

Town of Rolesville
Resolution Approving a
Special Use Permit for a PUD Master Plan
SUP 18-01

Physical Address: 2024, 2206 and 2200 Wait Avenue and 1321 Averette Road
PIN: 1850 95 0449, 1860 04 5778, 1860 05 6400 and 1860 14 3789
Total Site Acreage: 104.69± acres
Property Owner: WFINV, LLC

At its meeting on June 5, 2018, after conducting a duly advertised quasi-judicial hearing and after considering the application materials, testimony, exhibits, and evidence presented at the hearing or otherwise appearing in the record, and the approval criteria of the Town of Rolesville Unified Development Ordinance (the "UDO"), the Town of Rolesville Board of Commissioners ("Commissioners") voted unanimously to approve the special use permit request, based upon the following findings and conditions:

Findings of fact:

1. The Property Owner requested that the Town Board consider a master plan for residential and institutional uses, including a private school, as shown in the application.
2. The subject property is a 104.69± acre site. The Property owner is WFINV, LLC. The applicants are WFINV, LLC and Thales Academy.
3. Notice has been provided as required by law.
4. Mr. Ross Massey, PE testified that the proposed master plan meets all ordinance requirements including compliance with the Comprehensive Plan and the town ordinance; the location of lower density residential along the western side of the site and the location of the school and other non-residential uses adjacent to the Wait Avenue/Averette Road intersection; the location of sidewalks and vehicular accessways; and the extension of utilities through the site.
5. Mr. Travis Fluitt, PE submitted a copy of his Traffic Impact Analysis and testified that the site was appropriately designed and safe from a transportation safety and capacity perspective including the location of access points and planned road extensions shown on the master plan. He concluded that the proposed master plan was appropriately located with respect to transportation facilities, and would not cause undue traffic congestion nor create a traffic hazard.
6. Mr. Thomas Hester, and MAI certified real estate appraiser, submitted a copy of his Property Impact Analysis and testified that the site would not substantially injure the value of adjoining property, that schools and homes were compatible uses, and the proposed master plan was in harmony with the area in which it is located.

Based upon the uncontroverted competent, substantial and material evidence appearing and submitted into the records, the criteria for approval of a special use permit request pursuant to the Section 3.6.2 of the UDO have been met, specifically:

1. The proposed development will not materially endanger the public health or safety;
2. The proposed development will not substantially injure the value of adjoining property;

3. The proposed development will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;
4. The proposed development will generally conform with the Comprehensive Plan and other officials plans adopted by the town;
5. The proposed development is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
6. The proposed development will not cause undue traffic congestion or create a traffic hazard; and
7. The proposed development will comply with all applicable requirements of this ordinance.

ACCORDINGLY, based upon the foregoing, the Board of Commissioners hereby approves the special use permit with the following conditions:

1. The proposed streets be named as shown on the attached plan;
2. The proposed development has overall density of four units per gross acre for residential uses across the tract to develop 143 single-family lots on approximately 58.17± acers and school/institutional uses on approximately 36.51± acres excluding future street dedications. The applicant wishes to defer submitting detailed site plan for later development phases and ask that the special use permit include approval for the type and development density of a particular site or phase be granted on the condition that no development of the site take place until the Town board of Commissioners approve a detailed site plan or preliminary subdivision plat for the site as an amendment to the special use permit as provided in Section 6.2.7(5) Procedures for Approval of Planned Unit Development.
3. The TIA report recommends the following roadway improvements be performed to accommodate the projected Thales Academy site traffic based on the capacity analysis presented in the report. The following is a conditions for development of this PUD Master Plan.
 - A. NC 98 and Averette Road:
 - i. Construct an exclusive eastbound right-turn lane on NC 98 with 200 feet of storage and appropriate tapers;
 - ii. Provide a northbound left-turn lane on Averette Road with 250 feet of storage and appropriates tapers;
 - iii. Modify the traffic signal to accommodate the recommended laneage.
 - B. Averette Road at Old Pearce Road and proposed Thales Way:
 - i. Provide a northbound left-turn lane on Averette Road with 100 feet of storage and appropriates tapers;
 - ii. Construct an exclusive free-flow southbound right-turn lane on Averette Road with 100 feet storage and appropriate tapers;
 - iii. Construct Thales Way street improvement as a four-lane section to the proposed Classical Court stub street intersection approximately 800 feet west of Averette Road.

Signed this the ____ days of _____, 2018

Frank Eagles Mayor

CERTIFICATION

I, Robin Peyton, Town Clerk of the Town of Rolesville, North Carolina, do hereby certify the foregoing to be true copy of a Resolution duly adopted at the meeting of the Town Board of Commissioners held on June 5, 2018.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the seal of the Town of Rolesville to be affixed this the ____ day of _____, 2018.

Robin Peyton, Town Clerk

(Seal)