

**AGENDA ITEM 11  
SUMMARY SHEET  
TOWN OF ROLESVILLE MAYOR AND BOARD OF COMMISSIONERS**

**ITEM**

Public hearing for case SUP15-01 (quasi-judicial) involving a special use permit for Granite Crest (Phase 4) totaling 31 lots for single family dwellings.

**ATTACHMENTS**

- 11.1 General location map
- 11.2 Existing Zoning Map
- 11.3 Existing Thoroughfare Plan map
- 11.4 Propose site plan
- 11.5 (A-D) Special use permit application
- 11.6 (A-D) Copy of public notices
- 11.7 (A-B) Proposed special use permit conditions
- 11.8 Findings of fact

**INFORMATION AND DETAILS**

Case SUP 15-01 is a special use permit petition request by Real Estate Marketing & Consulting, Inc. and John A. Edwards & Company, to consider a conservation subdivision plan for 31 detached single family lots on 18.2 acres. The property is located at the end of existing Smoke Willow Way and is known by Wake County PINs 1759754610 and 1759741881.

The subject property is currently zoned R2-SUD (assuming MA15-03 was successful). The future land use is Planned Residential and Medium Density Residential. Earlier this year, the applicant submitted petitions for the subject special use permit in conjunction with a map amendment. The project is being called Granite Crest IV although the project area was not a part of the original Granite Crest plan.

Below is the list of information showing compliance with the Town Code.

- **Section 5.1 Table of Permitted Uses** - Single family dwellings are permissible in the R2 district.
- **Section 5.2 Table of Dimensional Requirements** - R2 lots must meet the following requirements:

Zoning District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)*	Front Yard Setback (from ROW in feet)	Side Yard Setback (in feet)	Corner Yard Setback (in feet)	Rear Yard Setback (in feet)
R2	15,000	85	30	12	22	25

However, the Conservation Subdivision Option outlined in **Section 6.3** allows for a 25% reduction of all dimensions. As such, the proposed lots would comply with the standards.

- **Section 6.3 Conservation Subdivision Option** - The minimum amount of land that shall be dedicated for recreation, parks, or open space in all residential subdivisions shall be ¼ acre for each subdivision, or ten percent of the gross acreage, whichever is greater. In this case, however, the subdivider has chosen the conservation subdivision option. This option requires a minimum protected open space dedication of 40 percent of the gross acreage, 25% of which must be buildable. As proposed, the project would set aside 7.29 acres (40%), of which 1.82 acres (25% of the area outside of protected buffers) is buildable.

Staff recommends that the dedication of the open space be to the HOA rather than the Town so as to comply with the requirements of the Conservation Subdivision Option (6.3.4.4). The draft conditions reflect it being owned and maintained by the HOA in perpetuity.

For greenway connectivity, the project has been conditioned to require the dedication of 50' easements for greenways which will connect to the proposed sidewalk network. The developer is not in agreement of constructing the greenway rather only easement dedication.

- **Section 7.3. Stream Protection Buffers** - The UDO requires a total of 100' (50' Neuse – Section 1 + 50' Town – Section 2) of stream protection buffers to be recorded along all streams shown as a blue line on the USGS map. These buffers have been shown on the proposed project and development activities will be regulated accordingly.
- **Section 7.5 Stormwater Management Standards** - Four stormwater BMPs are anticipated to serve the property. Actual stormwater design will be reviewed by Wake County and the Town's engineer during the construction drawing phase of the project.
- **Section 9.6 Water and Sewer Utility Standards** - Mandatory connection to public water and sewer will be required for this project due to its scope and its proximity to existing services. Utilities to the project are available. Final review and approval of all applicable engineering would occur at the construction drawing phase.
- **Section 9.11 Traffic Impact Study** - Due to the scope of this project, no TIA was required. The project would continue Smoke Willow Way to the north temporarily terminating in cul-de-sac for emergency access. The road is stubbed out to the property line for future connectivity. There would also be two other streets, internal to the project, which would align with the Granite Falls Subdivision master plan. An existing residence (Mr. James Meyers) will be served by a private drive from the new street.

The town's thoroughfare plan (see attachment 11.3) calls for a collector street to the area to Chalk Road in the future. The additional ROW beyond the northernmost cul-de-sac (Smoke Willow) will be required to be dedicated. The thoroughfare plan also recommends a connection between Granite Falls and Heritage East which would have to occur somewhere in this vicinity. If the connection is not made as part of this project (to Pluton Place), staff would recommend the connection instead at Granitic Drive. This could be accomplished when the property to the north is developed and Smoke Willow Way is extended.

- **Article 14 Landscape and Appearance Standards** - The proposed project meets the landscape and appearance standards of Article 14, specifically with regards to minimum buffer requirements.

Pursuant to Section 3.6.2 of the UDO, the Board must make the following findings, based on evidence and testimony received at a public hearing in order to approve any special use permit:

- A. That the proposed development and/or use will not materially endanger the public health or safety;
- B. That the proposed development and/or use will not substantially injure the value of adjoining property;
- C. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;
- D. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;
- E. That 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. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;
- G. That the proposed development and use comply with all applicable requirements of this ordinance.

The public hearing has been duly advertised in the Rolesville Weekly and the property has been posted in accordance with the UDO. Further, staff has notified the adjacent property owners by mail of the public hearing. Additionally, a meeting with adjacent property owners was held on 6/25/15 at town hall. Several members of the community attended the meeting to engage the developer about their proposal.

#### **STAFF COMMENT**

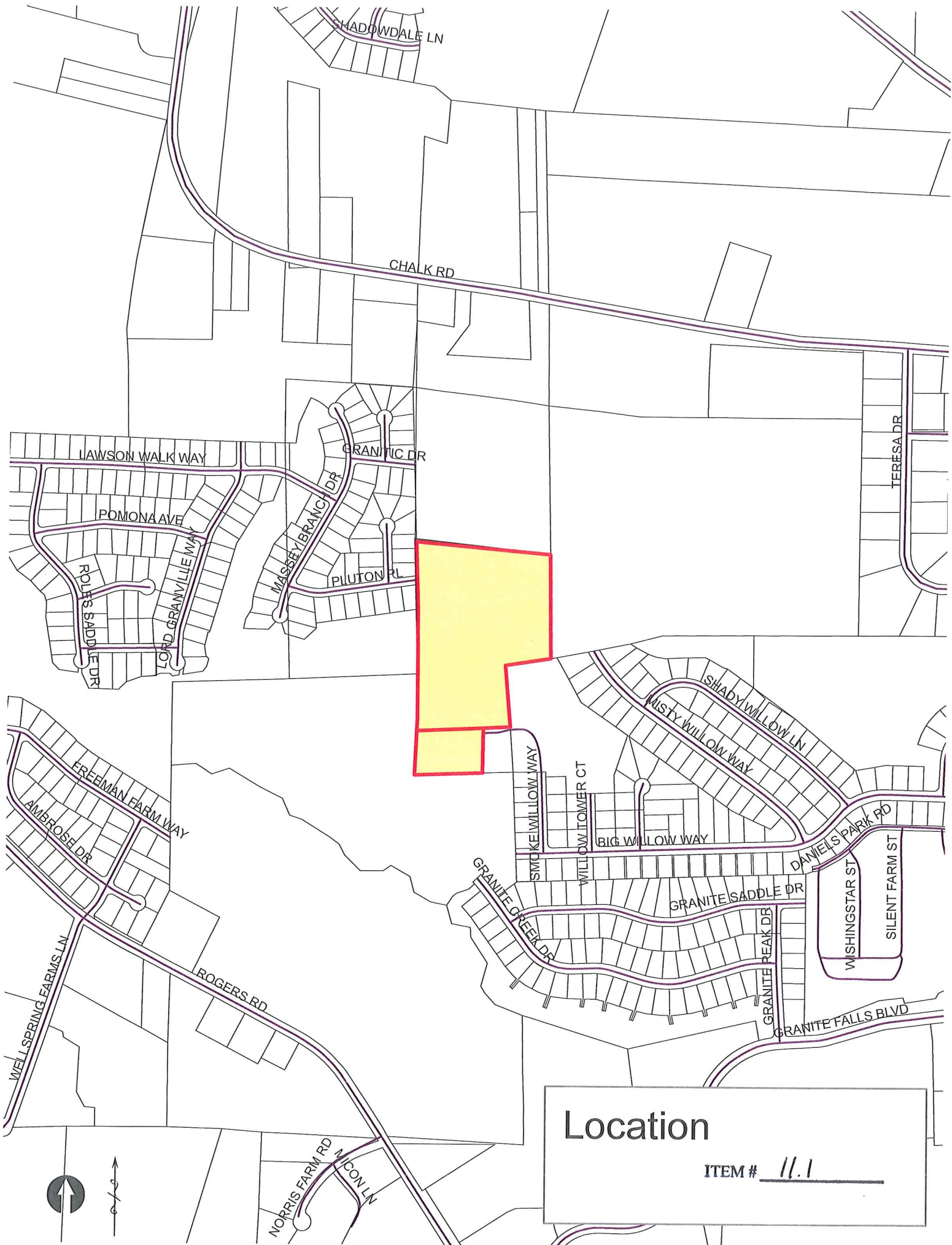
Since this project is subject to a quasi-judicial hearing, the Planning Board did not review the case. Staff recommends approval of the proposed amendment as conditioned if the required findings are met.

#### **POTENTIAL MOTIONS**

***NOTE: An unwritten policy was put in place in 2013 that the Board may choose to delay action on public hearings till the following meeting. When cases are non controversial in nature, the Board has in situations taken action immediately following the hearing. Below are possible motions if the Board sees fit to take action.***

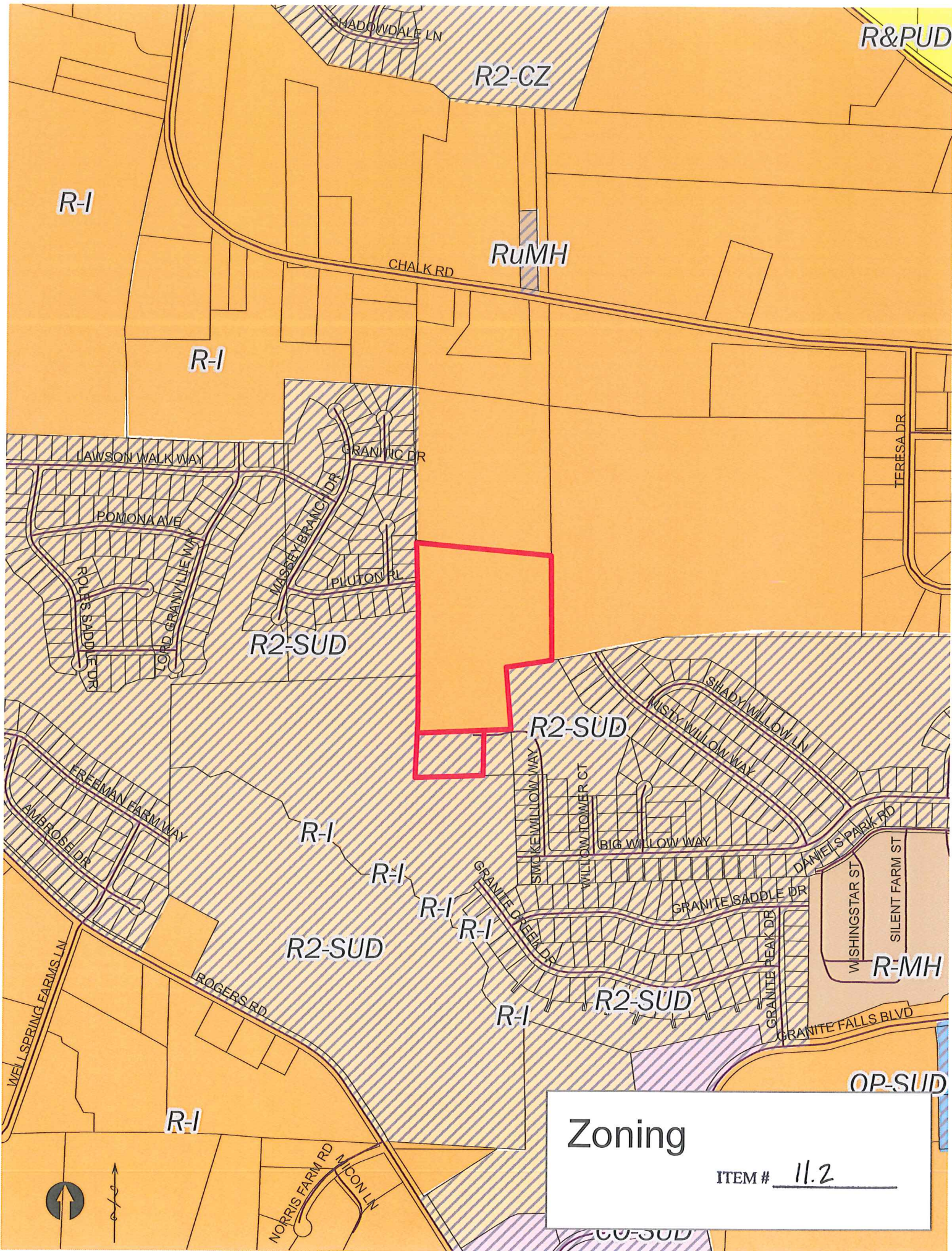
*Option 1 Motion:* Involving case SUP15-01, I make a motion to approve the Special Use Permit as conditioned because all the findings of fact have been met.

*Option 2 Motion:* Involving case SUP15-01, I make a motion to deny the Special Use Permit as conditioned because....



**Location**  
ITEM # 11.1

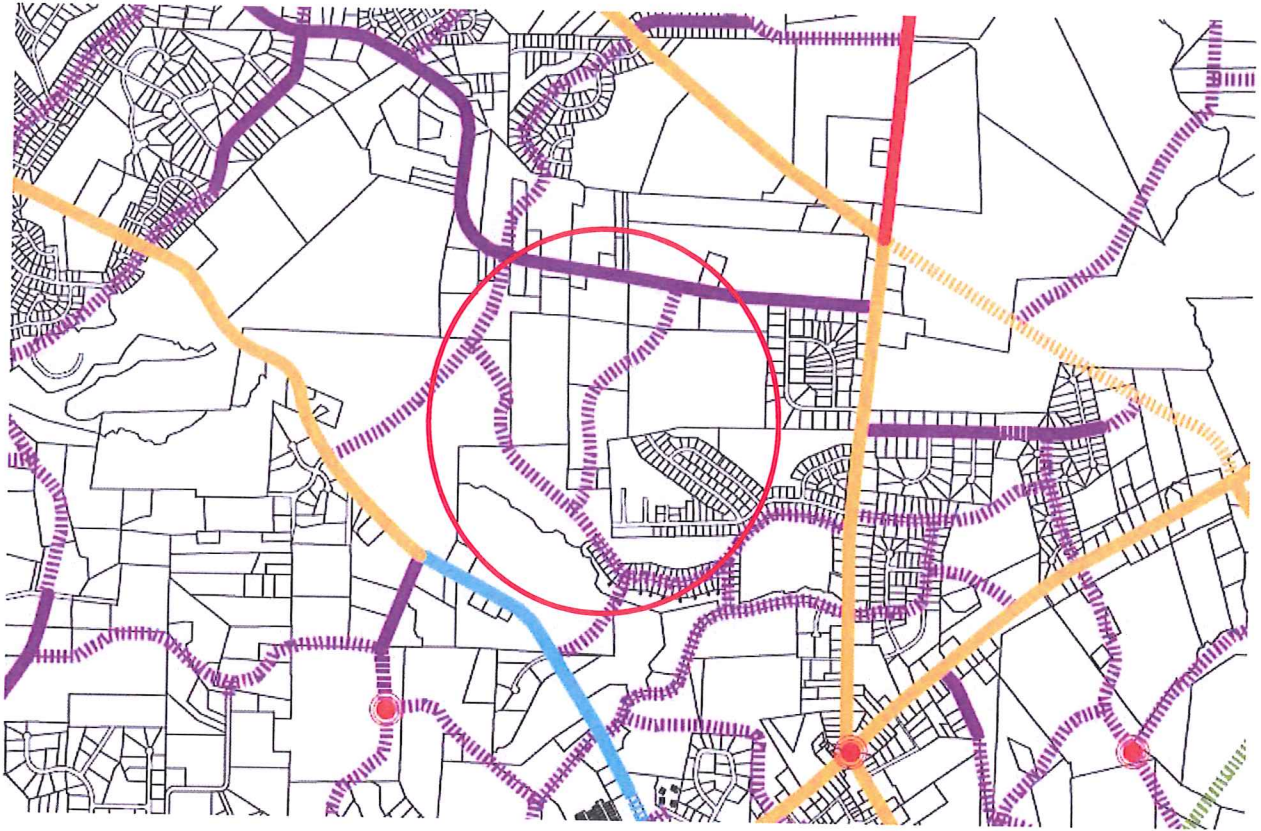




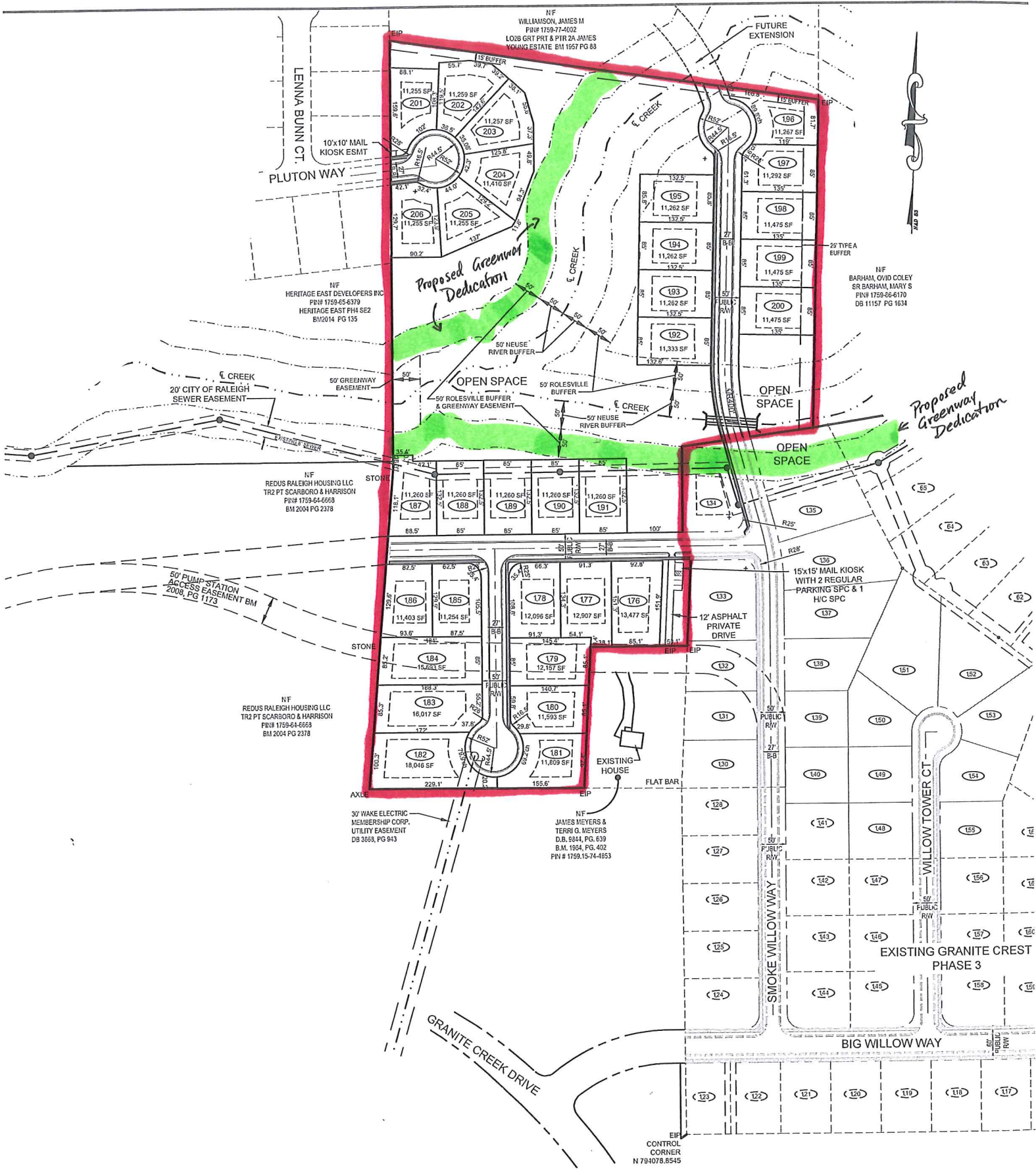
Zoning  
 ITEM # 11.2



# Thoroughfare Plan



- Potential Roundabout
- 3Lane EXISTING
- 4Lane Landscape Med
- Collector EXISTING
- 2Lane EXISTING
- 3Lane NEW
- 5Lane EXISTING
- Collector NEW
- 2Lane NEW
- 4Lane Landscape
- 5Lane NEW



ITEM # 11.4



### SPECIAL OR CONDITIONAL USE PERMIT APPLICATION FOR PUBLIC HEARING AND APPROVAL BY THE TOWN BOARD OF COMMISSIONERS

#### Section A. SUBMITTAL CHECKLIST

Prior to submittal, contact Planning and Development staff to review this completed application for completeness and to verify the parcel(s) information. Do not leave this completed application on the front desk without review. Incomplete application submittal packages will not be processed. Please schedule an appointment for application review to ensure prompt service upon arrival.

#### SUBMITTAL PACKAGE MUST INCLUDE ALL OF THE FOLLOWING: (CHECK OFF)

- APPLICATION FEE. Upon request, planning staff will prepare an estimate for you based on the type of application. Payments may be made by cash or by check, but not by credit card. Checks made payable: Town of Rolesville.
- THREE ORIGINALS OF THIS APPLICATION FORM completed (Section B), signed by the property owner and notarized.
- THREE COPIES OF PROPOSED PLANS. Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" = 100', etc.). Preliminary plans do not need an engineer's, surveyor's or landscape architect's seal. Information shown on the plan should relate to the findings that must be made by the Board of Commissioners. See Section 3.6.2 and Article 8 of the Rolesville UDO for specific findings the Board is to make for this special use.
- A DIGITAL COPY OF ONLY THE PLAN LAYOUT AND ELEVATIONS. The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundaries. The digital image should be provided in pdf format on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

#### PROCEDURE FOR HEARING AND APPROVAL OF A SPECIAL USE PERMIT BY BOARD OF COMMISSIONERS:

It is very important that this application is complete, accurate, and the signature of the property owner is notarized! A special use hearing is a quasi-judicial proceeding, and the special use permit may be invalidated if any information is inaccurate or incomplete.

If the initial application is complete, it will be reviewed by staff and then forwarded to the Planning Board. If the application contains a site plan, it will be reviewed by the Town's Technical Review Committee (TRC) in the interim. After receiving a recommendation from the Planning Board, the special use permit will most likely be heard by the Board of Commissioners approximately four (4) weeks later at a public hearing.

Applicant must be present at the hearing to present the case for issuance of the special use permit. Town staff will provide a written draft set of findings for the Board to consider. Staff will contact the applicant with the time and place of the proceeding and will also provide a draft of the special use findings prior to the hearing.



**Section B.**

**SUMMARY INFORMATION – (SHOW ON PLANS)**

DEVELOPMENT NAME: Granite Crest Phase 4

LOCATION: Smoke Willow Way

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: R-2 SUD

TOTAL SITE ACREAGE: 18.02 AC

SPECIAL USE REQUESTED:

Rezoning from R-1 to R-2 SUD

OWNER/DEVELOPER:

NAMES(S): Real Estate Marketing & Consulting, Inc.

ADDRESS: 5909 Falls of Neuse RD Raleigh, NC 27605

TELEPHONE: 919-685-9910

FAX: \_\_\_\_\_

EMAIL: Halperry@REMC.us

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): John A. Edwards & Company

ADDRESS: 333 Wade Ave Raleigh, NC 27605

TELEPHONE: 919-828-4429

FAX: \_\_\_\_\_

EMAIL: johnny@jaeco.com

**OWNER'S 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.*

Date: 1-23-15

Signed: N. Harold Perry, President

STATE OF NC

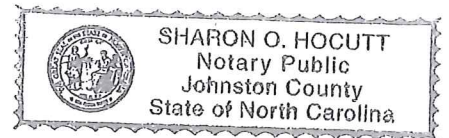
COUNTY OF Wake

*I, a Notary Public, do hereby certify that*

N. Harold Perry personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the

23rd day of Jan., 2015. My commission expires 5/26/2016

Signed: Sharon O. Hocutt



SEAL

*Section C.*  
*APPLICANT STATEMENT*

Section 3.6.2 of the Unified Development Ordinance (UDO) imposes the following FINDINGS before a special use permit may be issued. Please address each of them in the area below as they relate to this request. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Town Board of Commissioners, the proposed use will comply with each of the following findings. (*Attach additional sheets if necessary*):

- (A) That the proposed development and/or use will not materially endanger the public health or safety;  
The proposed development will resemble surrounding developments and will provide public improvements that will improve safety.  
\_\_\_\_\_  
\_\_\_\_\_
- (B) That the proposed development and/or use will not substantially injure the value of adjoining property;  
The proposed development will be developed in accordance with the future land use map and consistent with surrounding densities.  
\_\_\_\_\_
- (C) That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;  
The proposed development will resemble surrounding developments, conform with the Comprehensive Plan and be in keeping with zoning and other development regulations as set forth in the UDO  
\_\_\_\_\_  
\_\_\_\_\_
- (D) That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;  
The proposed development will conform with the Comprehensive Plan and be in keeping with zoning and other development regulations as set forth in the UDO.  
\_\_\_\_\_  
\_\_\_\_\_
- (E) That 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;  
Public improvements for streets, road improvements, water, and sewer will be provided for the benefit of the development and adjoining. The proposed development is located within close proximity to local fire and police departments.  
\_\_\_\_\_
- (F) That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;  
Proposed street road improvements will mitigate any traffic congestion due to subdivision development.  
TIA will not be required for subdivisions of less than 100 lots.  
Existing streets designed for future development.
- (G) That the proposed development and use comply with all applicable requirements of this ordinance.  
Development plan and submittal is designed to conform with the UDO requirements.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

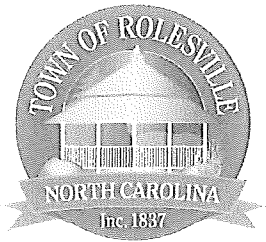
*Section D.*

*ADJACENT PROPERTY OWNERS (Attach additional sheets, if necessary)*

*Include all properties immediately adjacent to or directly opposite the street from the subject property. This information should be taken from the county tax abstract at the time of filing.*

Property ID Number	Property Owner	Mailing Address	Zip Code
1759646668	Redus Raleigh Housing LLC	1 Independent Drive Ste.615 Jacksonville, FL 32202	32202-5021
1759746635	Mitchell & Sarah Joyner	1017 Smoke Willow Way Rolesville, NC	27571-9675
1759746537	Mary & Robert Goding	1013 Smoke Willow Way Rolesville, NC	27571-9675
1759748924	Real Estate Marketing & Consult. Inc	5909 Falls of Neuse Rd Raleigh, NC	27609-4000
1759759311	Real Estate Marketing & Consult Inc	5909 Falls of Neuse RD Raleigh, NC	27609-4000
1759866170	Mary & Ovid Coley Barham	PO Box 96 Rolesville, NC	27571-0096
1759764401	Williamson, James Herbert, Mary	2120 Chalk Rd Wake Forest, NC	27587-9367
1759669049	Heritage East Developers Inc.	PO Box 1615 Wake Forest, NC	27588-1615
1759669030	Heritage East Developers Inc.	PO Box 1615 Wake Forest, NC	27588-1615
1759659932	Heritage East Developers Inc.	PO Box 1615 Wake Forest, NC	27588-1615
1759659833	Heritage East Developers Inc.	PO Box 1615 Wake Forest, NC	27588-1615
1759659678	Heritage East Developers Inc.	PO Box 1615 Wake Forest, NC	27588-1615
1759656379	Heritage Three Homeowners Assn	PO Box 97243 Raleigh, NC	27624-7243
1759744853	James & Terri Meyers	7608 Overland Trail Raleigh, NC	27615-3892





# Town of Rolesville

## Planning Department

PO Box 250 (Mailing)  
502 Southtown Circle (Physical)  
Rolesville, North Carolina 27571  
P| 919.556.3506  
F| 919.556.6852  
RolesvilleNC.gov

Mayor Frank Eagles  
Mayor Pro Tempore Frank Hodge  
Commissioner Gil Hartis  
Commissioner Ronnie Currin  
Commissioner Betty Whitaker  
Commissioner Shannon Whitley

«OWNER»  
«ADDR1»  
«ADDR2»  
«ADDR3»

FILE COPY

June 15, 2015

Dear Property Owner:

By way of this letter, the Town of Rolesville wants to officially notify you of a proposal adjacent to your property. The applicant will hold a neighborhood meeting on Thursday, June 25, 2015 from 3:00 PM to 4:30 PM at Rolesville Town Hall (502 Southtown Circle) to explain their proposal.

The applicant will receive your comments at this meeting and then present the proposal to the Planning Board for consideration. The Planning Board will most likely review and consider this case on July 27, 2015 at 7:00 pm at Rolesville Town Hall (502 Southtown Circle).

**This case involves a request to change the zoning of 18.2 acres from R-1 (residential) to R2-SUD (R2-special use district (MA15-03) and a special use permit petition for 31 single family lots (SUP15-01). The parcels are located between Smoke Willow Way and Pluton Place and are known by Wake County PINs 1759754610 and 1759741881.**

The Town of Rolesville encourages you to attend these meetings and submit your input. The more involved citizens are in our government, the more trusted, transparent, and efficient the municipality will be.

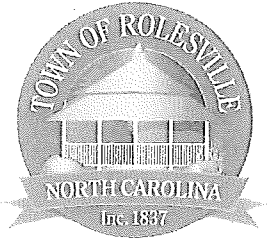
Please take into consideration that this matter is first being considered by the Planning Board. The Planning Board is an advisory board that considers such proposals, examines staff input, hears public input, and then makes recommendations to the Town Board of Commissioners. The Town Board of Commissioners are the elected body that will make the final determination and decision on this proposal.

After consideration by the Planning Board, a public hearing will be held by the Town Board of Commissioners on a future date. You will receive another similar notification about the date, time, and location of this public hearing. These hearings may be administrative, legislative, or quasi-judicial (depending upon the North Carolina State Statute requirements), but you will still have the opportunity to be heard once again.

If you should have any questions then you may contact the Town of Rolesville Planning Department at 919.554.6517.

Sincerely,

Thomas A. Lloyd, AICP  
Planning Director



# Town of Rolesville

Planning Department

PO Box 250 (Mailing)  
502 Southtown Circle (Physical)  
Rolesville, North Carolina 27571  
P| 919.556.3506  
F| 919.556.6852  
RolesvilleNC.gov

Mayor Frank Eagles  
Mayor Pro Tempore Frank Hodge  
Commissioner Gil Hartis  
Commissioner Ronnie Currin  
Commissioner Betty Whitaker  
Commissioner Shannon Whitley

REAL ESTATE MARKETING & CONSULTING INC PERRY, W HAROLD  
5909 FALLS OF NEUSE RD  
RALEIGH NC 27609-4000

August 28, 2015

FILE COPY

Dear property owner:

A public hearing will be held before the Town of Rolesville's Board of Commissioners to consider the following cases:

**MA15-03**; Public hearing for a map amendment to change the zoning of 18.2 acres from R-1 (residential) to R2-SUD (R2-special use district). The parcels are located between Smoke Willow Way and Pluton Place and are known by Wake County PINs 1759754610 and 1759741881.

**SUP15-01**; Public hearing (quasi-judicial) for a special use permit to consider Granite Crest Phase IV, a conservation subdivision totaling 31 single family lots; Wake County PINs 1759754610 and 1759741881.

The public hearings will be held at the Town Meeting Hall, 502 Southtown Circle, at 7 PM. on the 8th day of September, 2015. As an adjacent property owner, you are being notified in writing as a requirement of the Town's Unified Development Ordinance. This notification will allow you an opportunity to express your views or concerns regarding the above-described petitions *at the public hearing*. If you have any questions concerning this application, please feel free to contact me at (919) 554-6517 or by email at [thomas.lloyd@rolesville.nc.gov](mailto:thomas.lloyd@rolesville.nc.gov).

Sincerely,

Thomas A. Lloyd, AICP  
Planning Director  
Town of Rolesville

OWNER	ADDR1	ADDR2	ADDR3
REAL ESTATE MARKETING & CONSULTING INC PERRY, W HAROLD	5909 FALLS OF NEUSE RD	RALEIGH NC 27609-4000	
HERITAGE EAST DEVELOPERS INC	PO BOX 1615	WAKE FOREST NC 27588-1615	
MEYERS, JAMES MEYERS, TERRI G	7608 OVERLAND TRL	RALEIGH NC 27615-3892	
REAL ESTATE MARKETING & CONSULTING INC PERRY, W HAROLD	5909 FALLS OF NEUSE RD	RALEIGH NC 27609-4000	
HOMES BY DICKERSON INC	7201 CREEDMOOR RD STE 147	RALEIGH NC 27613-1685	
BARHAM, OVID COLEY SR BARHAM, MARY S	PO BOX 96	ROLESVILLE NC 27571-0096	
WILLIAMSON, JAMES M HERBERT, MARY E	2120 CHALK RD	WAKE FOREST NC 27587-9167	
HERITAGE EAST DEVELOPERS INC	PO BOX 1615	WAKE FOREST NC 27588-1615	
REDUS RALEIGH HOUSING LLC	MAC Z3094-065	1 INDEPENDENT DR STE 615	JACKSONVILLE FL 32202-5021
HERITAGE THREE HOMEOWNERS ASSN INC	PO BOX 97243	RALEIGH NC 27624-7243	
REAL ESTATE MARKETING & CONSULTING INC PERRY, W HAROLD	5909 FALLS OF NEUSE RD	RALEIGH NC 27609-4000	
HERITAGE EAST DEVELOPERS INC	PO BOX 1615	WAKE FOREST NC 27588-1615	
O'DONNELL, DENNIS	2908 PLUTON PL	ROLESVILLE NC 27571	
JAMES, ERNEST	601 BIG WILLOW WAY	ROLESVILLE, NC 27571	
HAFLER, CLARA	502 MISTY WILLOW WAY	ROLESVILLE, NC 27571	
RICHARD, MEGHAN	453 BIG WILLOW WAY	ROLESVILLE, NC 27571	
ARTHUR, JENNIFER	517 BIG WILLOW WAY	ROLESVILLE, NC 27571	
MYERS, JASON	602 TALL WILLOW CT	ROLESVILLE, NC 27571	
MYERS, COURTNEY	PO BOX 711	ROLESVILLE, NC 27571	
DOUGHERTY, BILL	3012 LAWSON WALK WAY	ROLESVILLE, NC 27571	
MASLANIAK, JIM	3028 LAWSON WALK WAY	ROLESVILLE, NC 27571	
BOWELL, MICHAEL	534 MISTY WILLOW WAY	ROLESVILLE, NC 27571	
ATWATER, JON	5704 LORD GRANVILLE WAY	ROLESVILLE, NC 27571	
VILGA, PAUL	401 BIG WILLOW WAY	ROLESVILLE, NC 27571	
WINGER, LARRY	5600 MASSEY BRANCH DR.	ROLESVILLE, NC 27571	
ROMIG, DARREN & HOLLY WAGNER	615 MISTY WILLOW WAY	ROLESVILLE, NC 27571	



...choose to modify it.  
All interested citizens are invited to attend the hearing. More detailed information about the request may be obtained from the Planning Department - located at 301 South Brooks Street, Wake Forest, NC 27587.  
Deeda Harris, Town Clerk  
The Wake Forest Weekly  
Sept. 24, 2015  
Oct. 1, 2015

### NOTICE OF PUBLIC HEARINGS BY THE TOWN OF ROLESVILLE BOARD OF COMMISSIONERS

The public will take notice that the Town of Rolesville Board of Commissioners will hold multiple public hearings starting at 7 pm on Monday, October 5th at the Town Hall, 502 Southtown Circle. The public is encouraged to attend. The Town Board will hear comments involving case MA15-03: Public hearing for a map amendment to change the zoning of 18.2 acres from R-1 (residential) to R2-SUD (R2-special use district). The parcels are located between Smoke Willow Way and Pluton Place and are known by Wake County PINs 1759754610 and 1759741881. The Town Board will also hear comments on case A15-01: Public hearing for a voluntary annexation petition by MBA Land Group, LLC for a 60.78 acre tract of land on Forestville Road and known by Wake County PIN 1749746940. The Town Board will also hear comments on case SUP15-01: Public hearing (quasi-judicial) for a special use permit to consider Granite Crest Phase IV, a conservation subdivision totaling 31 single family lots; Wake County PINs 1759754610 and 1759741881.

Robin Reif  
Town Clerk  
The Wake Forest Weekly  
Sept. 24, 2015  
Oct. 1, 2015

### NOTICE OF PUBLIC MEETING REVIEW OF THE NEW WAKE COUNTY DIGITAL FLOOD MAPS

On Thursday, October 8, 2015, residents and business leaders in Wake County communities will be able to review and discuss the latest flood hazard and flood risk data.

Now available digitally, preliminary flood hazard information can be layered on top of the county's parcel data so property owners can better determine potential risks to their land. An open-house event will be held on Thursday, October 8th, from 6 pm - 8 pm, at the Wake Forest Town Hall ground floor training room, located at 301 S. Brooks St. in Wake Forest, North Carolina.

Residents can access the flood hazard data online at <http://fris.nc.gov/fris/>. Digital flood hazard data also can be viewed by calling the Wake County Environmental Services Department at 919-856-7541, or the North Carolina Floodplain Mapping Program (NCFMP) at 919-825-2341.

The public meeting provides an opportunity for residents to see the results of the revised studies and new flood hazard areas. County and municipal employees will be on hand to help residents locate particular properties from the flood hazard data and determine their level of flood risk. Representatives from the NCFMP will make a short presentation on the flood study process, how the new digital hazard data can be used to reduce future flood losses, and how the preliminary hazard data may impact flood insurance and floodplain management. Attendees also may see a demonstration of the North Carolina Flood Risk Information System. Following the presentation, state emergency management representatives will be available to answer questions about the hazard data update process, flood insurance coverage and floodplain management.

The North Carolina Floodplain Mapping Program was established in 2000 with a mandate to update flood hazard data for all 100 counties. Through a partnership with the

of the decedent are asked to make immediate payment.

This the 24th day of September, 2015.

Richard Finley Cook, Executor  
6844 Greystone Drive  
Raleigh, NC 27615  
The Wake Forest Weekly  
Sept. 24, 2015  
Oct. 1, 8, 15, 2015

### NOTICE TO CREDITORS

All persons, firms or corporations having claims against Phyllis Dunford, deceased, of Wake County, North Carolina, are notified to exhibit the same to the undersigned on or before December 25, 2015, or this Notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 24th day of September, 2015.

James Hartsfield, Executor  
421 Fares Wall Court  
Raleigh, NC 27616  
The Wake Forest Weekly  
Sept. 24, 2015  
Oct. 1, 8, 15, 2015

### NOTICE TO CREDITORS

All persons, firms or corporations having claims against Steven Paul Morano, deceased, of Wake County, North Carolina, are notified to exhibit the same to the undersigned on or before December 23, 2015, or this Notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 24th day of September, 2015.

Elaine Mongno, Executor  
824 Preston Grove Avenue  
Cary, NC 27513  
The Wake Forest Weekly  
Sept. 24, 2015  
Oct. 1, 8, 15, 2015

### NOTICE TO CREDITORS

Having qualified as Executor of the Estate of Doris M. Snow, deceased, of Wake County, NC, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned c/o R. Daniel Brady, 4141 ParkLake Avenue, Suite 130, Raleigh, NC 27612, on or before the 24th day of December, 2015, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 24th day of September, 2015.

Patricia Snow Shanley, Executor  
Estate of Doris M. Snow, Deceased  
c/o R. Daniel Brady, Attorney  
4141 ParkLake Avenue, Suite 130  
Raleigh, NC 27612  
The Wake Forest Weekly  
Sept. 24, 2015  
Oct. 1, 8, 15, 2015

### NOTICE TO CREDITORS

All persons, firms or corporations having claims against Margaret Soper, deceased, of Wake County, North Carolina, are notified to exhibit the same to the undersigned on or before December 25, 2015, or this Notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 24th day of September, 2015.

Jennifer Soper, Collector  
7145 Meadow Gate Drive  
Apex, NC 27502  
The Wake Forest Weekly  
Sept. 24, 2015  
Oct. 1, 8, 15, 2015

### NOTICE TO CREDITORS

All persons, firms or corporations having claims against Phyllis Fulcher Tucker, deceased, of Wake County, North Carolina, are notified to exhibit

### NOTICE TO CREDITORS

All persons, firms and corporations having claims against the Estate of MARJORIE J. JENKINS, Deceased, of Wake County, N.C., are notified to present the same to the Personal Representative listed below on or before December 17, 2015, or this Notice will be pleaded in bar of recovery. All debtors of the said Estate are asked to make immediate payment. This 17th day of September, 2015.

JEFFREY S. JENKINS  
Executor  
c/o ELDRIDGE D. DODSON  
Ward and Smith, P.A.  
Attorneys at Law  
Post Office Box 7068  
Wilmington, NC 28406-7068  
The Wake Forest Weekly  
Sept. 17, 24, 2015  
Oct. 1, 8, 2015

### NOTICE TO CREDITORS

Having qualified as Administrator of the Estate of Sharon Morris-Perkins, late of 5416 Tanglewood Pine Lane, Raleigh, NC 27610, Wake County, North Carolina, the undersigned does hereby notify all persons, firms and corporations having claims against the estate of said decedent to exhibit them to the undersigned Sean Perkins c/o R. Daniel Brady, 4141 ParkLake Avenue, Suite 130, Raleigh, NC 27612 on or before the 17th day of December, 2015, or this notice will be pleaded in bar of their recovery. All persons, firms and corporations indebted to the said estate will please make immediate payment to the undersigned.

This the 17th day of September, 2015.

Sean Perkins - Administrator  
Estate of Sharon Morris-Perkins,  
Deceased  
c/o R. Daniel Brady, Attorney  
4141 ParkLake Avenue, Suite 130  
Raleigh, NC 27612  
The Wake Forest Weekly  
Sept. 17, 24, 2015  
Oct. 1, 8, 2015

### NOTICE TO CREDITORS

All persons, firms or corporations having claims against Odell H. Rosen, deceased, of Wake County, North Carolina, are notified to exhibit the same to the undersigned on or before December 17, 2015, or this Notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 17th day of September, 2015.

Arlene M. Pike, Executor  
205 Rosecommon Lane  
Cary, NC 27511  
The Wake Forest Weekly  
Sept. 17, 24, 2015  
Oct. 1, 8, 2015

### NOTICE TO CREDITORS

All persons, firms or corporations having claims against Mary Margaret Wade Sloan AKA Margaret W. Sloan, deceased, of Wake County, North Carolina, are notified to exhibit the same to the undersigned on or before December 18, 2015, or this Notice will be pleaded in bar of recovery. Debtors of the decedent are asked to make immediate payment.

This the 17th day of September, 2015.

George W. Sloan, Co-Executor  
11313 Centaur Rd.  
Wake Forest, NC 27587  
Rhina N. Moore, Co-Executor  
6016 Spring Valley Dr.  
Raleigh, NC 27616  
The Wake Forest Weekly  
Sept. 17, 24, 2015  
Oct. 1, 8, 2015

### NOTICE

All persons, firms or corporations having claims against Ma Stell, deceased, of Wake County, North Carolina, are notified to same to the undersigned c/o

Garner, NC 27529  
In order to collect the amounts due, all items of personal property in the units listed below are being sold at public auction at the above stated date, time and address for cash only and in its entirety and in "as is" condition.

Okoye Timmons, 3117C  
Kelly C. Skillern, 6233  
Julia R. McIver, Owner  
Hide-A-Way Ministorage  
The Wake Forest Weekly  
Sept. 24, 2015

### NOTICE OF PUBLIC SALE

Gatekeeper Self Storage  
At the following locations:  
10:00AM, 2845 U.S. Highway  
One, Franklinton, NC 27525  
Unit A021 Randall Pruitt  
Unit B042 Georgette Wilson  
Unit C093 Johnny Mitchell  
10:30AM, 20 Gatekeeper  
Drive, Youngsville, N.C. 27596  
Unit A119 Priscila Desouza  
Unit C304 Latiesha Barrow  
In accordance with the provisions of N.C.G.S. (C) and (D) and pursuant to the assertion of a lien for rental, the personal property of those listed above will be sold on SATURDAY, September 26, 2015 at the Gatekeeper Self Storage locations listed above.  
The Wake Forest Weekly  
Sept. 17, 24, 2015

### SUMMONS FOR THE FIFTEENTH JUDICIAL CIRCUIT IN THE COURT OF COMMON PLEAS STATE OF SOUTH CAROLINA COUNTY OF HORRY

CASE NO.: 2015-CP-26-3706  
JIMMY A. RICHARDSON, II, SO-  
LICITOR FOR THE FIFTEENTH JUDICIAL CIRCUIT, ON BEHALF OF THE MYRTLE BEACH POLICE DEPARTMENT,  
Plaintiff, vs.  
FIVE HUNDRED TWELVE AND NO/100 DOLLARS (\$512.00), U.S. CURRENCY,

Defendant Property,  
JONATHAN SCOTT BURNLEY,  
Defendant.

TO: THE ABOVE-NAMED DEFENDANT AND ANYONE CLAIMING AN INTEREST IN THE ABOVE-DESCRIBED DEFENDANT PROPERTY: YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer to said Complaint on the subscribers at their offices at 1200 Main Street, Post Office Box 530, Conway, South Carolina 29528-0530, within thirty (30) days after the service hereof, exclusive of the day of such service, and if you fail to answer the Complaint, or to otherwise responsibly plead to the Complaint, or to otherwise appear and defend, within the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint.

s/JAMES R. BATTLE  
JAMES R. BATTLE  
BATTLE LAW FIRM, LLC  
Attorneys for Plaintiff  
Post Office Box 530  
Conway, South Carolina 29528  
Conway, South Carolina  
(843)248-4321  
This is the 17th day of September, 2015.

The Wake Forest Weekly  
Sept. 17, 24, 2015  
Oct. 1, 2015

### SERVICE OF PROCESS BY PUBLICATION AND NOTICE OF HEARING

ITEM # 11-6(D)

Attorney for  
Post Office  
Raleigh, NC  
(919) 848-9  
The Wake Fc  
Sept. 10, 17,

### NOTICE OF PROCESS STATE OF NORTH CAROLINA Superior Court

Michael D. Mc  
v.  
Edna M. Kelly  
v. Edna M. Kelly  
Take notice that relief against you above-entitled ac the relief being s damages arising i negligence. You i defense to such p forty (40) days fr of this notice, exc which was Septer upon your failure seeking service ag to the Court for the D. Stuart Smith David and Assoc Attorney for Pla 1516 Dawson St Wilmington, Nor State Bar Numbe Telephone: 910/ The Wake Forest Sept. 10, 17, 24, 2

### SERVICE OF PUBLIC NOTICE OF STATE OF NORTH CAROLINA IN THE COURT OF DISTRICT COURT FILE NUMBER

In the Matter of I minor child born to T Hodge, mother, and J Joel Velasco, alleged I Holder, putative fath 11/16/14 in Wake Cou lina.

TO: Joel Velsco, a/k/ alleged father of C.O.H. child born to

Tearrius Montigul I and Joel Velsco, a/k/ alleged father, on or about 11/16/14 ir North Carolina;

Bruce Holder, puta C.O.H., a female minor Tearrius Montigul Hodge, mother, and putative father, on or abt Wake County,

North Carolina; and Unknown father of C. minor child born to Tear Hodge,

mother, on or about Wake County, North Caro

TAKE NOTICE that a p ing relief against you h in the above-entitled act County, North Carolina. The relief being sought is termination of your parer the above-named child.

You are required to m to such pleading not later I from the first publication of If you fail to answer this P, parental rights will be term.

You are entitled to hearing affectio your rick



# SUP 15-01 (GRANITE CREST IV) SPECIAL USE PERMIT CONDITIONS

**SPECIAL USE PERMIT NUMBER:** SUP 15-01

**DATE:**

**PROPERTY/DESCRIPTION:** 18.02 acre tract of land located at 1999 Smoke Willow Way

**PIN NUMBER(s):** PINs 1759754610, 1759741881

**ZONING:** R2-SUD

## **SPECIAL USE PERMIT PROVISIONS:**

1. All homes will be a minimum of 2,500 heated square feet.
2. All homes shall have, at minimum, a two car garage.
3. All front loaded, two car garages shall have two separate garage doors. Three car, front loaded garages may have one double door and one single door if so desired. Side loaded garages may be fitted with any combination of doors.
4. No home shall be clad with aluminum or vinyl siding.
5. All homes shall either be “crawl space” or “stem-wall” type foundations. Those houses with “stem-wall” type foundations shall have a brick veneer around the full perimeter and be made accessible in compliance with the American with Disabilities Act (ADA).
6. All houses shall have sheathing that is nominally ½ inch or greater OSB, Densglass, or other similar materials. No “thermoply” or narrow wall panel structural sheathing will be permitted. All garages shall be completely dry walled for fire and energy rating purposes.
7. The architectural requirements of the neighborhood for both homes and accessory structures shall include an anti-monotony policy whereby duplicate plans/colors shall not be allowed on adjacent lots.
8. General architectural requirements of the neighborhood will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
9. All required open space and drainage easements shall be owned and maintained by the homeowners association in perpetuity.
10. Prior to the recordation of any lots in the development, the developer shall dedicate all required greenway and chatwalk easements to the Town. *The developer shall not be responsible for construction of the greenway.*
11. Prior to the recordation of any lots in the development, all required public rights of way, including but not limited to, that portion of Smoke Willow Way that would extend to the northern property line beyond the proposed cul-de-sac, shall be dedicated to the Town. The cul-de-sac shall be abandoned at such time as the road is extended to the north.
12. Prior to the issuance of the first Certificate of Occupancy (CO), the developer shall construct a mail kiosk and associated parking area to the satisfaction of the Town, Wake County Inspections, and the United States Postal Service.
13. If unmarked human burials or human skeletal remains are encountered as a result of construction or agricultural activities, disturbance of the remains shall cease immediately and

shall not resume without authorization from either the county medical examiner or the State Archaeologist.

14. All other required landscaping shall be maintained in perpetuity. Should any plantings become diseased, damaged, or die then the property owner shall be required to be replace them with others in the same quantities, of similar sizes, and of similar species so as to blend with the existing landscaping.
15. The developer shall notify all adjacent property owners no less than seven days prior to any blasting activities on the site.
16. At no time shall development activities exceed the noise standards set forth in Rolesville Town Code of Ordinances Chapter 130.
17. *The final layer of asphalt, on the streets fronting recorded lots, shall be put down according to Town standards before 1 year after the issuance of the first building permit or the release of the 23 certificate of occupancy, whichever comes first.*

DRAFT



### 3.6.2 Special Use Permit/Site Plan Findings of Fact

The following findings, based on evidence and testimony received at a public hearing in accordance with procedures specified in this Ordinance, must be made by the Board of Adjustment or Town Board in order to approve any special use permit or any application for site plan:

- (A) That the proposed development and/or use will not materially endanger the public health or safety;
- (B) That the proposed development and/or use will not substantially injure the value of adjoining property;
- (C) That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;
- (D) That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;
- (E) That 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) That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;
- (G) That the proposed development and use comply with all applicable requirements of this ordinance.

**AGENDA ITEM 12  
SUMMARY SHEET  
TOWN OF ROLESVILLE MAYOR AND BOARD OF COMMISSIONERS**

**ITEM**

Public hearing for case A15-01 involving a voluntary annexation of 60.78 acres on Forestville Road (Stonewater Subdivision)

**ATTACHMENTS**

- 12.1 General location map
- 12.2 (A-D) Voluntary petition for annexation
- 12.3 Copy of public hearing advertisement published in the Wake Weekly

**INFORMATION AND DETAILS**

MBA Land Group, LLC has filed a voluntary petition for annexation of 61.18 acres into the Town of Rolesville's Corporate Limits. The subject parcel is 61.18 acres (to include half of the ROW of Forestville Road), zoned R2-CZ; Wake County PIN 1749746940. The future land use of the area to be annexed is Planned Residential (4/6 units per acre).

The subject property is the site of the Stonewater development, originally approved by the Board of Commissioners as the Powell Property Subdivision in 2010. Construction drawings have been approved for the development by the Town, the City of Raleigh, and Wake County. Water and sewer have been brought to the property by the developer. The developer is now ready to begin recording lots and must be annexed prior to doing so.

**STAFF COMMENT**

Staff recommends approval

**POTENTIAL MOTIONS**

***NOTE: An unwritten policy was put in place in 2013 that the Board may choose to delay action on public hearings till the following meeting. When cases are non controversial in nature, the Board has in situations taken action immediately following the hearing. Below are possible motions if the Board sees fit to take action.***

*Option 1 Motion:* Involving case A15-01, I make a motion to approve the voluntary annexation petition.

*Option 2 Motion:* Involving case A15-01, I make a motion to...