



Memo

To: Mayor and Town Board of Commissioners
From: Michael Elabarger, Senior Planner
Date: June 29, 2022
Re: Agenda Item C.3 – Town Board of Commissioners Meeting July 6, 2022
SP 20-01 / Elizabeth Springs Amenity Center

Background

The subject property is the planned amenity center lot for the Elizabeth Springs subdivision, originally approved in concept by the Town Board of Commissioners in 2018. This property was formerly partially located within the Little River Watershed Overlay protection area and zoned the R40W Residential Watershed district under the Unified Development Ordinance (UDO), which greatly restricts the level of development possible. As part of the Construction Drawings (CD 18-01) approved for the overall Elizabeth Springs development, the Applicant regraded the area to no longer drain into the watershed, but out of it. The State of North Carolina inspected and approved of this regrading, thereby 'releasing' the subject land from being within the Little River Watershed. With that accomplished, the Applicant then successfully rezoned (process a Map Amendment with the Town of Rolesville) the land from the R40W district to the zoning district established for the overall subdivision circa - the Residential & Planned Unit Development (R&PUD) District under the Town's (now repealed) UDO. Application SP 20-01 underwent multiple Town Technical Review Committee (TRC) reviews in 2020 and was approved by the Town Staff at that time in principle, save for the steps of the Rezoning and then Town Board of Commissioners approval. MA 22-02 was approved by the Town Board on June 7, 2022, rezoning this subject property to R&PUD, and thus presentation of this Site Plan application under an Evidentiary Quasi-Judicial public hearing will complete the UDO approval processes. The Applicant will then pursue a Building Permit with the Town and Wake County before construction can commence.

Summary Information

Acreage: 2.14 acres (currently being 'Amenity Center lot' per BM2021/pg121)
Zoning: R&PUD (UDO)
Property Owner: Experience One Homes LLC
Developer: Experience One Homes LLC / Corey Schmidt
Project Contacts: Tim Grissinger – Bateman Surveying
PIN's: 1860132857

Entitlement / Development History and Applications

SUP 17-02 Special Use Permit approved 05/01/2018, entitling project for 89 SFD and 98 TH.

S 18-01 Preliminary Subdivision Plat approved 06/05/2018) for 89 SFD and 98 TH lots.
CD 18-01 Construction Drawings for infrastructure, approved 04/25/2019.
SUP 18-04 Amendment to Special Use Permit SUP 17-02, approved 10/02/2018.
SP 19-01 Site Plan for Townhome component, approved 11/04/019.
SUP 19-03 Amendment to Special Use Permit SUP 17-02, approved 11/04/2019.
MA 22-02 Map Amendment (Rezoning) approved 06/07/2022
SUP 22-01 Amendment to Special Use Permit SUP 17-02, approved 06/07/2022
PR 22-03 Preliminary Subdivision Plat approved 06/07/2022 for 13 SFD lots.

Comprehensive Plan

Land Use

The Future Land Use designation for the subject property is Medium Density Residential, and the provision of an on-site private amenity is consistent with the overall vision of the Comprehensive plan.

Transportation and Traffic

The amenity center will not create any significant additional trips as it is a private amenity for the residents of Elizabeth Springs.

Development Review

Town Technical Review Committee (TRC) staff circa 2020 reviewed three (3) submittals of the application, and per records and the Applicant, all Comments were addressed/resolved; the pending removal from the Watershed Overlay area, then Map Amendment, precluded the final step of a Town Board Evidentiary Hearing to occur until now.

Staff Recommendation

Based on consistency with the Comprehensive Plan future land use category, the lack of traffic impact, and that this is fulfilling the previous Town approvals for the Elizabeth Springs project as a whole, Staff recommends the Town Board conduct evidentiary quasi-judicial hearing to affirm compliance with the Findings of Fact.

Findings of Fact

The following findings, based on evidence and testimony received at an evidentiary hearing in accordance with procedures specified in the Unified Development Ordinance (UDO), must be made by the Town Board in order to approve a 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.

Proposed Motion

- Motion to (approve or deny) Site Plan request SP 20-01, Elizabeth Springs Amenity Center, based on the evidence and testimony received at the hearing to determine the Findings of Fact.

Attachments

#	Type	Date
1	Vicinity Map	----
2	Application	02-13-2020
4	Site Plan	11-24-2020

Attachment 1

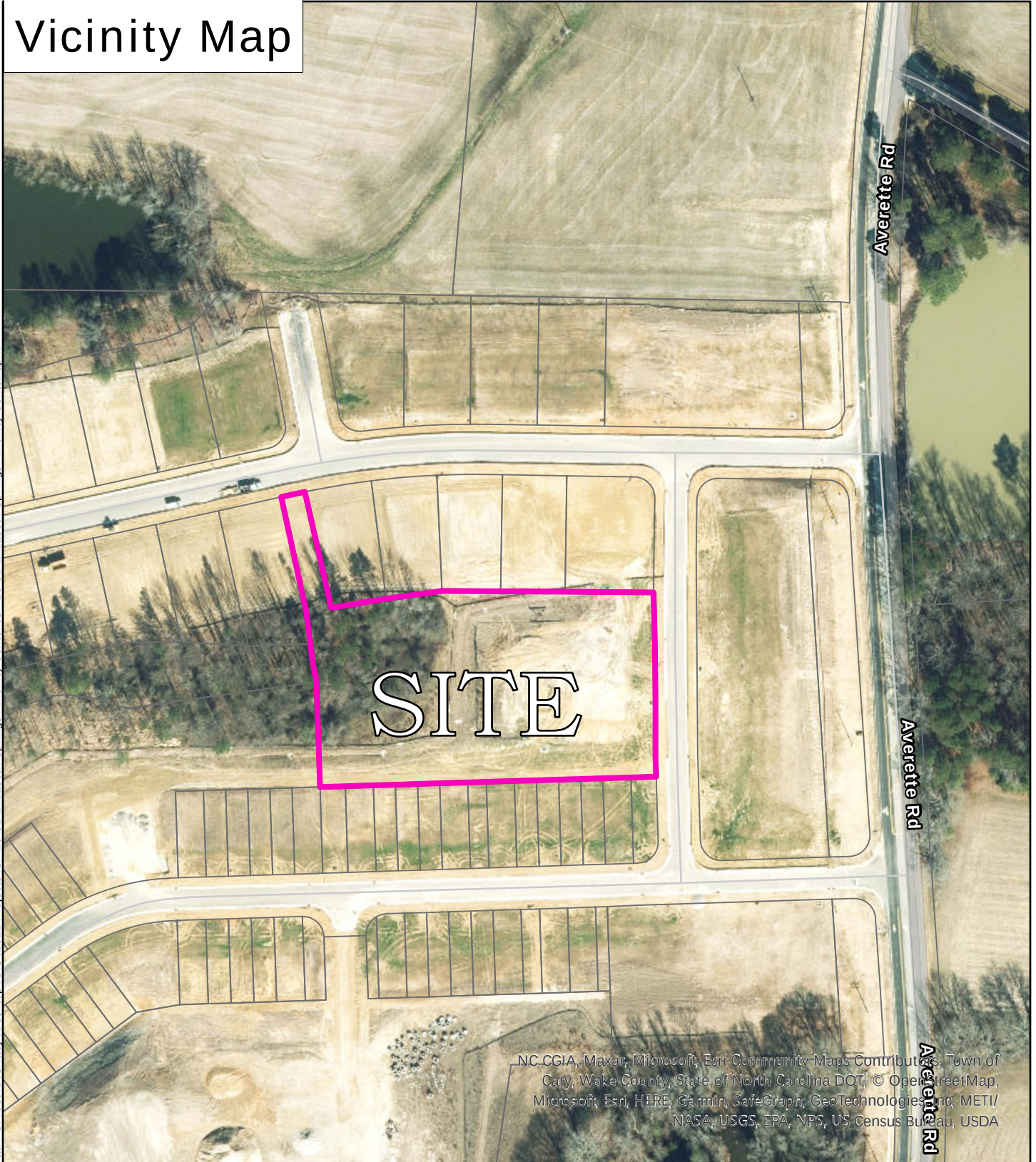


Case: SP 20-01 Elizabeth Springs Amenity Center
Address: 203 Kavanaugh Road
PIN 1860132857
Date: 06.21.2022

Vicinity Map

Date Saved: 6/21/2022 12:22 PM

Path: C:\Users\SRaby\Desktop\GIS\2022 Projects\SP 20-01 Elizabeth Springs Amenity Center\SP 20-01 Elizabeth Springs Amenity Center.aprx



NC CGIA, Maxar, Microsoft, Esri Community Maps Contributors, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA

0 0.02 0.04 0 0.09 Miles
Miles



Development Plan Review Application

Project/Development Name Elizabeth Springs Amenity Center

Application Type ☐ Sketch Plan ☐ Preliminary Plat
☒ Construction Drawings ☐ Final Plat

Contact Information

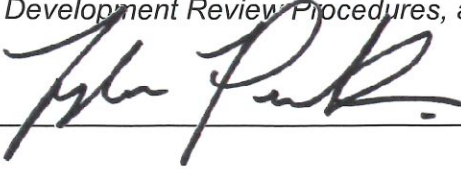
Property Owner ExperienceOneAddress 3121 Highway 64 City/State/Zip Apex, NC 27523Phone 919-991-1428 Email cschmidt@e1homes.comDeveloper ExperienceOneContact Name Corey SchmithAddress 3121 Highway 64 City/State/Zip Apex, NC 27523Phone 919-991-1428 Email cschmidt@e1homes.comDesign Engineering Company Bateman Civil Survey CompanyContact Name Tyler ProbstAddress 3524 Reliance Avenue City/State/Zip Apex, NC 27539Phone 919-577-1080 Email t.probst@batemancivilsurvey.com

Property Information

Wake County PIN(s) 1860038619 Address 1205 Averette RoadTotal Property Acreage 81.525 Total Phases 2Total Lots 205 Average Lot Size _____

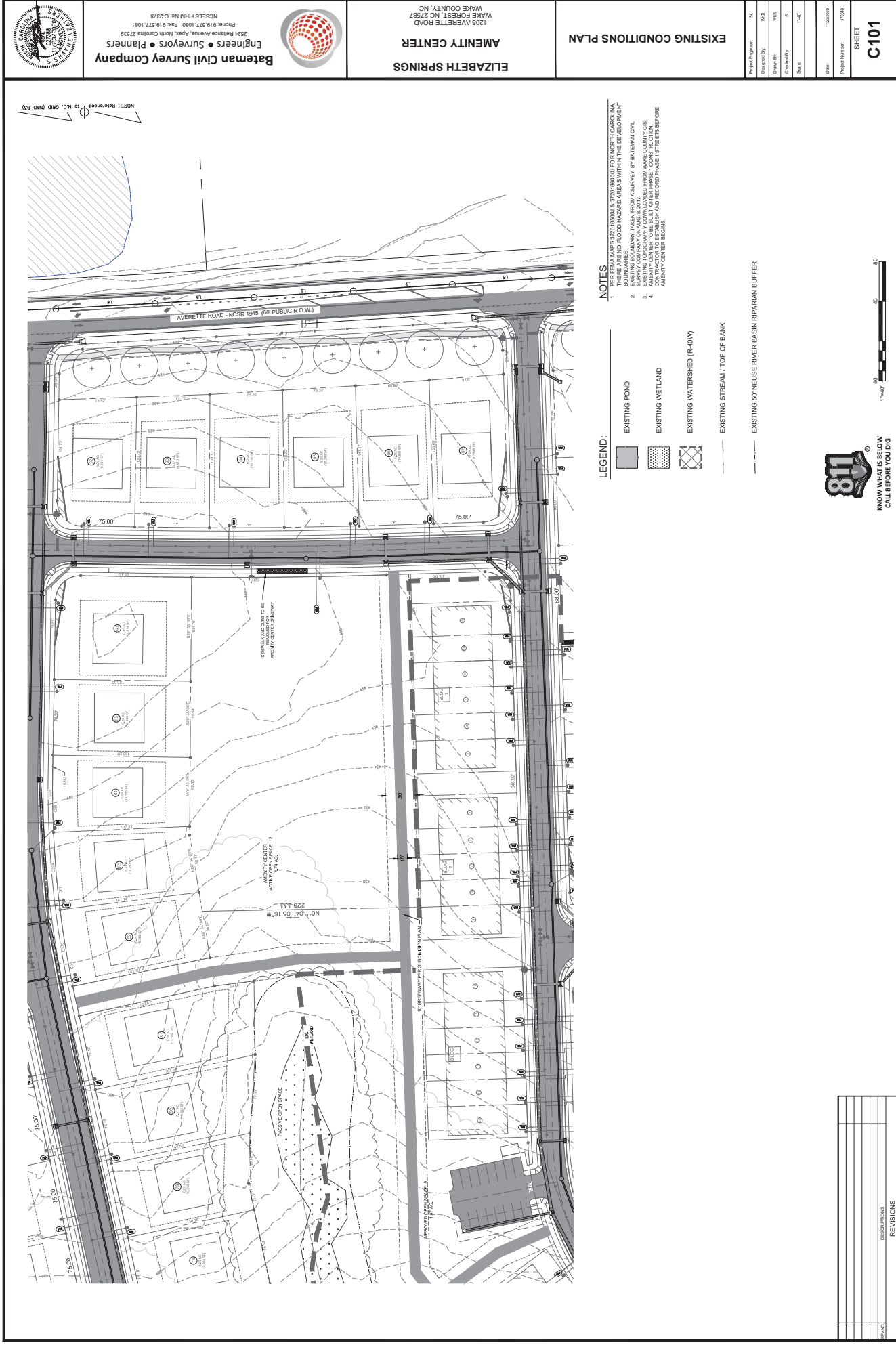
Smallest Lot Size _____ Largest Lot Size _____

I, as owner, developer, engineer, and/or agent, understand that I am responsible for all review fees due at the time of plan submittal. I understand that the Planning Department will not review my plans until I remit payment. I have read the Development Review Procedures, and I understand the review processes and requirements.

Signature  Date 02.13.2020

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Bateman Civil Survey Company
Engineers • Surveyors • Planners
2524 Reliance Avenue, Apex, North Carolina 27539
Phone: 919.577.1080 Fax: 919.577.1081
NCBLS FIRM No. C-2378



ELIZABETH SPRINGS
AMENITY CENTER
1205 AVERETTE ROAD
WAKE FOREST, NC 27707
WAKE COUNTY, NC

EXISTING CONDITIONS PLAN

Project Engineer:	SL
Designed By:	WMB
Drawn By:	WMB
Checked By:	SL
Scale:	7/8"=1'
Date:	1/13/2020
Project Number:	020496
SHEET C101	

LEGEND:

- EXISTING POND
- EXISTING WETLAND
- EXISTING WATERSHED (R-40W)
- EXISTING STREAM / TOP OF BANK
- EXISTING 50' NEUSE RIVER BASIN RIPARIAN BUFFER

NOTES

1. REFER MAP'S 37201850J & 37201860J FOR NORTH CAROLINA. THERE ARE NO FLOOD HAZARD AREAS WITHIN THE DEVELOPMENT.
2. EXISTING BOUNDARY TAKEN FROM A SURVEY BY BATEMAN CIVIL.
3. EXISTING TOPOGRAPHY DOWNLOADED FROM WAKE COUNTY GIS.
4. CONTRACTOR TO IDENTIFY AND RECORD PHASE 1 SITE TO BE BEFORE AMENITY CENTER BEGINS.



NO.	DESCRIPTION	REVISIONS



TO R.O.W. FOR COLLECTION.

[illegible]



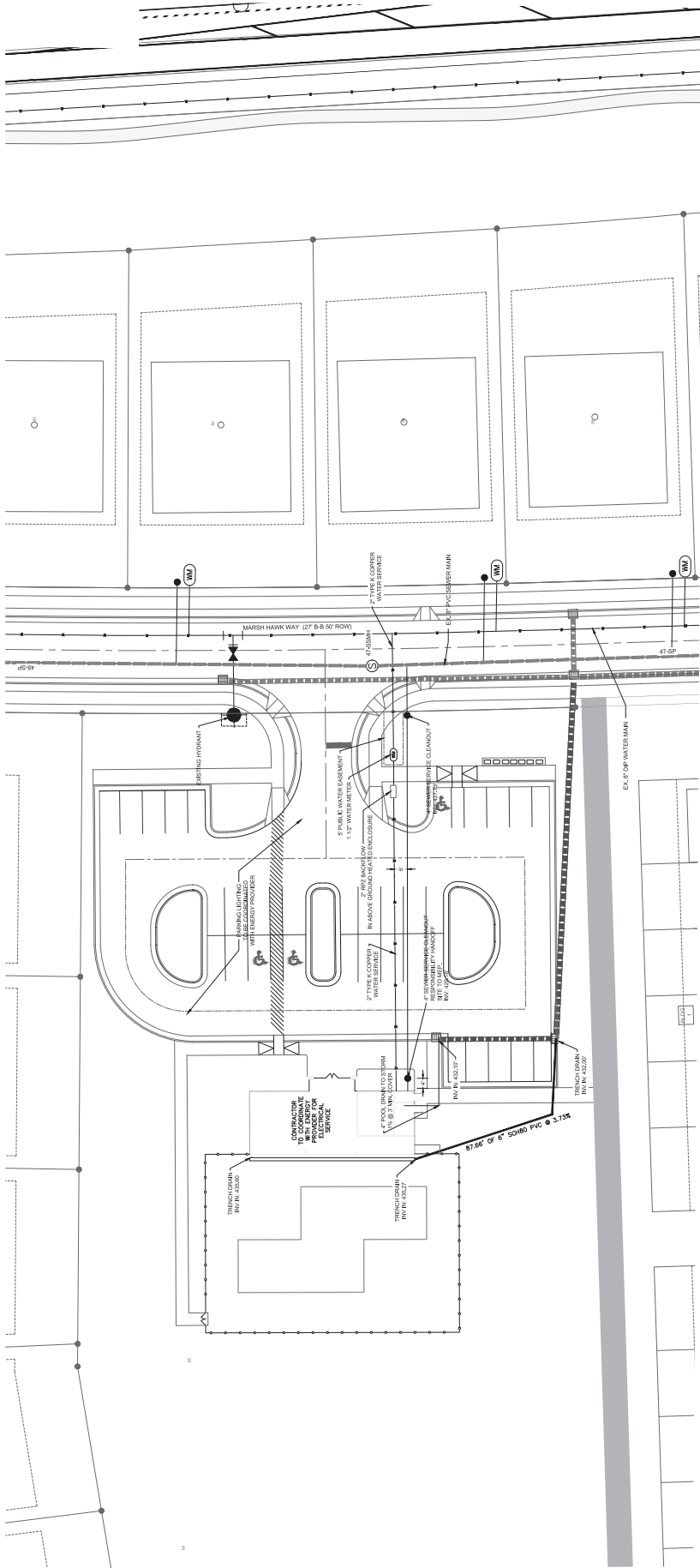


**ELIZABETH SPRINGS
AMENITY CENTER**
1205 AVERETTE ROAD
WAKE FOREST, NC 27587
WAKE COUNTY, NC

UTILITY PLAN

Project Engineer:	SL
Drawn By:	WGB
Checked By:	SL
Date:	7/2/20

C401
SHEET



WATER NOTES:

1. AS INDICATED, ALL WATERLINES SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF ANSI-AWWA C151 PRESSURE CLASS 350 OR SOFT COPPER TYPE K PIPE PER ASTM B88. IF PVC WATERLINE IS INDICATED ON THE PLANS IT SHALL MEET THE REQUIREMENTS OF AWWA C-900; CLASS 200.
2. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.

3. TESTING NOTES:

PRESSURE: LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C 600. MINIMUM TEST PRESSURE SHALL BE 150 PSI FOR DOMESTIC AND 200 PSI FOR FIRE PROTECTION.

BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS AFTER, IF THE WATER IS TO BE USED FOR DRINKING PURPOSES. THE CONVECTION PROHIBITED AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

4. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS SHALL NEUTRALIZE HEAVILY CHLORINATED WATER FLUSHED FROM MAINS PRIOR TO DISCHARGE. CONTRACTORS SHALL DISCHARGE HEAVILY CHLORINATED WATER INTO A PROPER DISPOSAL AREA. MAINS HAVE COVERS, THE HYDRAUNTS AND OTHER WATER APPARATUS TO MEET LOCAL JURISDICTIONAL REQUIREMENTS.

UTILITY NOTES:

- [illegible]

SEWER NOTES:

- ALL PVC SEWER PIPES ARE TO SDR-35 SPEC. UNLESS SPECIFIED OTHERWISE.
- MINIMUM REQUIRED SLOPES FOR SEWER SERVICES:
- 4" SEWER SERVICE - 2.00% SLOPE
 - 6" SEWER SERVICE - 1.00% SLOPE
 - 8" SEWER SERVICE - .75% SLOPE
 - 10" SEWER SERVICE - .50% SLOPE
 - 12" SEWER SERVICE - .33% SLOPE
 - 15" SEWER SERVICE - .25% SLOPE
 - 18" SEWER SERVICE - .20% SLOPE
 - 24" SEWER SERVICE - .15% SLOPE
- UNLESS OTHERWISE NOTED, LOCATE SANITARY SERVICE CLEANOUT AT AN HORIZONTAL ON VERTICAL SEWER LINES LESS THAN 3 FEET OF COVER SHALL BE CLASS 90 DUCTILE IRON PIPE. SEWER LINES WITH GREATER THAN 3 FEET OF COVER SHALL BE AS NOTED BELOW:
- 4" SEWER SERVICE - SCH 80
 - 6" SEWER SERVICE - SCH 80
 - 8" SEWER SERVICE - SCH 80
 - 10" SEWER SERVICE - SCH 80
 - 12" SEWER SERVICE - SCH 80
 - 15" SEWER SERVICE - SCH 80
 - 18" SEWER SERVICE - SCH 80
 - 24" SEWER SERVICE - SDR-35

SEWER LINES UNDER CONSTRUCTION SHALL BE PROTECTED FROM DIRT, DEBRIS OR OTHER CONTAMINANTS ENTERING THE NEW SYSTEM. A MECHANICAL PLUG SHALL BE UTILIZED BOTH IMMEDIATELY UPSTREAM OF THE NEW CONSTRUCTION AND AT THE FIRST MANHOLE DOWNSTREAM IN THE EXISTING SYSTEM. EXISTING STRUCTURES, PIPING AND APPURTENANCES SHALL BE PROTECTED FROM ANY INFLOW OF WATER, DIRT OR DEBRIS DUE TO NEW CONSTRUCTION CONNECTING TO OR IN THE VICINITY OF THE EXISTING SYSTEM. CONTRACTOR TO REMOVE DEBRIS AND PLUG PRIOR TO OCCUPANCY.

3. ARCHITECT WILL DESIGN FOR 4" PIPE TO PUMP SEWER FROM AMENITY CENTER TO STREET

[illegible]

KNOW WHAT IS BELOW
CALL BEFORE YOU DIG



49 EXECUTIVE CIRCLE
CARY, NC 27511
P:919.624.4468

Bateman Civil Survey Company
Engineers • Surveyors • Planners



ELIZABETH SPRINGS
CONSTRUCTION DRAWINGS

MAKE FOREST, NC 27587
WAKE COUNTY, NC

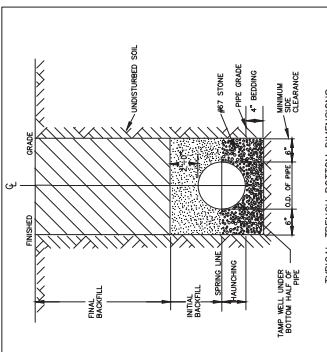
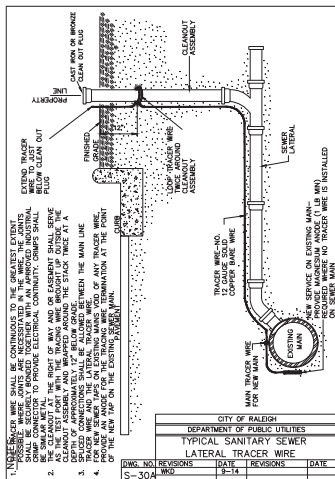
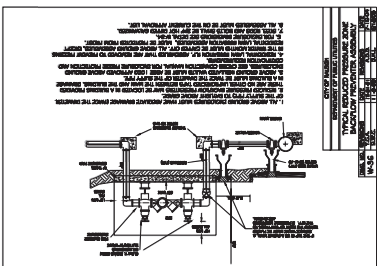
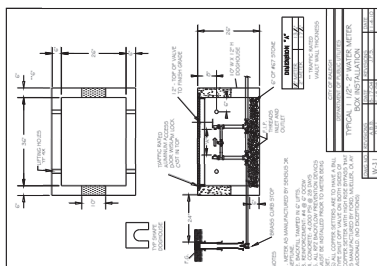
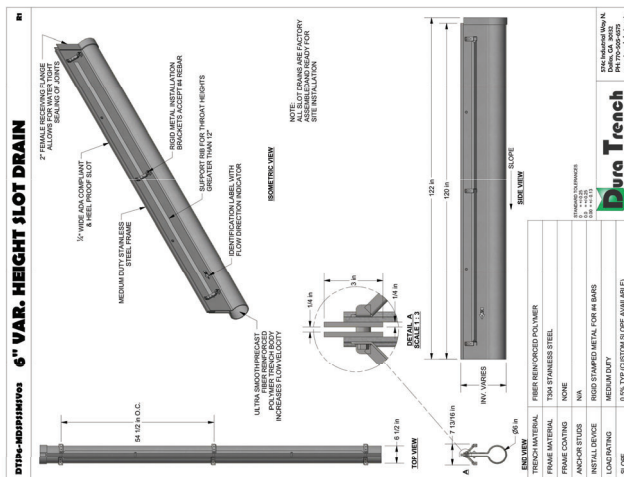
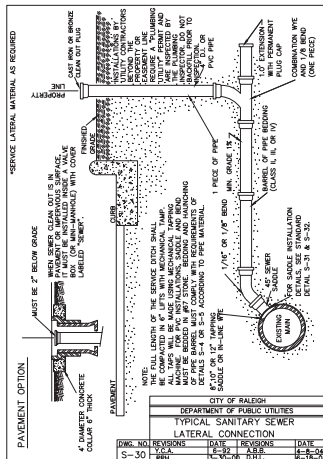
MAKE FOREST, NC 27587
WAKE COUNTY, NC

WATER/SEWER/STORM DETAILS

Project Engineer:	SL
Designed By:	WXB
Drawn By:	WXB
Checked By:	SL
Scale:	NTS
Date:	11/29/2020

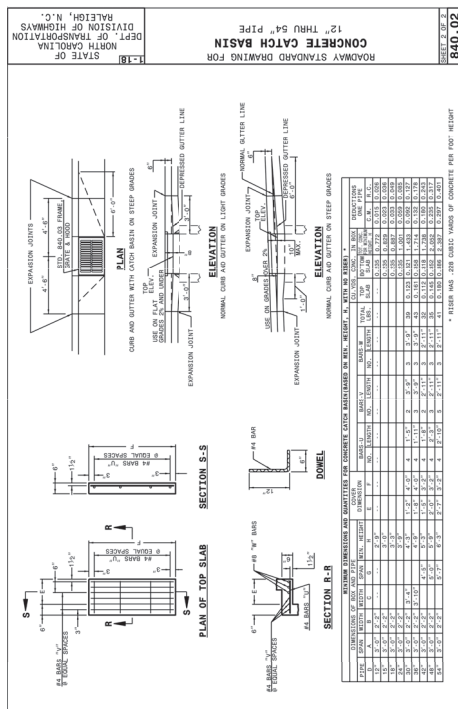
PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

01/29/2020



EMERGENCY TRENCH BOTTOM DIMENSIONS
FOR 600 TO 750 PVC GRAVITY PIPE

NOTES:
1. TRENCHES REQUIRING SHORING AND BRACING, DIMENSIONS SHALL BE TAKEN FROM THE INSIDE FACE OF THE SHORING AND BRACING.
2. NO ROCKS OR BOLDERS 4" OR LARGER TO BE USED IN INITIAL BACKFILL.
3. ALL BACKFILL MATERIAL SHALL BE SUITABLE NATIVE MATERIAL.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS IN TRAFFIC AREAS, 12" IN NON-TRAFFIC AREAS.

[illegible]

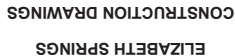
* RISER HAS .228 CUBIC YARDS OF CONCRETE PER 100' HEIGHT

140-02
SET 2 OF 2

EVA/C		DESCRIPTIONS
		REVISIONS



1081



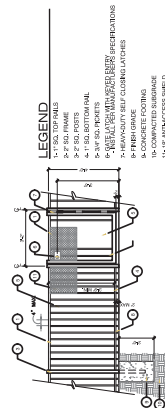
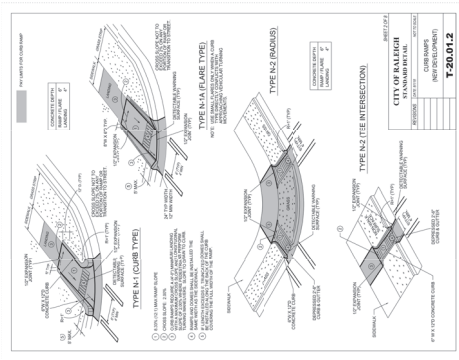
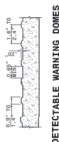
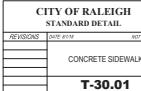
WAKE COUNTY, NC

SITE/NCDOT DETAILS

Project Engineer:	SL
Designed By:	WKB
Drawn By:	WKB
Checked By:	SL
Scale	NTS
Date:	11/29/2020
Plot Number:	170348

C802
SHEET

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION



NOTE: GATES SHALL BE SELF-CLOSING AND POSITIVE LATCHING.

FENCE & GATE ELEVATION

