



# Memo

To: Mayor and Town Board of Commissioners  
From: Julie Spriggs, GISP, CFM, CZO, Planner II  
Date: June 29, 2021  
Re: Item C.1 ANX 20-06 Contiguous Voluntary Annexation Petition by JA2GA, LLC, on 2005 and 2033 Wait Avenue

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## Summary Information

The Town has received a contiguous voluntary annexation petition for 13.102 acres from JA2GA, LLC for property located on 2005 and 2033 Wait Avenue, Wake County PIN# 1850962688 and 1850965586 into the Town of Rolesville Town Limits. As provided in G.S. 160A-31, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31. The Town Board of Commissioners accepted the Town Clerks Certification and scheduled a public hearing for Tuesday, May 4, 2021 at 7:00 pm in the Board Chambers at Rolesville Town Hall. The hearing was continued until July 9, 2021, for an updated sketch plan to be submitted and reviewed.

## Planning Staff Recommendation

Staff recommends continuing the public hearing and approval of the annexation ordinance received under G.S. 160A-31.

## Relationship to Current Budget/Goals

None

## Suggested Motion:

Motion to approve a contiguous voluntary annexation petition for 13.102 acres from JA2GA, LLC for property located on 2005 and 2033 Wait Avenue, Wake County PIN# 1850962688 and 1850965586 into the Town of Rolesville Town Limits.

## Attachments:

ANX 20-06 Town Clerk to Investigate the Sufficiency of the Petition.  
ANX 20-06 2005 and 2033 Wait Avenue Annexation Location Map  
ANX 20-06 2005 and 2033 Wait Avenue Annexation Petition  
ANX 20-06 2005 and 2033 Wait Avenue Annexation Bounday Map

**CERTIFICATE OF SUFFICIENCY**

**ANX 20-06: JA2GA LLC, 2005 & 2033 Wait Ave**

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 6th day of April 2021.

*Robin E. Peyton*






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Robin E. Peyton  
Town Clerk



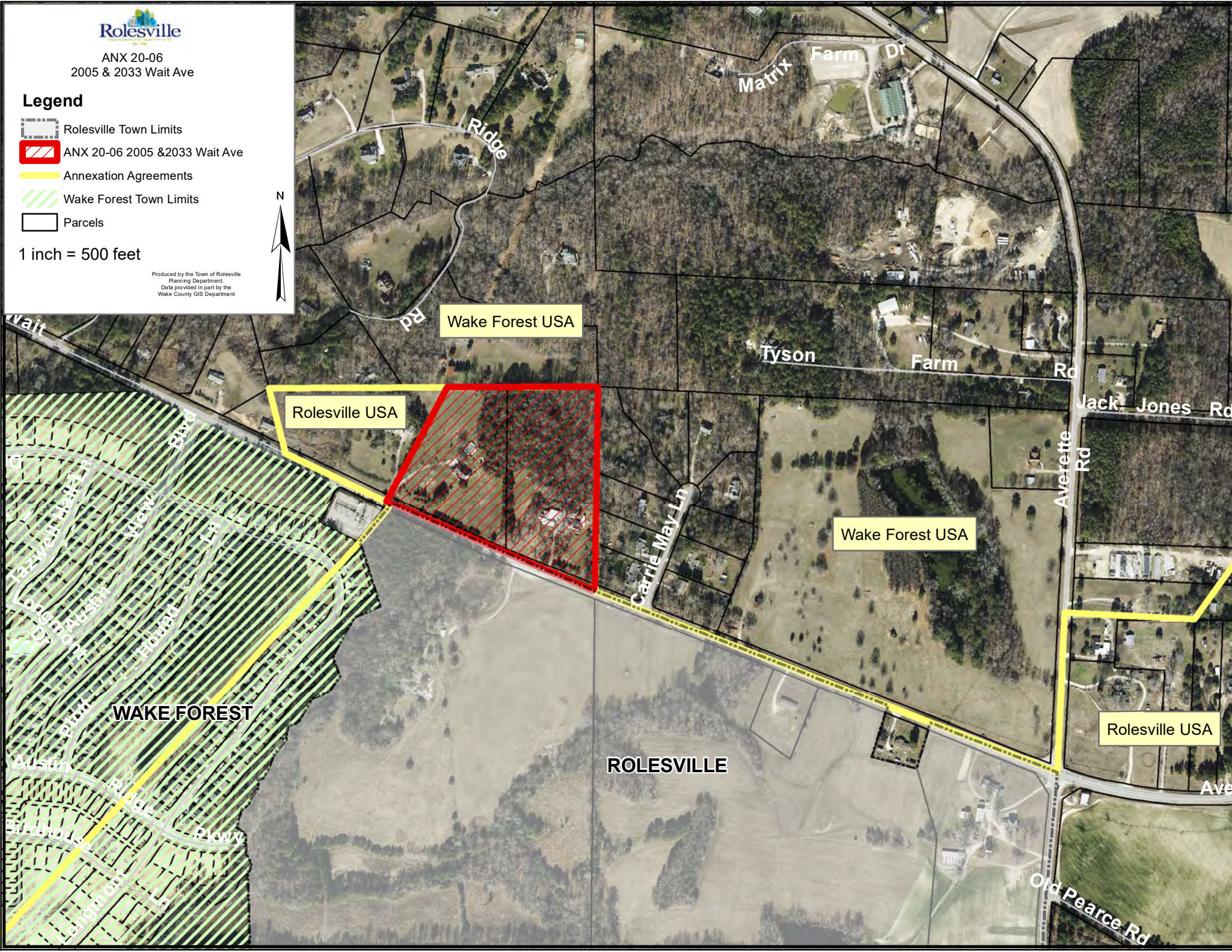
ANX 20-06  
2005 & 2033 Wait Ave

**Legend**

-  Rolesville Town Limits
-  ANX 20-06 2005 & 2033 Wait Ave
-  Annexation Agreements
-  Wake Forest Town Limits
-  Parcels

1 inch = 500 feet

Produced by the Town of Rolesville  
Planning Department.  
Data provided in part by the  
Wake County GIS Department



Wake Forest USA

Rolesville USA

Wake Forest USA

Rolesville USA

ROLESVILLE

WAKE FOREST



# TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record
2. A complete copy of the written metes and bounds description
3. A plat/map showing the surveyed property boundaries. This map must be to scale.

### SECTION 1 - LOCATION

Is the area contiguous with the existing corporate limits?  Yes or  No

Note: If the land is contiguous, this annexation will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1)

### SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?  Yes or  No

### SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1850965586	0195486	DB 017900	PG 01328	7	\$ 266,875
1850962688	0203215	DB017892	PG 02585	5.43	\$ 394,191
		DB	PG		\$

### SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

\_\_\_\_\_  
Signature of Owner #1 \_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Signature of Owner #2 \_\_\_\_\_  
Date Signed

- If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

JA2GA LLC

\_\_\_\_\_  
Name of Corporation

James M. Adams, Sr.

\_\_\_\_\_  
Printed Name of Registered Agent

James M. Adams, Sr.  
Signature of Registered Agent

818 White Street, Wake Forest, NC 27587

\_\_\_\_\_  
Address, State, Zip of Registered Office:

North Carolina, Wake County

I, Jerrianne I. Harvey, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this 12th day of October, 2020.



Jerrianne I. Harvey  
Notary Public  
My commission expires: 12/16/2020

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES, THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.



THIS 9TH DAY OF OCTOBER A.D. 2020.

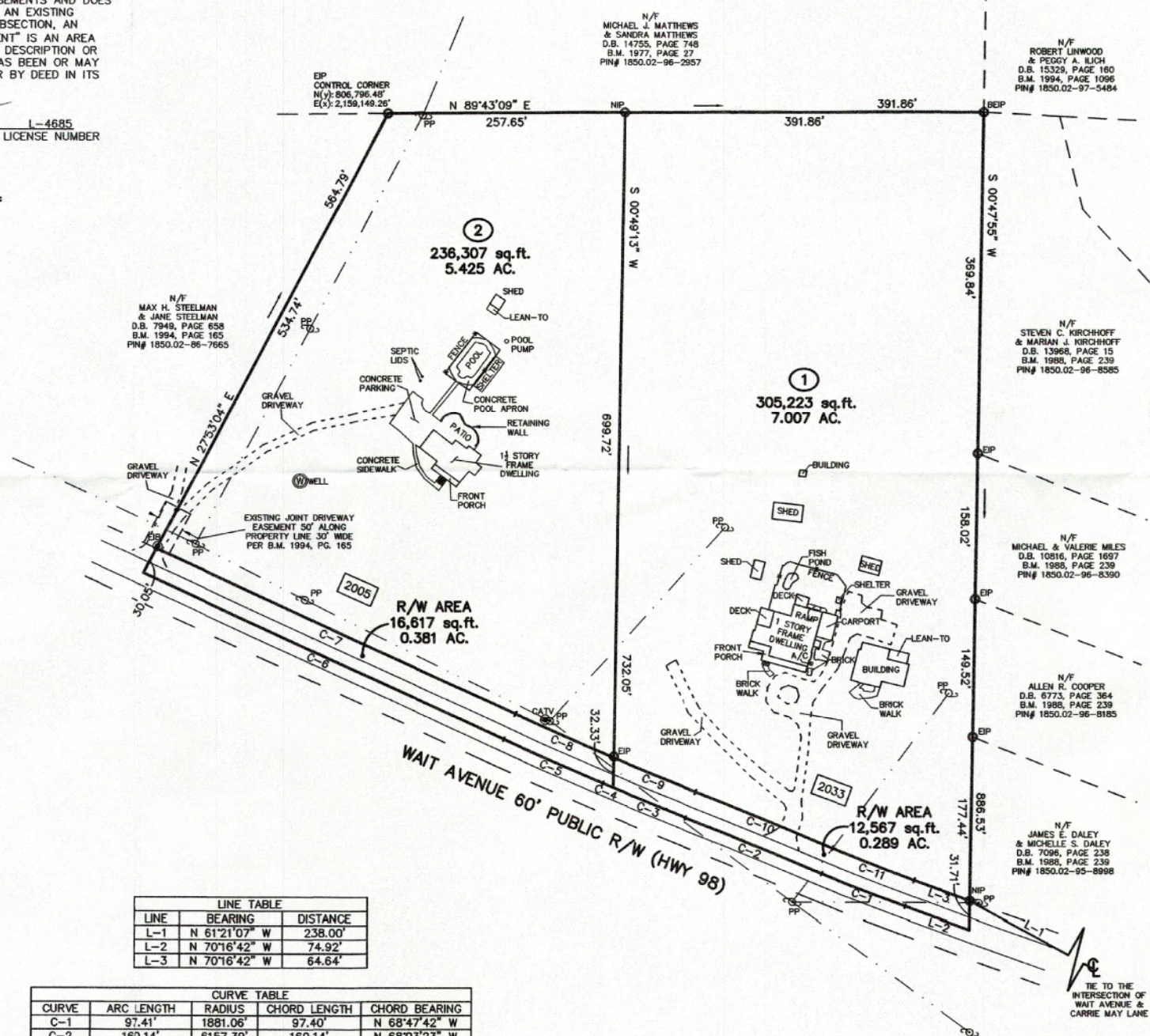
*[Signature]*  
L-4685  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

*[Signature]*  
L-4685  
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

**LAND SURVEYOR/CONTACT**

CAWTHORNE, MOSS & PANCIERA, PC  
L. JORDAN PARKER, PLS  
333 S. WHITE STREET  
WAKE FOREST, NC 27587  
(919) 556-3148  
JORDAN@CMPPLS.COM



LOT 1 - 305,223 S.F./7.007 AC.  
R/W AREA - 12,567 S.F./0.289 AC.  
LOT 2 - 236,307 S.F./5.425 AC.  
R/W AREA - 16,617 S.F./0.381 AC.  
TOTAL AREA TO BE ANNEXED  
570,714 S.F./13.102 AC.

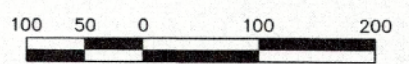
- LEGEND:**
- EP - EXISTING IRON PIPE
  - EB - EXISTING IRON BAR
  - BEIP - BENT IRON PIPE
  - BEIB - BENT IRON BAR
  - CM - CONCRETE MONUMENT
  - EPM - EXISTING PK NAIL
  - SPK - SET PK NAIL
  - NIP - NEW IRON PIPE SET
  - R/W - RIGHT OF WAY
  - CATV - CABLE TV BOX
  - EB - ELECTRIC BOX
  - TEL - TELEPHONE PEDESTAL
  - PP - POWER POLE
  - OHL - OVERHEAD LINE
  - LP - LIGHT POLE
  - WM - WATER METER
  - WV - WATER VALVE
  - CO - SEWER CLEAN-OUT
  - XXXX - ADDRESS

- NOTES:**
- AREA COMPUTED BY COORDINATE METHOD.
  - THERE IS NO MONUMENT WITHIN 2000' OF THIS PROPERTY.
  - THIS PLAT SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.
  - ALL BEARINGS AND DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS
  - THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOOD ZONE PER PANEL # 3720-1850-00J DATED MAY 2, 2006

**LINE TYPE LEGEND**

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

ANNEXATION MAP FOR  
**LOT 1 & 2  
BARHAM LAND**  
WAIT AVENUE  
OWNER: JA2GA, LLC  
REF: D.B. 17900, PAGE 1328  
REF: D.B. 17892, PAGE 2585  
REF: B.M. 1992, PAGE 1174  
REF: B.M. 1994, PAGE 165  
WAKE FOREST TOWNSHIP  
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

SEPTEMBER 18, 2020

ZONED HD

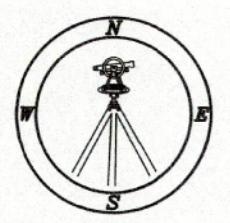
LOT 1 - PIN #1850.02-96-5586  
LOT 2 - PIN #1850.02-96-2688

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	N 61°21'07" W	238.00'
L-2	N 70°16'42" W	74.92'
L-3	N 70°16'42" W	64.64'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	97.41'	1881.06'	97.40'	N 68°47'42" W
C-2	160.14'	6157.39'	160.14'	N 68°03'23" W
C-3	86.34'	3538.02'	86.34'	N 68°06'09" W
C-4	12.10'	3538.02'	12.10'	N 67°18'19" W
C-5	117.71'	3538.02'	117.71'	N 66°15'15" W
C-6	431.49'	97847.83'	431.49'	N 65°25'39" W
C-7	429.82'	97877.83'	429.82'	S 65°25'37" E
C-8	115.71'	3508.02'	116.71'	S 66°15'15" E
C-9	97.61'	3508.02'	97.60'	S 68°00'16" E
C-10	160.92'	6187.39'	160.92'	S 68°03'23" E
C-11	95.85'	1851.06'	95.84'	S 68°47'42" E



WAITAVE2005.DWG - JC

After Recording Mail to:      Town of Rolesville  
   P. O. Box 250  
   Rolesville, NC 27571

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE TOWN OF ROLESVILLE UNDER THE  
AUTHORITY GRANTED BY PART 1, ARTICLE 4A  
CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

ORDINANCE 2021-O-12  
CASE ANX 20-06

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WHEREAS, the Mayor and Board of Commissioners for the Town of Rolesville, North Carolina has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31; and

WHEREAS, a public hearing on the question of this annexation was held in the Town Board Room at Rolesville Town Hall located at 502 Southtown Circle, Rolesville, NC 27571 at 7:00 pm or thereafter on May 4, 2021, after due notice; and

WHEREAS, the Mayor and Board of Commissioners finds that the proposed annexation meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Rolesville, North Carolina that:

Section 1. By the authority granted by G.S. 160A-31, the following described contiguous property owned by the JA2GA LLC, is hereby annexed, made part of the Town of Rolesville effective as of May 4, 2021:

*BEGINNING AT AN EXISTING IRON PIPE, SAID IRON PIPE BEING THE REAR COMMON CORNER OF LOTS 2 AND 3, BARHAM LAND (B.M. 1994, PG. 165) WITH NC GRID NAD 83/2011 COORDINATES N(Y): 806,796.48' E(X): 2,159,149.26'; THENCE N 89°43'09" E A DISTANCE OF 257.65' TO A NEW IRON PIPE; THENCE N 89°43'09" E A DISTANCE OF 391.86' TO A BENT EXISTING IRON PIPE; THENCE S 00°47'55" W A DISTANCE OF 369.84' TO AN EXISTING IRON PIPE; THENCE S 00°47'55" W A DISTANCE OF 158.02' TO AN EXISTING IRON PIPE; THENCE S 00°47'55" W A DISTANCE OF 149.52' TO AN EXISTING IRON PIPE; THENCE S 00°47'55" W A DISTANCE OF 177.44' TO A NEW IRON PIPE AT THE RIGHT-OF-WAY OF WAIT AVENUE (HWY98); THENCE S 00°47'55" W A DISTANCE OF 31.71' TO A POINT; THENCE N 70°16'42" W A DISTANCE OF 74.92' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 97.41', WITH A RADIUS OF 1881.06', WITH A CHORD BEARING OF N 68°47'42" W, WITH A CHORD LENGTH OF 97.40', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 160.14', WITH A RADIUS OF 6157.39', WITH A CHORD BEARING OF N 68°03'23" W, WITH A CHORD LENGTH OF 160.14', TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 86.34', WITH A RADIUS OF 3538.02', WITH A CHORD BEARING OF N 68°06'09" W, WITH A CHORD LENGTH OF 86.34', TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 12.10', WITH A RADIUS OF 3538.02', WITH A CHORD BEARING OF N 67°18'19" W, WITH A CHORD LENGTH OF 12.10', TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 117.71', WITH A RADIUS OF 3538.02', WITH A CHORD BEARING OF N 66°15'15" W, WITH A CHORD LENGTH OF 117.71', TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 431.49', WITH A RADIUS OF 97847.83', WITH A CHORD BEARING OF N 65°25'39" W, WITH A CHORD LENGTH OF 431.49', TO A POINT; THENCE N 27°53'04" E A DISTANCE OF 30.05' TO AN EXISTING IRON BAR AT THE RIGHT-OF-WAY OF WAIT AVENUE (HWY98) BEING THE COMMON CORNER OF LOTS 2 AND 3; THENCE N 27°53'04" E A DISTANCE OF 534.74' TO AN EXISTING IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 570,714 SQUARE FEET, 13.102 ACRES SHOWN ON AN ANNEXATION BOUNDARY MAP, TITLED ANNEXATION MAP FOR LOT 1 & 2, BARHAM LAND, PREPARED BY CAWTHORNE, MOSS & PANCIERA, RECORDED IN BOOK OF MAPS \_\_\_\_\_, PAGE \_\_\_\_\_.*

Section 2. That the Mayor and Board of Commissioners directs a duly certified copy of this ordinance and annexation boundary map be submitted for filing to the Office of the Register of Deeds of Wake County and the Office of the Secretary of the State of North Carolina.

Adopted this 4<sup>th</sup> day of May 2021.

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Ronnie I. Currin  
Town of Rolesville Mayor

## **CERTIFICATION**

I, Robin E. Peyton, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this 4th day of May 2021.

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Robin E. Peyton  
Town Clerk





# Memo

To: Rolesville Planning Board

From: Julie Spriggs, GISP, CFM, CZO

Date: June 29, 2021

Re: **Item C.2 Map Amendment MA 20-04 – 2005 and 2033 Wait Avenue**

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## Item C.4

MA 20-04 – Petition by JA2GA, LLC to rezone 12.43 acres located at 2005 and 2033 Wait Avenue (Wake County PINs 1850-96-5586 and 1850-96-2688) from Wake County Zoning Highway District (HD) to Rolesville Residential R3 Conditional Zoning District (R3-CZ).

### Summary Information

Property Address: 2005 and 2033 Wait Avenue  
PINs: 1850-96-5586 and 1850-96-2688  
Applicant: JA2GA, LLC  
Deeded Acreage: 12.43  
Current Zoning: Wake County Zoning Highway District (HD)  
Proposed Zoning: Rolesville Residential R3 Conditional Zoning District (R3-CZ)

### Current Land Use and Existing Conditions

Both parcels have frontage along Wait Avenue. The properties are currently single-family uses, located outside the extraterritorial jurisdiction (ETJ), within our annexation agreement boundary with the Town of Wake Forest, our Urban Service Area, and county-zoned Highway District (HD). Adjacent parcels to the west and east are county-zoned Highway District (HD). Adjacent properties to the north are county-zone Residential (R-30). Parcels to the south are zoned Rolesville Residential Planned Unit Development (R&PUD).

The Unified Development Ordinance states the intent for the Residential R3 district is established as a district in which the principal use of the land is for high density, pedestrian-friendly residential purposes. The regulations of this district are intended to discourage any use, which, because of its character, would be a nuisance to the

development of residences and would be detrimental to the quiet residential nature of the areas included within this district.

### **Neighborhood Meeting**

A virtual neighborhood meeting was held due to COVID-19 restrictions. The attendance list and minutes of the meeting are included as attachments to this memo.

### **2017 Rolesville Comprehensive Plan and Consistency Statement**

The Future Land Use Map does not include these parcels along Wait Avenue. The parcels just south on Wait Avenue are included as medium residential.

Medium Density Residential is classified as predominately single-family residential uses with portions of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre, including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.

### **Town Plans**

The 2002 Thoroughfare Plan calls for a four-lane landscaped median road along Wait Avenue.

The Comprehensive Bicycle Plan did not include recommendations for this area.

The Main Street Plan did not include a scope of analysis that covered this area.

### **Traffic Impact Analysis (TIA)**

No Traffic Impact Analysis is required as the development will not add more than 100 trips per peak hour nor more than 1000 daily trips.

### **Continued Hearing**

The public hearing was opened on May 4, 2021, and continued until July 8, 2021. The hearing was continued for the applicant to submit a sketch plan consistent with the unified development ordinance for a conditional district rezoning request.

The sketch plan has been submitted and complies with Section 5.4.2 and 15.3.5 of the unified development ordinance.

A site plan will be submitted, reviewed by the technical review committee, and approved as an evidentiary hearing process compliant with the unified development ordinance as this application was submitted prior to the adoption of the land development ordinance on June 1, 2021.

### **Planning Staff Recommendation**

The annexation of this property is running concurrently with this zoning request. The annexation must be approved before the Town may apply zoning regulations to these

parcels. The Town Board must apply Rolesville zoning regulations within a limited timeframe once a parcel is annexed. This request is directly related to the annexation petition.

Staff finds the request reasonable, in the public interest, and as amended, will be consistent with the Comprehensive Plan and Future Land Use Plan and recommends approval of MA 20-04.

If the board finds the request unreasonable, not in the public interest, and as amended, will not be consistent with the Comprehensive Plan and Future Land Use Plan, the board should recommend a zoning classification to the Board of Commissioners that satisfies the requirements for approval.

### **Planning Board Recommendation**

Board Member Pearce motioned to recommend the Town Board of Commissioners approval of Map Amendment 20-04 to rezone parcels identified at 2005 and 2033 Wait Avenue from Wake County HD zoning to the town of Rolesville R3-CZ district and amend the Town's Comprehensive Plan and amend the future land use map to identify this area as medium density residential consistent with the surrounding land use. The petition is reasonable and in the public interest; important to note if the town board approves the voluntary annexation, this application is for a voluntary annexation request, not a forced annexation. The motion was seconded by Board Member Schwartz and carried by unanimous roll call vote.

### **Suggested Motion**

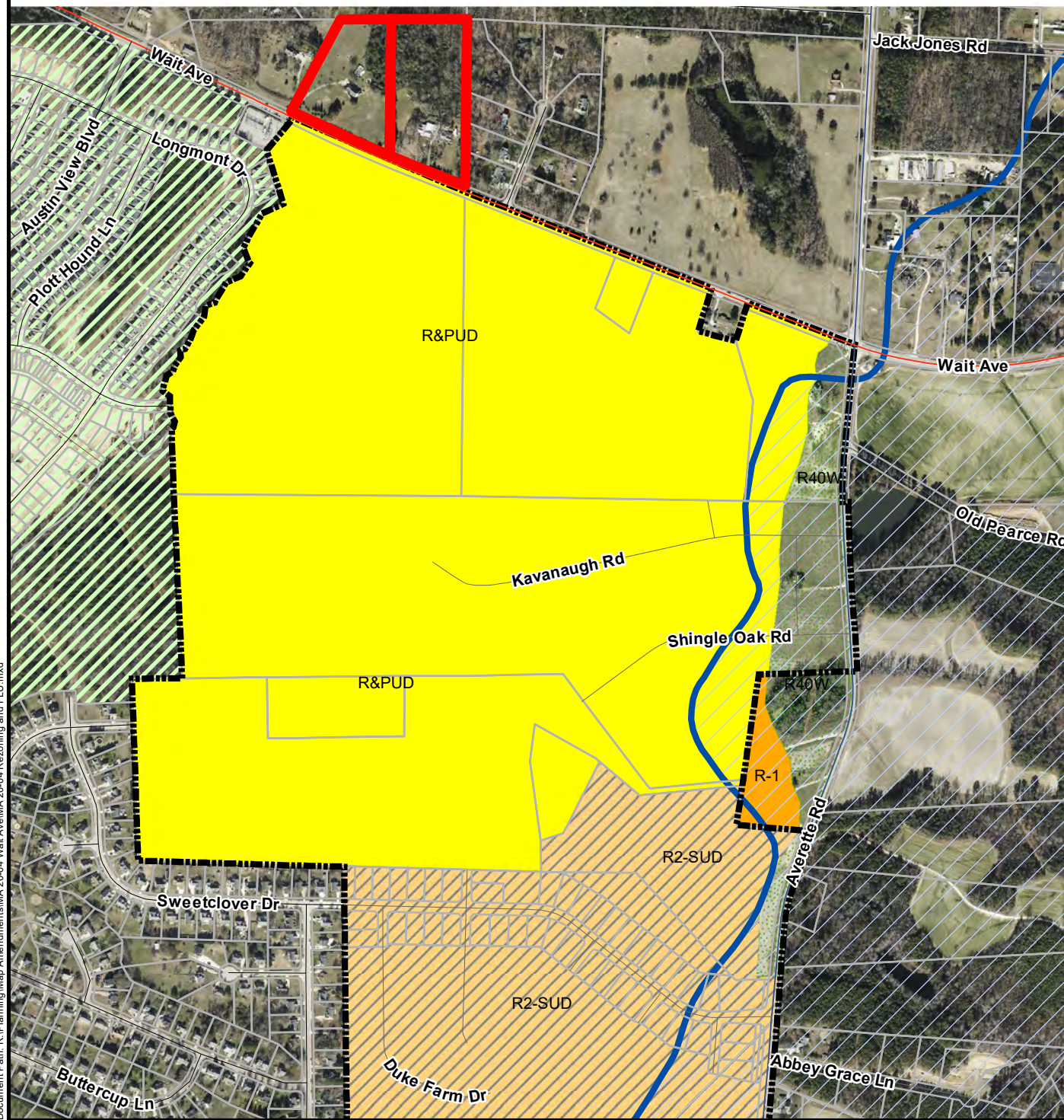
Motion to approve of MA 20-04 to rezone 2005 and 2033 Wait Avenue from Wake County HD Zoning District to Rolesville Residential R3-CZ and amend the Town's Comprehensive Plan and Future Land Use Map to identify this area medium-density residential, consistent with the surrounding land use. The petition is reasonable and in the public interest.

### **Attachments**

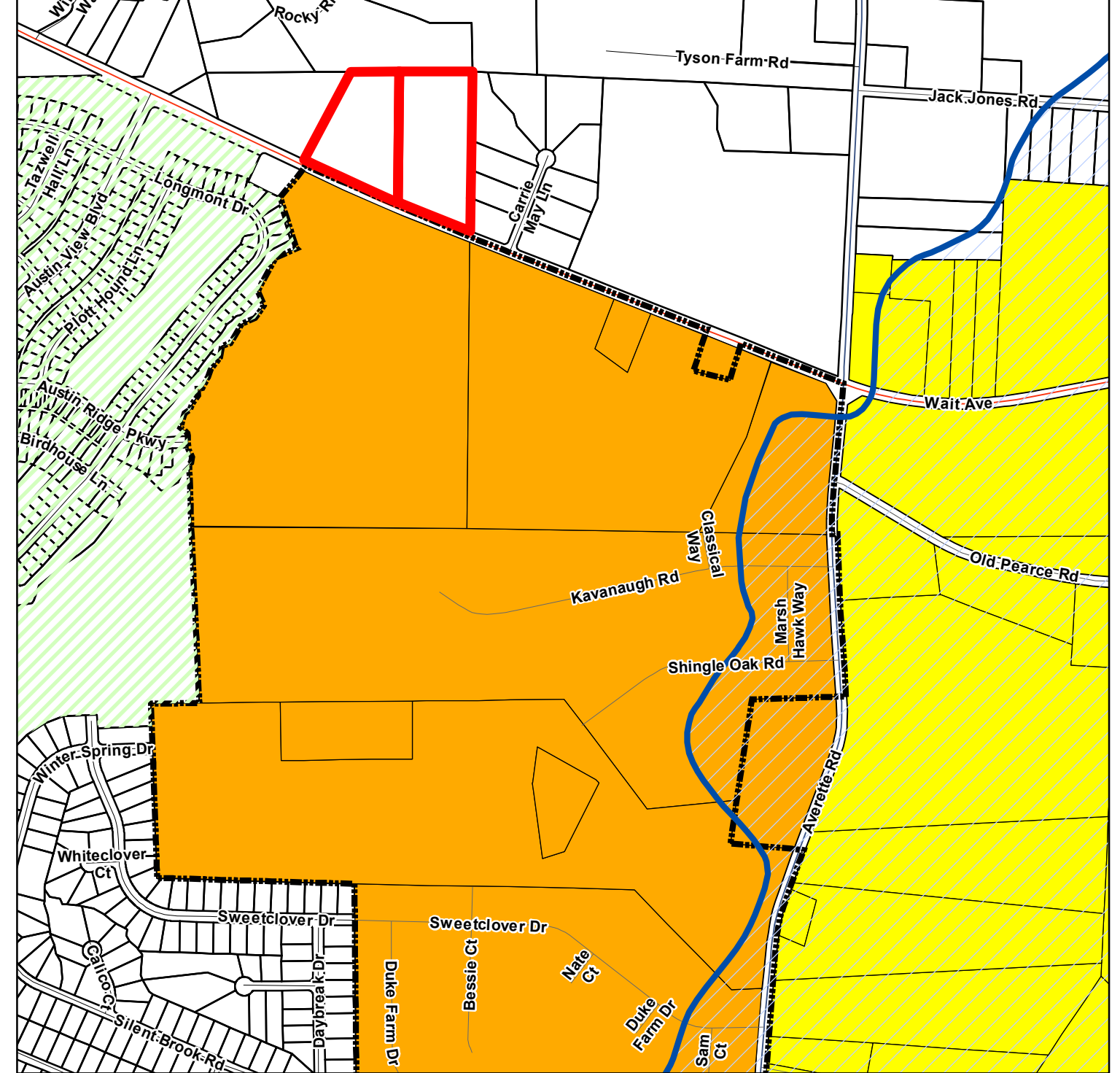
- MA 20-04 Existing Zoning and Future Land Use Map
- MA 20-04 Rezoning Request Application
- MA 20-04 Proposed Conditions
- MA 20-04 Sketch Plan and Elevations
- MA 20-04 Trip Generation Letter
- MA 20-04 Neighborhood Meeting Minutes, Attendance List
- MA 20-04 Resolution for Consistency Statement

# MA 20-04 2005 and 2033 Wait Avenue

## Existing Zoning



## Future Land Use



Document Path: R:\Planning\Map Amendments\MA 20-04 Wait Ave\MA 20-04 Rezoning and FLU.mxd



Planning Department

### Legend

- MA 20-04 Request Area
- Rolesville Town Limits
- Water Supply Watershed

- Low Density Residential
- Medium Density Residential



1 inch = 750 feet



Case No. \_\_\_\_\_

Date \_\_\_\_\_

# Map Amendment Application

## Contact Information

Property Owner JA2GA LLC

Address 818 S White St City/State/Zip Wake Forest, NC 27587

Phone 919-556-5418 Email jmas@millridgeco.com

Developer Same

Contact Name \_\_\_\_\_

Address \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

## Property Information

Address 2005 and 2033 Wait Ave

Wake County PIN(s) 1850962688 and 1850965586

Current Zoning District HD (Wake County) Requested Zoning District R-III CZ

Total Acreage 12.43

## 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 James M. Adams, Sr. Date 2/2/21

STATE OF NORTH CAROLINA

COUNTY OF Wake

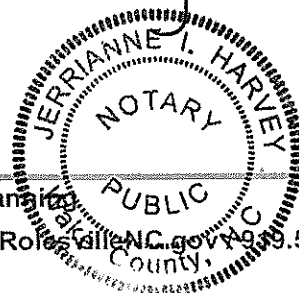
I, a Notary Public, do hereby certify that James M. Adams, Sr.

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

the 12<sup>th</sup> day of February 20 21

My commission expires 12/16/25

Signature Jerrianne I. Harvey Seal



Town of Rolesville Planning

## **Wait Ave Rezoning**

### **Proposed Conditions**

1. A minimum 5' landscaped berm or minimum 6' opaque fence shall be placed around the perimeter of the property.
2. Site construction shall occur between the hours of 8AM and 6PM Monday through Saturday. The blasting, hammering, drilling or similar destruction of rock shall occur between the following hours: 9AM and 6PM Monday through Friday and 10AM and 6PM Saturday.

REV #	DESCRIPTION	DATE	BY
1	TOWN OF ROLESVILLE COMMENTS	6/29/2021	FLM

**SUMMARY INFORMATION**  
 DEVELOPMENT NAME: WAIT AVE TOWNHOMES  
 SITE ADDRESS: 2006 AND 2033 WAIT AVE  
 PIN NUMBERS: 1850-96-2968 AND 1850-96-5588  
 TOTAL ACREAGE: 12.43 AC  
 TOWN: TOWN OF ROLESVILLE, RESIDENTIAL  
 PROPOSED USE: TOWNHOME SUBDIVISION  
 JURISDICTION: TOWN OF ROLESVILLE  
 CURVE RT ZONING DISTRICT: HO (WAKE COUNTY)  
 PROPOSED ZONING DISTRICT: R1-C2D  
 PROPOSED UNITS: 77  
 PROPOSED DENSITY: 8.15 UNITS/AC  
 PROPOSED BLDG HEIGHT: 3-2'  
 SETBACKS:  
 FRONT: 15'  
 REAR: 15'  
 REQUIRED OPEN SPACE: 1.86 AC (15%)  
 PROPOSED OPEN SPACE: 4.10 AC (33%)

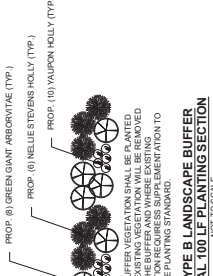
**PARKING REQUIREMENTS:**  
 TOWNHOME PARKING REQUIRED FOR 0.25 GLEET SPACE PER UNIT  
 TWO SPACES PER UNIT PLUS 0.25 GLEET SPACE PER UNIT  
 TOWNHOME PARKING REQUIRED FOR 77 BEDROOM UNITS:  
 77 UNITS \* 1.75 SPACES = 134 SPACES  
 TOWNHOME PARKING PROVIDED:  
 134 SPACES  
 MAIL KIOSK PARKING REQUIRED FOR 63 UNITS:  
 63 UNITS \* 1.0 SPACES = 63 SPACES  
 3 SHORT-TERM PARKING SPACES (ONE OF WHICH IS ADA COMPLIANT)  
 MAIL KIOSK PARKING PROVIDED:  
 63 SPACES  
 TOTAL PARKING SPACES \* SMALL KIOSK SPACES = 188 SPACES  
 (1 IS ADA ACCESSIBLE)  
 188 TOWNHOME SPACES \* SMALL KIOSK SPACES = 188 SPACES  
 (1 IS ADA ACCESSIBLE)

**ENGINEER:**  
 FLM ENGINEERING, INC.  
 PO BOX 9127  
 RALEIGH, NC 27602  
 919.403.1001

- NOTES**
- SKETCH PLAN BASED ON WAKE COUNTY GEODATA PARCEL DATA. ALL EXISTING EASEMENTS, ENCROACHMENTS, AND RIGHT-OF-WAY ON THE PROPERTY (ES) INDICATED.
  - THERE ARE NO AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 372185001 EFFECTIVE 5/2/2008.
  - EXISTING TOPOGRAPHIC DATA SHOWN IN WAKE COUNTY GIS TWO-FOOT CONTOURS.
  - EXISTING TREE LINE APPROXIMATED FROM AERIAL IMAGE INTERPRETATION.
  - THE PROJECT SHALL BE COMPLETED IN ONE PHASE.
  - SITE CONSTRUCTION SHALL OCCUR BETWEEN THE EXISTING HAMMERBEE DRILLING OR BARRAGE FOLLOWING THE EXISTING HAMMERBEE DRILLING OR BARRAGE. THE EXISTING HAMMERBEE DRILLING OR BARRAGE SHALL BE DEMOLISHED AND RECONSTRUCTED FOLLOWING THE EXISTING HAMMERBEE DRILLING OR BARRAGE. THE EXISTING HAMMERBEE DRILLING OR BARRAGE SHALL BE DEMOLISHED AND RECONSTRUCTED FOLLOWING THE EXISTING HAMMERBEE DRILLING OR BARRAGE.
  - PLAYGROUND SHALL HAVE AT A MINIMUM TWO (2) STRUCTURE, (1) SLIDING AND ONE (1) GOLFPLAY AND FOUR (4) PONYC TABLES.
  - PONIC AREA SHALL HAVE AT A MINIMUM ONE (1) GAZEBO AND FOUR (4) PONYC TABLES.

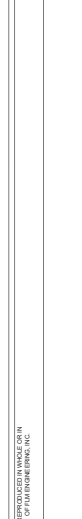
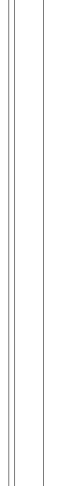
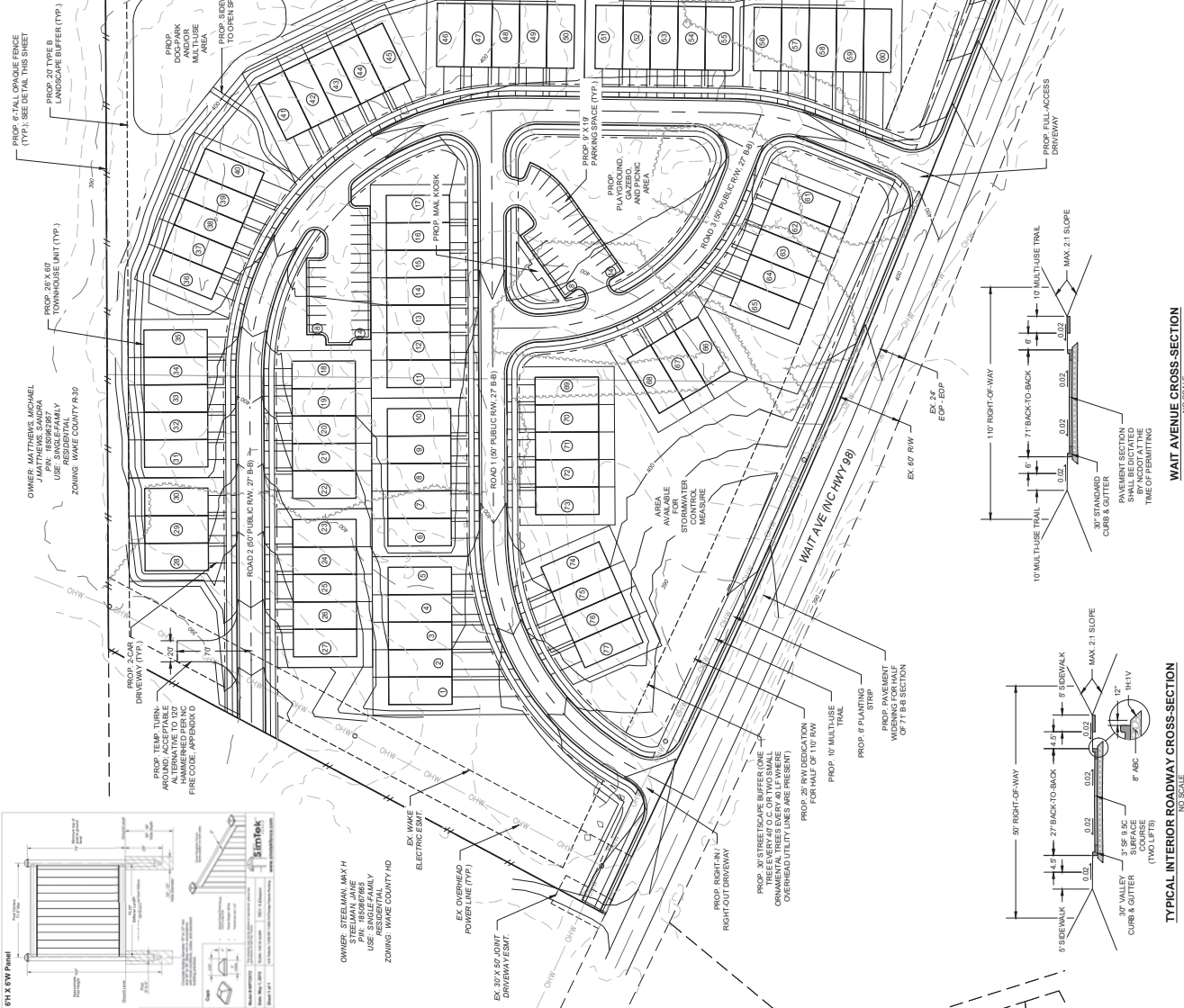
**LEGEND**

---	EX. PROPERTY LINE
---	EX. ADJACENT OWNERS
---	EX. GAZONED AREA
---	EX. CENTERLINE
---	EX. MAJOR CONTOUR (10')
---	EX. MINOR CONTOUR (2')
---	EX. OVERHEAD ELECTRIC LINE
---	EX. TREE LINE
---	PROP. RIGHT-OF-WAY
---	PROP. LOT LINES
---	PROP. BUFFER
---	PROP. MAJOR CONTOUR (10')
---	PROP. MINOR CONTOUR (2')
---	PROP. PALLORQUE FENCE
---	PROP. (8) GREEN GIANT ARBORETUM (TYP.)
---	PROP. (10) YAUPOIN HOLLY (TYP.)



**20' TYPE B LANDSCAPE BUFFER**  
 TYPICAL 100 LF PLANTING SECTION  
 NO SCALE

NOTE: BUFFER VEGETATION SHALL BE PLANTED WITHIN THE BUFFER AND WHERE EXISTING VEGETATION REQUIRES SUPPLEMENTATION TO MEET THE PLANTING STANDARDS.



**WAIT AVENUE CROSS SECTION**  
 NO SCALE

**TYPICAL INTERIOR ROADWAY CROSS-SECTION**  
 NO SCALE



Front Elevation





Left Elevation



Right Elevation



Rear Elevation

October 9, 2020

Danny Johnson, AICP  
Planning Director  
Town of Rolesville  
502 Southtown Circle  
Rolesville, NC 27571

**Reference: Wait Ave Parcels  
Trip Generation Estimate**

Dear Mr. Johnson:

Per the Town of Rolesville Unified Development Ordinance (UDO) section 9.11.2 (A), a Traffic Impact Analysis is required at the time of application of any zoning map amendment (rezoning), special use permit, site plan, and/or preliminary subdivision plat if:

- (1) the proposed development, or phase of development, or contiguous tracts under the same ownership, would accommodate or could be expected to generate 100 or more added vehicle trips to or from the site during the peak traffic hour (based on the proposed development or the adjacent roads and intersections); or
- (2) the proposed development, or phases of development, or contiguous tracts under the same ownership, would accommodate or could be expected to generate 1,000 or more added vehicle trips to or from the site during a 24-hour period (based on the proposed development or the adjacent roads and intersections).

The Wait Ave parcels (Wake County PINs 1850-96-5586 and 1850-96-2688), totaling approximately 12.43 acres, are proposed to be rezoned to the Residential III (R-III) district for development of townhouses. Per UDO Section 6.5, the maximum overall density for an R-III development shall not exceed eight units per acre for townhouse units. Thus, the maximum yield for the site is 99 townhouse units (8 units per acre x 12.43 acres = 99.44 units). Using the Trip Generation Handbook, 9<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE), the estimated trips produced by the Wait Ave parcels based on ITE Code 230 for townhouses are as follows:

*AM peak hour = 51*  
*PM peak hour = 70*  
*Daily trips = 638*

The expected vehicle trips are below the minimum requirements set forth by the Town of Rolesville UDO, and therefore, no traffic impact analysis is required.

Please let me know if you have any questions or need any additional information.

Sincerely,



Jon D. Frazier, PE, LEED AP  
Principal  
919.610.1051  
[ifrazier@flmengineering.com](mailto:ifrazier@flmengineering.com)



# FLMENGINEERING

January 27, 2021

**Reference: 2005 and 2033 Wait Avenue Rezoning  
Neighborhood Meeting Notification**

Dear Neighbor:

We are writing to notify you of a neighborhood meeting to discuss the proposed rezoning of 2005 and 2033 Wait Avenue (Wake County PINs 1850-96-2688 and 1850-96-5586) from the current Wake County Highway District (HD) to Town of Rolesville Residential III District (R-III).

Per town requirements, we are notifying neighbors adjacent to the property. Due to the ongoing COVID-19 pandemic closures and guidelines, the meeting will be virtual and will be held on Wednesday, February 10, 2021 at 6:00 PM. The virtual meeting link and alternate telephone call-in information are listed below.

**For Virtual Meeting Access (Microsoft Teams):**

Enter <http://bit.ly/2YhcCY6>, into the web browser of your choice.

Please note, for virtual meeting access, your computer must include a microphone and speakers.

**For Access via Telephone (Voice Only):**

Telephone Number: 919-999-3953  
Conference ID Code: 771 567 934#

We look forward to your attendance.

Sincerely,



Jon D. Frazier, PE, LEED AP  
Principal  
919.610.1051  
jfrazier@flmengineering.com

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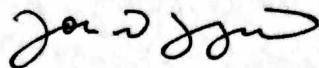
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Principal  
919.610.1051  
jfrazier@flmengineering.com



**SUMMARY INFORMATION**

DEVELOPMENT NAME: WAIT AVE TOWNHOMES  
 SITE ADDRESS: 2005 AND 2033 WAIT AVE  
 PIN NUMBERS: 1520-05-2508 AND 1500-05-0508  
 TOTAL ACRES: 12.43 AC  
 EXISTING USE: SINGLE-FAMILY RESIDENTIAL  
 PROPOSED USE: TOWNHOME SUBDIVISION  
 JURISDICTION: TOWN OF ROLESVILLE  
 CURRENT ZONING DISTRICT: HD (WARE COUNTY)  
 PROPOSED ZONING DISTRICT: R3  
 PROPOSED UNITS: 32  
 MAX. DENSITY: 3 UNITS/AC  
 PROPOSED DENSITY: 7.96 UNITS/AC  
 SETBACKS:  
 FRONT: 15'  
 REAR: 15'  
 REQUIRED OPEN SPACE: 1.36 AC (10%)  
 ENGINEER:  
 FLM ENGINEERING, INC.  
 PO BOX 91727  
 RALEIGH, NC 27675  
 919.510.1051

**NOTES**

1. CONCEPT BASED ON WAKE COUNTY GIS DATA AND NOT GUARANTEED TO BE ACCURATE OR COMPLETE.

**LEGEND**

- EX. PROPERTY LINE
- EX. ADJACENT OWNERS
- PROP. RIGHT-OF-WAY
- PROP. LOT LINES
- PROP. BUFFER

POST OFFICE BOX 91727  
 RALEIGH, NORTH CAROLINA 27675  
 PHONE: 919.510.1051  
 FIRM NO LICENSE NUMBER C-4232

REVISION HISTORY			
REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 34" X 36"

**PRELIMINARY PLANS**  
 DO NOT USE FOR CONSTRUCTION

00 25 0 50  
 SCALE: 1 INCH = 50 FEET

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH ON ORIGINAL DRAWING

IF IT IS NOT 1 INCH ON THIS SHEET, ADJUST YOUR SCALE ACCORDINGLY.

WAIT AVE TOWNHOMES  
 2005 AND 2033 WAIT AVE  
 ROLESVILLE, NC

DATE:	08-05-2020
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	

**CONCEPT PLAN**

C-1

SHEET 1 OF 1

© 2020 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.



## **Wait Ave Rezoning Neighborhood Meeting Summary**

On Wednesday, February 11, 2021, a neighborhood meeting was held to inform neighbors of the proposed rezoning of 2005 and 2033 Wait Avenue and to gain their feedback for consideration in the rezoning. The notification sent to the neighbors is attached along with the list of neighbors notified. The neighbors that attended the meeting are shown on the attached attendees list. Jon Frazier, a Principal with FLM Engineering, represented the developer.

Following a brief presentation by Mr. Frazier, the neighbors in attendance were invited to ask questions and share comments and concerns. Below is a list of the questions, comments, and concerns raised along with answers provided by Mr. Frazier. The questions and answers are listed by attendee in alphabetical order and summarized for brevity.

### **Randall Cooper**

**Q1: From where will public water and sewer be extended to the property?**

A: Water will be extended approximately 800 linear feet from the Wake Electric substation to the west through the Wait Ave right-of-way to the property. Sewer will be extended approximately 2,500 linear feet from the west through the Wait Ave right-of-way to the property.

### **Steve Kirchhoff**

**Q1: Why is the property in Rolesville's jurisdiction when surrounding properties appear to be in Wake Forest's jurisdiction?**

A: The properties are included in an annexation agreement between the Town of Rolesville and the Town of Wake Forest, which places them within Rolesville's jurisdiction.

**Q2: What is the maximum number of townhomes that could be on the property?**

A: If the rezoning is successful, Rolesville's maximum density for townhomes is 8 units/acre, which would allow for 99 units on the 12.43-acre property.

**Q3: Is there a comparable townhome development?**

A: Because rezoning is the first step in the process, a site plan has not been approved and a townhome builder not selected, so the site layout and type/style of units are not known at this time.

**Q4: Will a provision be made for the adjacent owners' privacy such as a fence?**

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

**Q5: Traffic is a concern because of upcoming developments on Averette Road and the future K-12 school in addition to traffic generated by this development.**

A: This development was not required to complete a traffic study because the number of peak hour and daily trips are less than the town's required number of trips for a traffic study. However, the developments on Averette Road and the K-12 school were likely required to complete traffic studies, which will hopefully provide improvements to traffic in the area.

### **Sandy and Michael Matthews**

**Q1: Is there a site plan (Ms. Matthews noted that the town posted the site concept plan online)?**

A: Mr. Frazier shared the site concept plan noting that it was subject to change as the project moves forward.

**Q2: Describe the buffer to the north.**

A: The required width of the perimeter buffers is prescribed by the Town of Rolesville. If existing vegetation is removed from the buffers, they will be replanted per the town's buffer planting requirements.

**Q3: Will there be any stormwater runoff issues?**

A: Based on the topography, stormwater runoff is generally anticipated to drain from north to south, where it would likely be collected in a central stormwater management area on the south side of the property along Wait Ave.

**Q4: Describe the open space.**

A: The town requires that a certain percentage of the site be preserved as open space and a certain percentage of that open space be used for active recreation. The active recreation would likely be centrally located and other open space around the perimeter would be left in a natural state.

**Q5: Will there be a privacy fence?**

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

**Q6: We are concerned about our property (located immediately to the north) being mistaken for community open space.**

A: We will look at options to prevent future residents from mistaking your property as open space.

**Q7: Will there be a dumpster?**

A: The units will have typical rollout carts for solid waste collection.

**Q8: What is the timing of development?**

A: Permitting and approvals will likely last through most of the year with construction start possibly occurring at the end of 2021 or beginning of 2022.

**Q9: How will the properties be served by public water and sewer?**

A: Public water and sewer will be extended through Wait Ave right-of-way from the west.

**Q10: Will this project include affordable housing?**

A: There are no plans for the townhome units to be affordable housing.

**Q11: Will there be a turn lane on Wait Ave?**

A: NCDOT will almost certainly require a left turn lane into the development on Wait Ave.

### **Jane and Max Steelman**

**Q1: When is the Planning Board meeting?**

A: The project is scheduled to be heard by the Planning Board on Monday, February 22, 2021 at 7PM.

**Q2: There is a 30' Wake Electric easement along the western property line of the subject properties.**

A: Thank you for making us aware of the easement.

**Q3: There is a shared driveway on the western property line/corner.**

A: Thank you for making us aware of the shared driveway.

**Q4: Will the property accommodate the future widening of Wait Ave?**

A: We will work with the town to set aside an appropriate right-of-way for the future widening.

**Q5: We would like a privacy fence on the western property line.**

A: We will look at options to provide measures for privacy beyond the town's required perimeter buffer.

**Q6: Our property (2001 Wait Ave) experiences runoff from 2005 Wait Ave.**

A: As part of the stormwater management plan for the proposed development, runoff generated by the site will be collected and conveyed to one or more stormwater control measures, so your site (2001 Wait Ave) should not experience runoff from the subject properties after development.

**Q7: Given the amount of rock typically found in the Rolesville area, can the noise ordinance be amended for this property to prevent noise early in the morning?**

A: We will look at options to address the construction noise for adjacent owners.

**Q8: Traffic is a concern because of upcoming developments on Averette Road and the future K-12 school in addition to traffic generated by this development.**

A: This development was not required to complete a traffic study because the number of peak hour and daily trips are less than the town's required number of trips for a traffic study. However, the developments on Averette Road and the K-12 school were likely required to complete traffic studies, which will hopefully provide improvements to traffic in the area.

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Sincerely,



Jon D. Frazier, PE, LEED AP  
Principal  
919.610.1051  
jfrazier@flmengineering.com



**Wait Ave Rezoning**

**Neighborhood Meeting Attendees**

Randall Cooper

1405 Carrie May Ln

Steve Kirchhoff

1413 Carrie May Ln

Sandy and Michael Matthews

7409 Rocky Ridge Rd

Jane and Max Steelman

2001 Wait Ave



## Memorandum

TO: Mayor and Town Board of Commissioners  
FROM: Julie Spriggs, GISP, CFM, CZO, Planner II  
DATE: June 30, 2021  
RE: Item C.3 SP 21-01 Cobblestone Crossing

Public hearing (quasi-judicial) on Case: SP 21-01, Cobblestone Village site plan review for a mixed-use development on a total of 10.96 acres, located at the intersection of Young Street and Main Street, zoned Town Center (TC).

### **Background**

A request for site plan approval (quasi-judicial) for a mixed-use development with eight buildings. The buildings are comprised of:

- Building 1 – Residential with 40 units
- Building 2 – Mixed-Use with Retail 16,461 SF with 30 residential units
- Building 3 – Mixed-use with Retail 11,405 SF and 18 residential units
- Building 4 – Community Center 18,200 SF
- Building 5 – Mixed-use with Retail 3,816 SF and 4 residential units
- Building 6 – Mixed-use with Retail 18,416 SF and 36 residential units
- Building 7 – Residential with 40 units
- Building 8 – Residential with 12 units

The Town and Cobblestone Crossing, LLC signed a development agreement on September 15, 2020. The agreement states that Cobblestone will partner with the Town to build a Town Center Project, including residential, commercial, government, and public uses. The development plan states the site plan will be consistent with the schematic design presented to the Town on February 2, 2021.

### **2017 Rolesville Comprehensive Plan**

The Future Land Use Map, adopted with the 2017 Comprehensive Plan, classifies these parcels for town center use described as locations that often represent a traditional downtown for locally serving areas of economic, entertainment, and community activities. It combines non-residential uses with residential uses in buildings located on small blocks with street designs to encourage pedestrian activity using form-based designs. The