

Memo

To: Mayor and Town Board of Commissioners

From: Meredith Gruber, Planning Director

Date: October 27, 2021

Re: Agenda Item C1: Continued Public Hearing, ANX 21-02 Hollingsworth/Moody

Property and Public Hearing, MA 21-05 Preserve at Moody Farm

The public hearing for ANX 21-02 Hollingsworth/Moody Property was opened on August 3, 2021 and continued to the date certain October 5, 2021. The public hearing was re-opened on October 5, 2021 and continued to the date certain November 4, 2021. In addition, a public hearing is scheduled on November 4, 2021 for the associated rezoning request, case MA 21-05 Preserve at Moody Farm.

Background

Annexation

The Town received a noncontiguous voluntary annexation petition for 34.61 acres from Benny Lawrence Moody, Jeffrey Lynn Moody, and Shelton Allen Moody for property located at 0 Amazon Trail, Wake County PIN 1767-28-4304. Also, the Town received a noncontiguous voluntary annexation petition for 17.17 acres from W. C. Hollingsworth and Laura W. Hollingsworth for property located at 0 Rolesville Road, Wake County PIN 1767-28-4925.

Rezoning

An application was received by the Town of Rolesville Planning Department in May 2021 for 51.78-acres located on Amazon Trail and Rolesville Road; ownership and PIN(s) are as noted above under *Annexation*. The applicants are requesting to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ) to accommodate 82 single family lots. Based on the timing of the application, the review falls under the Unified Development Ordinance.

Applicant Justification

The narrative below was provided by the applicant.

The property is surrounded by single family development on three sides (Kalas Falls). This development would continue that pattern, and provide for additional internal access between the north and south portions of Kalas Falls. The zoning would be conditional on permitting only single family development to the R-3 standard. Public utilities would be extended from existing Kalas Falls.



Preserve at Moody Farm Rendering

Neighborhood Meeting

The applicants held two neighborhood meetings, one on September 14, 2021, and the other on September 29, 2021. A total of six people attended the two neighborhood meetings. Minutes are included as an attachment.

Comprehensive Plan Land Use

The future land use designation of the subject property is Medium Density Residential. This classification is predominately single family residential with portions of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five units per acre. Single family detached housing is the predominant housing type in this land use category, but the proposed density of 1.6 units per acre is below the typical medium density range.

Transportation and Traffic

According to Rolesville's Community Transportation Plan Thoroughfare Recommendations, Rolesville Road is planned as an eighty-foot right-of-way two-lane road with a two way left turn lane, curb and gutter, sidewalks, and a sidepath. The sketch plan included with this rezoning request shows dedication of fifteen additional feet of right-of-way to accommodate one-half of the needed eighty-foot right-of-way.

A Traffic Impact Analysis (TIA) was not required; however, the applicant has provided a trip generation and an evaluation of traffic from Stantec Consulting Services for the subject development. The report included the following conclusions:

- The subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.
- The proposed driveway onto Rolesville Road is anticipated to operate at an acceptable level of service at project build-out.

 The proposed development is expected to result in minimal increases in traffic volume along Rolesville Road.

Development Review

The Technical Review Committee (TRC) has provided one round of review comments on the sketch plan for the Preserve at Moody Farm.

A major staff comment was no greenway shown; the applicant revised the sketch plan to include the greenway.

Comments from the North Carolina Department of Transportation (NCDOT) included:

- NCDOT driveway permit will be required;
- Left turning lane will be required at the entrance on Rolesville Road;
- Right turning lane may be required at Rolesville Road entrance;
- Will need to look at traffic distribution from Kalas Falls using entrance on Rolesville Road, to see if any offsite improvements will be required for this development.

The NCDOT engineer noted these comments only apply if the Preserve at Moody Farm development would be constructed prior to adjacent developments.

Planning Board Meeting

At the meeting on October 25, 2021, the Planning Board unanimously recommended approval of the rezoning request with consideration of adding conditions that the applicant completely address TRC comments and that construction will not start until Rolesville Road is widened to three lanes.

Staff Analysis and Recommendation

The proposed use, single family detached housing, is reasonably consistent with the Comprehensive Plan's future land use classification and the character of the surrounding area. Staff recommends approval of the rezoning request.

Attachments

ANX 21-02 Town Clerk Certification of Sufficiency of the Petition.

ANX 21-02 Moody and Hollingsworth Annexation Location Map

ANX 21-02 Hollingsworth/Moody Annexation Petition

ANX 21-02 Hollingsworth Annexation Boundary Map

ANX 21-02 Moody Annexation Boundary Map

MA 21-05 Application

MA 21-05 Sketch Plan

MA 21-05 Neighborhood Meeting Minutes



My commission expires

Case No	
Date	

Map Amendment Application

Contact Information Property Owner W.C. Jr. and Laura W Hollingsworth; Benny L and Jeffrey L Moody Address please see Sheet 4 for addresses City/State/Zip Email Phone ____ Developer Caruso Homes Contact Name Michael Flynn, Acquisitions Manager City/State/Zip Cary, NC 27513 Address 206 High House Road Email mfleming@carusohomes.com Phone 919-646-5114 **Property Information** Address Amazon Trail, Rolesville Wake County PIN(s) 1767284304; 1767284925 Current Zoning District R-30 Wake County Requested Zoning District R3-CZ Total Acreage 51. 78 **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. STATE OF NORTH CAROLIN COUNTY OF I, a Notary Public, do hereby certify that She Hon Allen Mood y personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This

Town of Rolesville Planning

day of



Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1767284304	Benny L and Jeffrey L Moody	1716 Rolesville Road	
		Wake Forest, NC	27587-9677
1767284925	W. C. Jr and Laura W.	P.O. Box 61	
	Hollingsworth	Louisburg NC	27549-0061



Metes and Bounds Description of Property Please see attached description				
Trease see attached description				
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Rezoning Justification

The property is surrounded by single-family development on three sides (Kalas Falls). This
development would continue that pattern, and provide for additional internal access between
the north and south portions of Kalas Falls. The zoning would be conditional on permitting only
the north and south portions of Kalas Falls. The zoning would be conditional on permitting only single-family development to the R-3 standard. Public utilities would be extended from existing
Kalas Falls.



Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1767374878	Pennina Rowell,	1756 Rolesville	L
	Rachel Rowell	Wales Frest, no	27587-9677
1767388313	Carson Hurley	5717 mitchell Mu Make Forest, nc	11 PA
	J	habe forest, no	27587-7257
1767389615	Charles T and	1709 Polesuille 12	k
	Patricialt	Make Forest no	27587-6965
	Clark	,	
	- 1 01	11 2 1 1 51	
1767580938	Dwight Thomas	6608 Fowler Pd	77-77 87-7
	Woodief and Carolyn Woodlie	Zebulon, MC	27597-8302
	Carolyn Woodle	*	
17/7-270117	to I had look	11-12-11- Th	
1767387947	Faul Maldonado	115 Bridle Trl.	27596-9576
		younger'lle, NC	21316 1316
1767385959	Pico D and		
1101300101	Tiffany No	1632 Polesville RA	
	Glover	wake Forest no	27587-6963
	010101	Total S	,
1767385643	alex alicio	1700 Rolesor/He R	k
	Podrigue z	wake Forest no	27587-9677
	U	V. Cara	
1767 483143	Ginu Fand Jill F	7400 Fowler Ph	
	Ging Fand Jill F Wheeler	Zebulon no	27597-8318



Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1767387170	Phildred Band	1725 Polesville P	L
	Pachel E	hake Forest no	27587-6965
	Moody		
	U		
176739 2260	Christian C and	1628 Polesurille R	L
	Cindy E. Wilder	1628 Polesville Pa wake Forest NC	27587 - 6963
	<i>-</i>		
176738 1953	John L. and	a de la	
	annette P	1636 Rolesville RA	
	Shore	Rolesville NC	27587-6963
1-1-1-1-1	1 ((1	21/20 11/02	
1767381 505	Jeffrey L. and	7612 Sutdiff Dr	27/12 0010
	Cindy & Mady	Raleigh NC	27613-8842
1717202510	# \ D \ 1		
1767383542	Brian Rand	F 17 A 2. T	1 17587 1842
	Fatherine C	5513 amazon Ti Wake Forest, NC	1 27587-6843
	Seguin, Trustees	Waternest, NC	
1767 38 5477	Benny L and	1716 Rolesville PA	
1101 30 3111	Connie & Moody	wake Forest, no	27587-9677
	711110	The state of the s	
1767 17 8299	Mitchell Mill Pd	POBOX 3557	
	Investors LLC	Cary MC	27519 - 3557
		J	
1767 29 5866	mitchell Mill Pd	PO Box 3557	
	gnuestors, LLC	Cary no	27519-3557
	,	J J	

MAP AMENDMENT/ZONING CONDITIONS FOR MOODY AND HOLLINGSWORTH PROPERTIES

PINs 1767284304 and 1767284925

1. Property shall be developed for single-family lots only.

SIGNED:	, /
Benn Jawrence Moody	4/5/21
Benny L Moody, Owner PIN 1767284304	Date
John Lun Mood	4/5/21
Jeffrey L Moody, Owner PIN 1767284304	Date
W C Hollingsworth, Jr. Owner PIN 1767284925	Date
	·
Laura W Hollingsworth Owner PIN 1767284925	Date

Acknowledgement STATE OF North Carolina COUNTY OF Wake I certify that Benny Lawrence Moody + personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Name or description of attached document I further certify that (select one of the following identification options): I have personal knowledge of the identity of the principal(s) I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a N.C. Dri Ver.'s Licenses , has sworn or affirmed to me the A credible witness, ____ identity of the principal, and that he or she is not a named party to the foregoing document, and has no interest in the transaction. My commission expires:

1	ON AND SEDIMENT CONTROL, STORMWATER LOODPLAIN MANAGEMENT VED
EROS	SION CONTROL S-XXXX
STOR	MWATER MGMT. S-XXXX
FLOC	DD STUDY
DATE	<u>xx/xx/20</u>
WAKE	
COUNTY NORTH CAROLINA	ENVIRONMENTAL CONSULTANT SIGNATURE

FOR **MOODY PROPERTY**

ROLESVILLE ROAD, ROLESVILLE

HOLLINGSWORTH, LAURA W. P.O.BOX 61 LOUISBURG NC 27549-0061 PROPRTY OWNER: MOODY, BENNY LAWRENCE AND MOODY, JEFFREY LYNN 1716 ROLESVILLE RD, **WAKE FOREST NC 27587-9677 CARUSO HOMES** CONTACT: CHISTY BECK DEVELOPER: 206 HIGH HOUSE RD STE 205 CARY, NC 27513 919-678-5698 WITHERS RAVENEL CONTACT: MATT TIMLIN SURVEYOR: 115 MACKENAN DRIVE CARY, NC 27511 919-469-3340 WITHERS RAVENEL CONTACT: TROY BEASLEY BUFFER/WETLAND: 115 MACKENAN DRIVE

HOLLINGSWORTH, W.C., JR. AND

CARY, NC 27511 919-469-3340

	SHEET INDEX
CVR	COVER SHEET
C1	EXISTING CONDITIONS
C2	SITE PLAN
C3	PHASING PLAN

CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL (1-800-632-4949) TO LOCATE ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING UTILITIES AND NOTIFY THE

PROJECT ENGINEER (919-469-1101) OF ANY CONFLICTS.

ALL BOUNDARY AND FIELD TOPOGRAPHY PROVIDED BY WITHERS & RAVENEL.
 TOTAL LIMITS OF DISTURBANCE = 3.05 AC

PRELIMINARY

FOR INFORMATION, ONLY

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE, NAMED HEREON, CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON. AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSEI ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZE AND MAY BE CONTRARY TO THE LAW.

JOB NUMBER:
CHECKED BY:
DRAWN BY:
DATE:
SHEET TITLE:

COVER

SHEET NO.:

CITY OF RALEIGH - PLANS AUTHORIZED FOR CONSTRUCTION

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

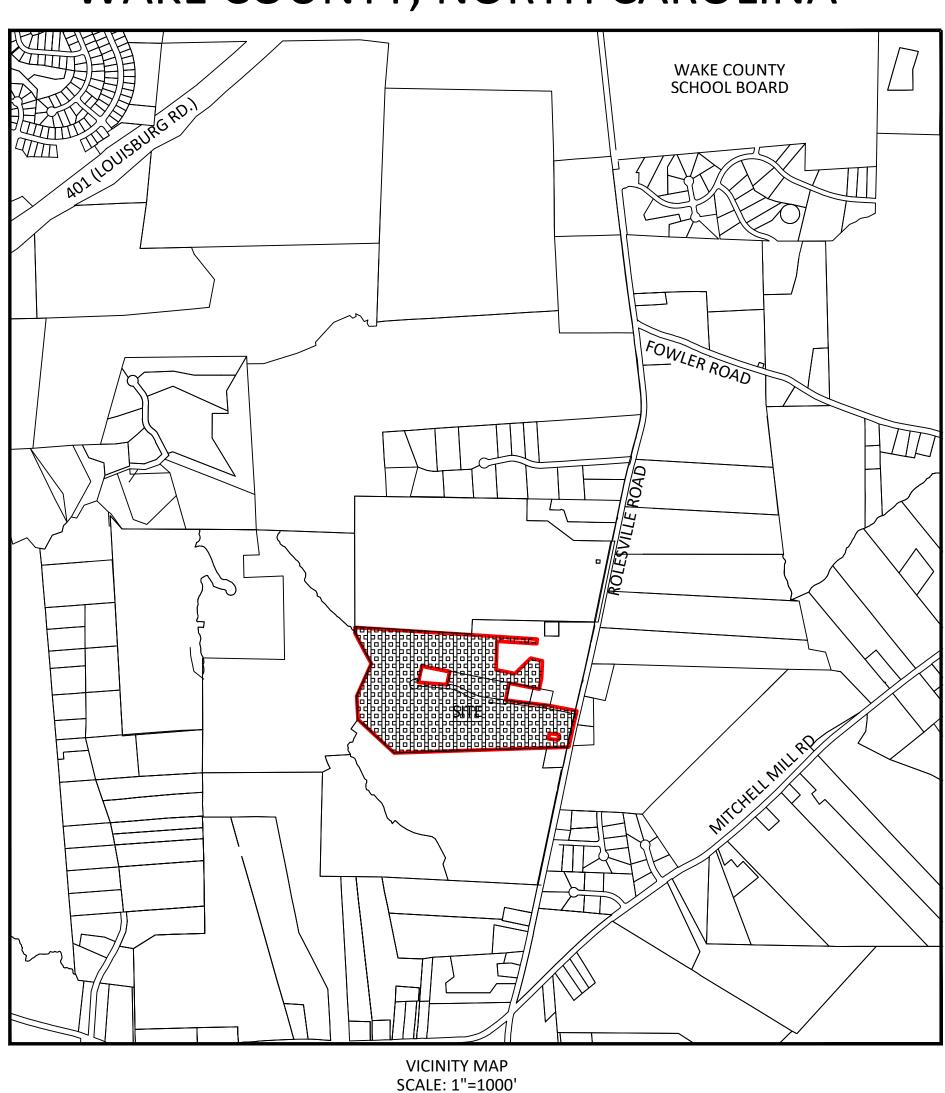
City of Raleigh Development Approval

Raleigh Water Review Officer

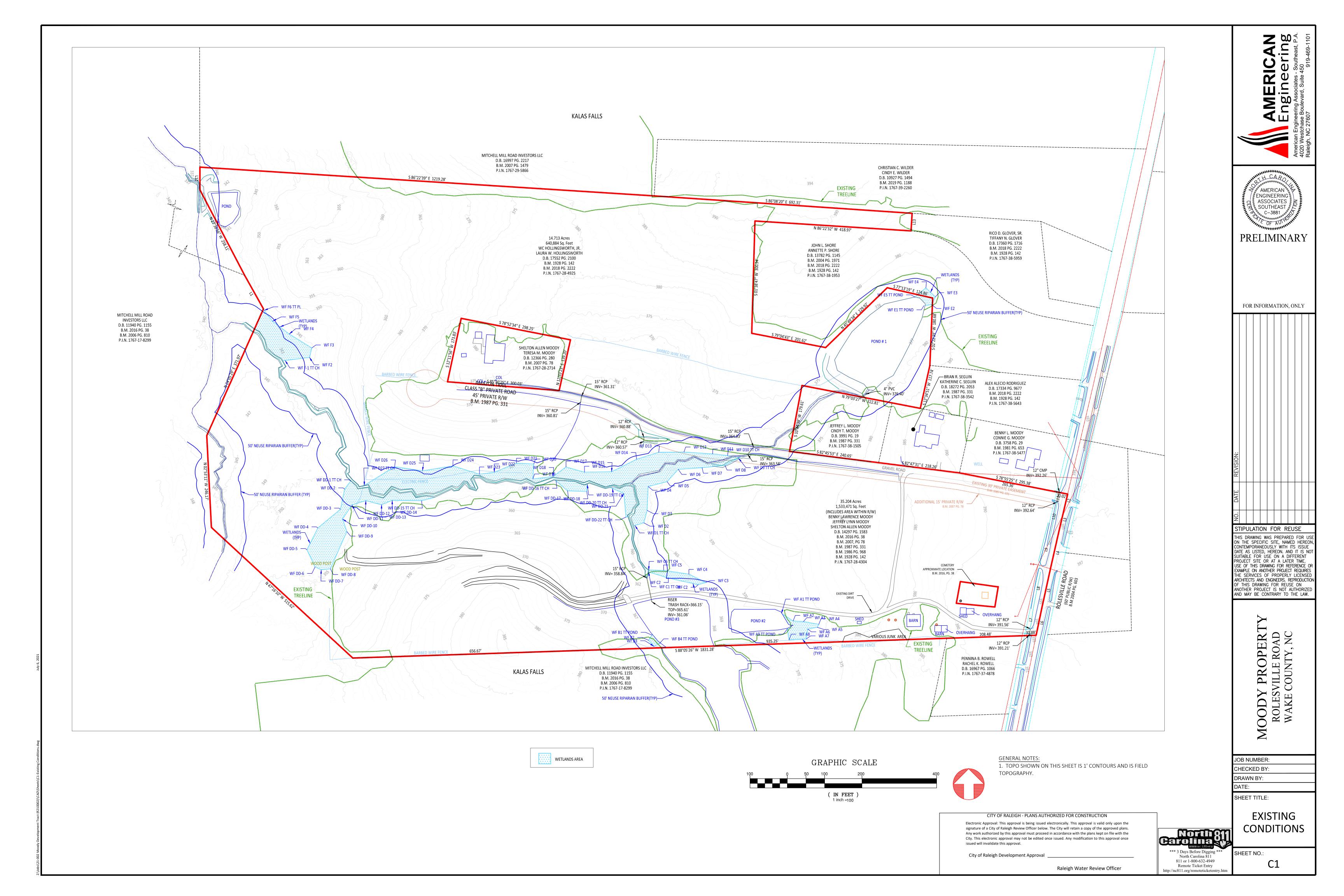
*** 3 Days Before Digging **
North Carolina 811 811 or 1-800-632-4949 Remote Ticket Entry http://nc811.org/remoteticketentry.l

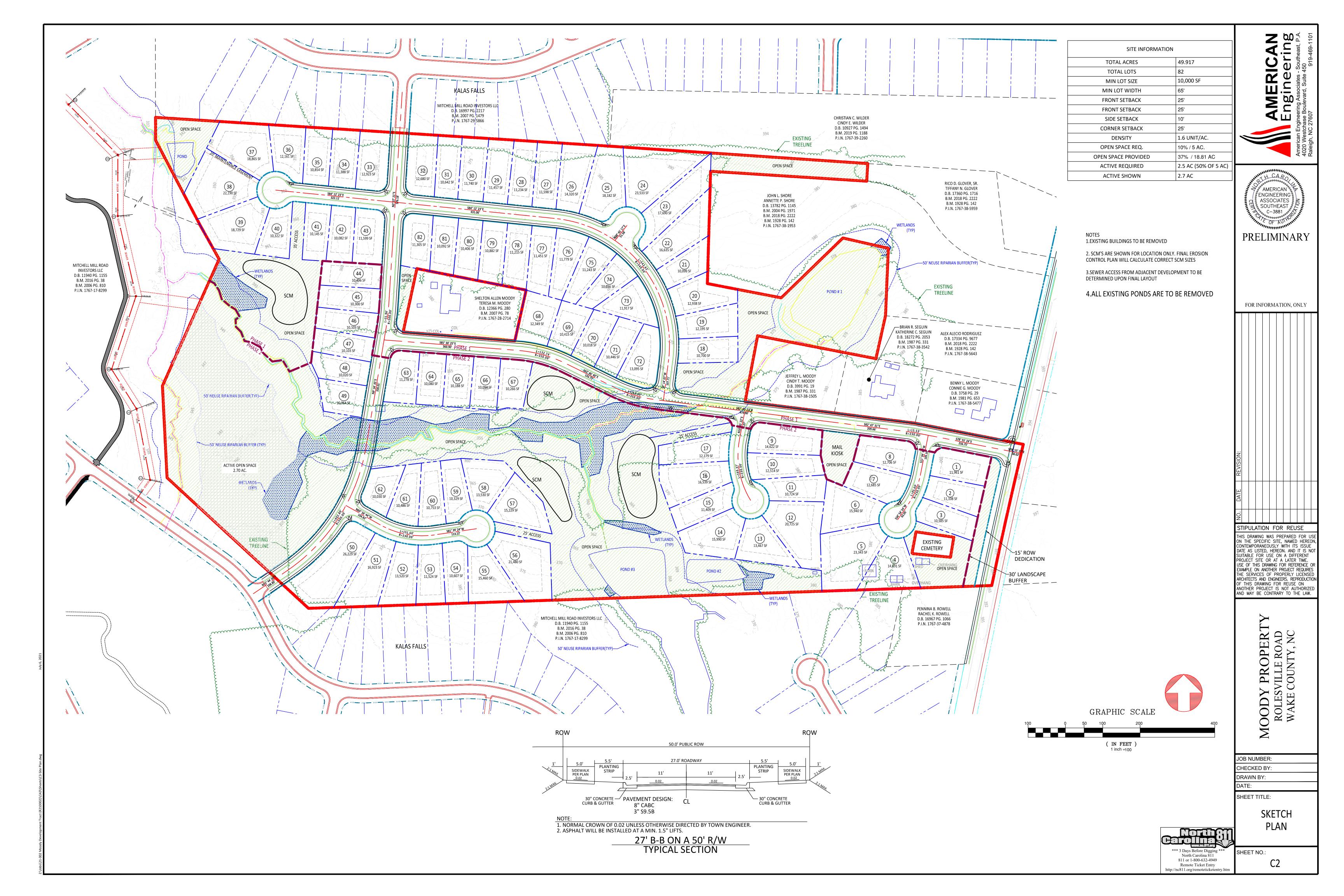
SKETCH PLAN SITUATED AT

WAKE COUNTY, NORTH CAROLINA



THESE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE FOLLOWING DRAWINGS AND THE STANDARD SPECIFICATIONS OF THE CITY OF RALEIGH, WAKE COUNTY, AND NCDOT.





Tucker-Wilkins & Moody Neighborhood Meeting 9-14-21

On-line Attendees:

Ed Rountree Jeff Moody Rico Glover Giny Wheeler

Comments:

Mr. Rountree had asked where the sidewalk along the westside of Rolesville Rd was to end with the development of the Tucker-Wilkins and if it would be extended to Mitchell Mill Rd.

Response- The sidewalk would extend to the southern edge of the property along Rolesville Rd.

General comment from the people in attendance was wanting to confirm when the projects would start construction.

Response- Timing of the start of construction is unknown currently due to the unknown timing for plan approval and getting the necessary permits.

General comment from the people in attendance was wanting to know what the road improvements were going to be for the Rolesville Rd. Gap that was agreed upon with the Kalas Falls Rezoning and the timing of those improvements.

Response- The improvements that are to be constructed with Kalas Falls will start with the phase 1 construction. A time has not been set.

TUCKER-WILKINS & MOODY NEIGHBORHOOD MEETING

Meeting Date & Time: Tuesday, September 14, 2021, 6pm

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	919-390-4240	AL 916-418-2516	A19-556-24	9944 894 869	914-271-5075
	919-390-4240 Sawnstrage Q belbath	Stallings guille act. WM	STALL: MODERNAL	leslayklinker a yahoo. com	1 you thomas 17 Dyahro. Com
			incom		7

Tucker-Wilkins & Moody Neighborhood Meeting 9-29-21

On-line Attendees:	
Annette Shore	
Raul Maldonado	

Moody/Hollingsworth:

Comments:

Annette- Asked if a buffer was being provided along her common property-line because of dog kennel. **Response**- Currently a buffer is not being proposed but planting could be added on the deeper lots.

Annette- Asked if the developer would consider putting a fence along her common property-line with the dog kennel.

Response- A fence might be an alternative and we would take it to our client. She said that the developer could contact her directly to discuss the fence detail.

Annette- Asked what if anything is being planned for the strip of land along her northern property-line. **Response**- Nothing is being proposed and is planned to stay natural.

Annette- Asked what was asked our discussed at the previous neighborhood mtg. **Response**- The main talking points were the timing of construction for the projects and the timing of the road improvements that are to be built with the Kalas Falls development.

Raul had no specific comment on the project but did ask about the R/W along his property frontage of Rolesville Rd.

Tucker/Wilkins:

Annette- Asked what the total number of units was being proposed for this project **Response**- The concept plan shown at the meeting showed a total of 96 units, 27 SF and 69 TH. The developer is currently looking at reducing the total number of TH's.

Raul- Had no comment on the project.