

WAKE COUNTY, NC 67
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P.O. Box 250
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BOOK:018047 PAGE:01129 - 01133

**STATE OF NORTH CAROLINA
TOWN OF ROLESVILLE**

**BEFORE THE TOWN OF ROLESVILLE
BOARD OF COMMISSIONERS
SUP19-02**

**A-MASTER TEAM MIXED-USE MASTER
PLAN – CO-SUD DISTRICT
(Townhomes/Commercial) and Townhomes
Detail Site Plan.**

**EVIDENTIARY HEARING
FINDINGS OF FACT AND
CONCLUSIONS OF LAW**

THIS MATTER COMING ON to be heard and being heard before the Mayor and Board of Commissioners of the Town of Rolesville (“the Board”) at its regularly scheduled meeting on June 2, 2020 upon the Application of A Master Team, LLC (“the Applicant”) for the issuance of a Special Use Permit to allow for both townhomes and commercial uses on the the property described in Exhibit “A”, attached hereto and incorporated herein by reference. The Board heard sworn testimony from Danny Johnson (Town Planning Director), W. Harold Perry (manager of Applicant); W. Thurston Debnam, Jr. (attorney for Applicant), Johnny Edwards, Jr., (professional engineer for Applicant) and Stephen Greene, (traffic engineer for Applicant).

The Board’s decision to approve the special use permit application is based on the Findings of Fact and Conclusions of Law set forth below:

FINDINGS OF FACT

1. The Property which is the subject of the requested SUP contains approximately 7.44 at 151 Grand Rock Way ("the Property").
2. The Property is located in an area designated for R & PUD and CO-SUD.
3. The Property is surrounded on the North, South and West by existing townhomes and on the East by vacant commercial property and on the South by Pineglow Industries.
4. The proposed use of the Property is forty-seven (47) townhomes on 5.99 acres on the western portion of the site and a commercial development tract containing 1.45 acres on the eastern portion of the site. All uses will be served by public water and sewer. There will be a United States Postal Service kiosk with two dedicated parking spaces. The overall density is 7.84 dwelling units per acre.
5. A Traffic Impact Study (TIA) was not required by the Town's Unified Development Ordinance but the Applicant submitted one which was prepared by Ramey Kemp.
6. All streets within the Property are designed to accommodate fire trucks and rescue vehicles. Fire hydrants will be located throughout the Property as the required intervals. The stormwater control devices reflected on the plans are sufficient.
7. The design of the proposed development complies with all public health and safety ordinances of the Town of Rolesville.

CONCLUSIONS OF LAW

Based upon the uncontroverted competent, substantial and material evidence appearing in the record of the proceeding at the Public Hearing and in the Application, the approval criteria of a Special Use Permit contained in the Town's UDO have been met, more particularly:

1. That the proposed development and/or use of the Property will not materially endanger the public health or safety.
2. That the proposed development and/or use of the Property will not substantially injure the value of adjoining property.

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

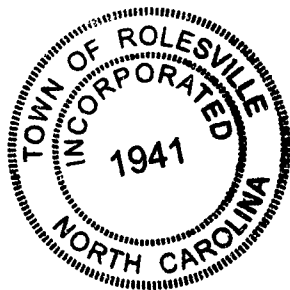
Based upon the Findings of Fact and the Conclusions of Law, the Applicant is entitled to approval of the requested Special Use Permit for the Property for both residential townhomes and commercial development on the eastern portion of the Property.

CONDITIONS OF APPROVAL

The Special Use Approval is made subject to the following conditions of approval outlined in Exhibit B and upon the condition that each element of the Master Plan be submitted to the Town through the site plan approval process for townhomes and single-family homes.

ACCORDINGLY, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Town of Rolesville Board of Commissioners hereby approves the issuance of the Special Use Permit as set forth in application SUP19-02 subject to the conditions contained herein and upon the additional conditions contained in the attached Exhibit B.

THIS THE 2nd DAY OF JUNE, 2020.





Town Clerk

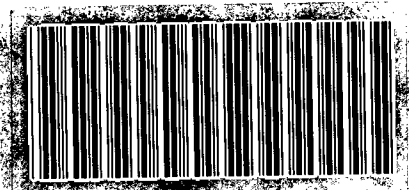
EXHIBIT A

The real estate in question is identified as Wake County PIN number 1759.20-70-7093.

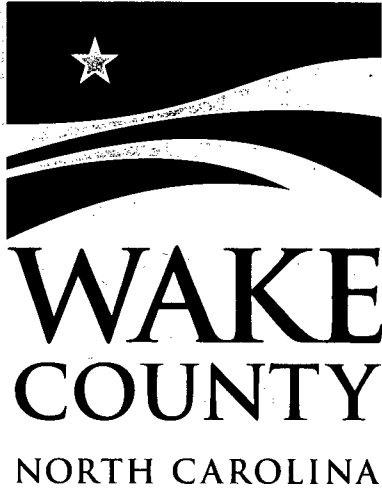
EXHIBIT B

(Conditions of Approval)

SPECIAL USE PERMIT CONDITIONS: Upon a motion made by Commissioner Sutton to approve the proposed project without requiring a connector street from the Property to S. Main Street; seconded by Commissioner Medley, the project was approved and the Special Use Permit shall be issued. Provided, further that the Applicant construct a street across its property that stubs out at its common boundary line with the current CVS Pharmacy parcel owned by DOITAL INVESTMENTS, LLC.



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**Charles P. Gilliam
Register of Deeds**

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

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5 # of Pages