

Return to

Town of Rolesville

P.O. Box 250 Rolesville, NC 27571

**TOWN OF ROLESVILLE RESOLUTION APPROVING
ELIZABETH SPRINGS TOWNHOMES
SITE PLAN (SP 19-01)**

PIN#: 01860038619

Total lot/tract size: 23.15- acres

Applicant: ExperienceOne Homes, LLC

Property Owner: ExperienceOne Homes, LLC

**WAKE COUNTY, NC 37
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
01/24/2020 09:56:32**

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At its meeting on November 4, 2019, 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 Section 3.6.2 of the Town of Rolesville Unified Development Ordinance (the "UDO"), the Rolesville Board of Commissioners (the "Board") voted unanimously to **APPROVE** the Applicant's request for Site Plan approval for 98 residential townhomes based upon the following findings:

Findings:

1. The Applicant is seeking approval of a Site Plan for 98 residential townhomes.
2. The application, the staff report, and other records pertaining to the Application for Site Plan Approval are part of the record.
3. Notice has been provided as required by law.
4. Danny Johnson, Town of Rolesville Planning Director, presented evidence and testified that the Site Plan will meet the requirements of the UDO.
5. Gaye B. Orr, President and Partner of Coldwell Banker Advantage New Homes, LLC, testified that, in her expert opinion, the improvements proposed by the Site Plan would not injure the value of adjoining property.
6. Tyler Probst, Project Management Professional with Bateman Civil Survey, PC, testified that, in his expert opinion, the improvements proposed by the Site Plan: (i) would not materially endanger the public health or safety, (ii) would generally conform with the Comprehensive Plan and other official Plans adopted by the Town, (iii) were appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection and similar facilities, and (iv) complied with all applicable requirements of the UDO.
7. Travis Fluitt, a Senior Project Manager with Kimley-Horn & Associates, Inc., testified that the improvements proposed by the Site Plan (i) would generally conform with the Comprehensive Plan and other official Plans adopted by the Town and (ii) would not cause undue traffic congestion or create a traffic hazard.
8. P. Corey Schmidt, a Manager of ExperienceOne Homes, LLC, the developer/builder for the property, answered questions of the Board regarding the projected construction schedule for the project proposed by the Site Plan.

9. No testimony or other evidence was entered into the record refuting the testimony and evidence put forth by the Applicant.
10. The evidence put forth by the Applicant was competent, material, and substantial as to each of the required findings for the approval of the Site Plan as outlined in Section 3.6.2 of the UDO.
11. Based upon the uncontroverted competent, substantial, and material evidence submitted in the record, the approval criteria for the approval of the Site Plan SP 19-01 contained in Section 3.6.2 of the UDO have been met, specifically:
 - a. The proposed development and/or use will not materially endanger the public health or safety;
 - b. The proposed development and/or use will not substantially injure the value of adjoining property;
 - c. The proposed development and/or use is in harmony with the scale, bulk, coverage, density and character of the neighborhood in which it is located;
 - d. The proposed development and/or use will generally conform with the Comprehensive Plan and other official Plans adopted by the Town;
 - e. The proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
 - f. The proposed use will not cause undue traffic congestion or create a traffic hazard; and
 - g. The proposed development and/or use complies with all applicable requirements of the UDO.

ACCORDINGLY, based on the foregoing, the Town Council hereby **approves** the Application for the Site Plan SP 19-01.

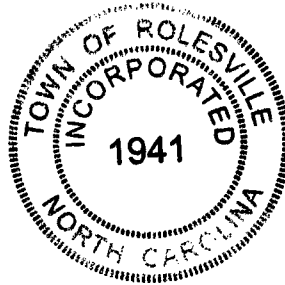
Signed, this 3rd day of ^{December}~~November~~, 2019.

**THIS SPACE INTENTIONALLY LEFT BLANK
EXECUTION AND ACKNOWLEDGEMENT APPEAR ON FOLLOWING PAGE**

TOWN OF ROLESVILLE

By: Ronnie I. Currin
Ronnie I. Currin, Mayor

Robin E. Peyton
Robin E. Peyton,
Town of Rolesville Clerk

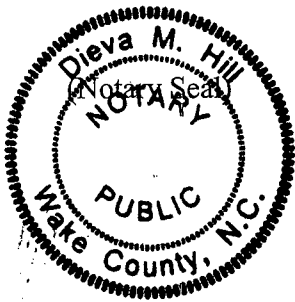


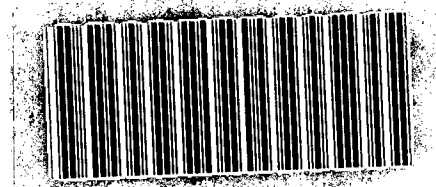
STATE OF NORTH CAROLINA
COUNTY OF WAKE

This is to certify that on the 3rd day of ~~November~~ December, 2019, before me, a Notary Public in and for said County and State, personally came Robin E. Peyton, Clerk of the Town of Rolesville, with whom I am personally acquainted, who being duly sworn, deposes and says that Ronnie I. Currin is the Mayor of the Town of Rolesville, that she is the Clerk of the Board of Commissioners of the Town of Rolesville, the body politic and corporate described in and which executed the foregoing instrument, and that this document is a true and accurate account of the Resolution of the Rolesville Board of Commissioners to issue the approval for said Special Use Permit.

WITNESS my hand and seal, this 3rd day of ~~November~~ December, 2019.

[Signature]
Notary Public My commission expires
7/27/2024





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It is part of the recorded document and must be submitted with the original for re-recording.

**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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4 # of Pages *JW*