



Case No. _____

Date _____

Special Use Permit Application

Contact Information

Property Owner Thales Academy

Address 4641 Paragon Park Rd. City/State/Zip Raleigh, NC 27616

Phone 919-427-1646 Email _____

Developer Pulte Home Company, LLC

Contact Name Chris Raughley

Address 1225 Crescent Green Dr., Suite 250 City/State/Zip Cary, NC 27518

Phone (919) 816-1100 Email Chris.Raughley@PulteGroup.com

Property Information

Address 2028 and 2206 Wait Ave., Rolesville, NC 27571

Wake County PIN(s) 1850950449, 1860045778

Current Zoning District R&PUD Requested Zoning District R&PUD

Total Acreage 92.32 Requested Special Use n/a

Owner Signature

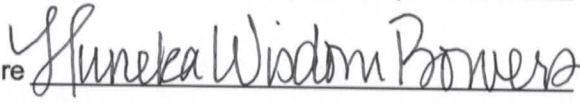
I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

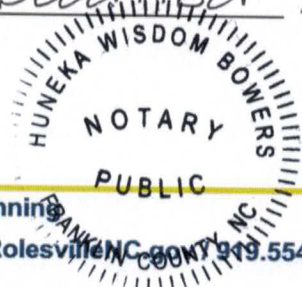
Signature  Date 12-22-2020

STATE OF NORTH CAROLINA
COUNTY OF Franklin

I, a Notary Public, do hereby certify that Brandon Andrew Hafner
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 21st day of December 20 20

My commission expires Sept. 4, 2022.

Signature  Seal





Special Use Permit Application

Applicant Statement

Provide justification for each statement. If necessary, attach a separate sheet.

1. The proposed development and/or use will not materially endanger public health or safety.

2. The proposed development and/or use will not substantially injure the value of adjoining property.

3. The proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the surrounding area.

4. The proposed development and/or use will generally conform to Rolesville’s Comprehensive Plan and other adopted plans.

5. 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.

6. The proposed development will not cause undue traffic congestion or create a traffic hazard.

7. The proposed development and/or use comply with all applicable requirements of the Unified Development Ordinance.



Special Use Permit Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code

SPECIAL USE PERMIT
APPLICATION STATEMENT
FORMER THALES SITE
ROLESVILLE, NORTH CAROLINA

1. The proposed development and/or use will not materially endanger public health or safety.

The proposed development will not materially endanger public health or safety. It introduces well-designed development and outdoor space that will be constructed in the interest of public health and safety by providing safe pedestrian facilities that allow access to commercial services. This encourages an active, yet safe lifestyle. Road improvements in conformity with traffic impact analysis recommendations will also be made to ensure public safety.

2. The proposed development and/or use will not substantially injure the value of adjoining property.

The proposed development will not substantially injure the value of adjoining property, but rather will help raise nearby property values. The addition of high-quality homes, recreation space, and access to commercial space will be assets to adjoining properties and to the larger northern Rolesville area.

3. The proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the surrounding area.

The proposed development will with be harmony with the scale, bulk, coverage, density, and character of the surrounding area. Existing and approved developments surround this one, including Elizabeth Springs and Austin Creek, feature similar residential developments. The proposed development will be in context with these adjacent sites by orienting commercial uses to minimize impact on the surrounding residential uses. It will also be in keeping with the context and character of northern Rolesville overall.

4. The proposed development and/or use will generally conform to Rolesville's Comprehensive Plan and other adopted plans.

The proposed development will conform to Rolesville's Comprehensive Plan and other adopted plans. It will provide high-quality housing options, retail development, and create a community space with recreation amenities, which were all aims of the Comprehensive Plan. It also conforms with the adopted Future Land Use Map, which identifies the site as Medium Density Residential, which allows for a mix of housing types with limited non-residential use, as is proposed.

5. 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.

The proposed development is appropriately located with respect to transportation facilities, water and sewer supply, and fire and police protection. It is located on several existing and planned thoroughfares that allow for access into and out of the development by residents, visitors, and emergency services. These thoroughfares will benefit from any identified upgrades from the Traffic Impact Analysis as well. The development will utilize water and sewer service from that South that is already being extended for other developments.

6. The proposed development and/or use will not cause undue traffic congestion or create a traffic hazard.

The proposed development will be the subject of a Traffic Impact Analysis. The project will include making necessary transportation improvements to mitigate any potential impacts identified in the forthcoming analysis.

7. The proposed development and/or use will comply with all applicable requirements of the Unified Development Ordinance.

The proposed development will comply with all applicable requirements of the Unified Development Ordinance. The applicant will work with Town Staff throughout the site plan and approval process to ensure that all UDO requirements are met.

SPECIAL USE PERMIT
CONDITIONS OF APPROVAL
FORMER THALES SITE
ROLESVILLE, NORTH CAROLINA

These conditions stated below shall be in addition to the previous conditions stated in approved order for SUP 18-01.

1. All single-family detached homes, shall either be "crawl space" or "stem wall" type foundations. Those houses with "stem wall" type foundations shall be made accessible in compliance with the Americans with Disabilities Act (ADA) at the discretion of the homebuilder and/or homebuyer.
2. The following nonresidential uses shall be prohibited:
 - a. Adult entertainment
 - b. Jail/detention facility
 - c. Animal service
 - d. Electronic gaming
 - e. Event Venue
 - f. Bar, nightclub tavern. Lounge, not associated with a restaurant
 - g. Temporary uses
 - h. Major vehicle repair
3. Lighting shall be designed such that light does not spill onto adjacent properties and not exceed ½ foot candles when measured at the property line of adjacent private properties.
4. A minimum of 10% open space is required with minimum 35% of the required open for recreation. Open space and active recreation shall otherwise be developed in accordance UDO Article 15.
5. Non-Residential uses shall be exempt from the ground floor square footage maximum described in UDO 6.2.4.1.
6. Frontage build out for Non-Residential uses shall be exempt from the 70% minimum as described in UDO 6.2.4.2.
7. Non-Residential buildings shall be exempt from the requirement to be clustered toward the center or rear of site as described in UDO 8.3.6.