located in the Town of Rolesville, NC.
2. Notice has been provided as required by law.
3. The Subject Property is zoned Residential and Planned Unit Development (“R&PUD”) per the Town of Rolesville’s Official Zoning map.
4. Pursuant to the UDO, the Town Board is required to approve Applicant’s Site Plan for the construction of 53 residential townhomes on the Subject Property.

5. The proposed residential townhome development is designed with safety in mind such that it will not endanger public health or safety.
6. The adjoining properties are zoned for residential uses and commercial uses. Because the application is for a townhouse residential development, and the site is between commercially zoned property and property zoned for residential uses, the proposed residential townhome development will not substantially injure the value of adjoining property.
7. The proposed residential townhome development is to have pitched roof lines and a mixture of siding and masonry exteriors, and as such will be in harmony with the scale, bulk, coverage, density and character of the neighborhood in which it is located.
8. The Future Land Use map from the Comprehensive Plan designates the Subject Property for medium density residential which is generally consistent with the proposed residential townhome development.
9. The Subject Property has access to public streets.
10. The Subject Property has access to water and sewer services.
11. The Subject Property currently has fire and police protection.

CONCLUSIONS OF LAW

1. Based upon competent, substantial and material evidence appearing in the record of the Hearing, the criteria for approval of a site plan contained in the UDO have been met, specifically:
 - a. The proposed development and use will not materially endanger the public health or safety;
 - b. The proposed development and use will not substantially injure the value of adjoining property;
 - c. The proposed development and use will be in harmony with the scale, bulk, coverage, density, and character of the area or neighborhood in which it is located;
 - d. The proposed development and use generally conforms with the Comprehensive Plan and other official plans adopted by the Town;
 - e. The proposed development and use is appropriately located with respect to transportation facilities, water supply, fire and police protection, and similar facilities;
 - f. The proposed development and use will not cause undue traffic congestion or create a traffic hazard; and

- g. The proposed development and use will comply with all applicable requirements of the UDO.
2. That based upon the foregoing, Applicant is entitled to approval of the submitted site plan for the construction of 53 residential townhomes on the Subject Property located in the Town of Rolesville, NC,

ACCORDINGLY, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Town of Rolesville Board of Commissioners hereby approves the submitted site plan for the construction of 53 residential townhomes on the Subject Property located in the Town of Rolesville, North Carolina.

This the _____ day of November 2019.

Robin E. Peyton, Town Clerk