

## **Memorandum**

**To:** Mayor and Town Board of Commissioners  
**From:** Danny Johnson, AICP, Planning Director  
**Date:** October 14, 2020  
**Re:** Case PR 20-04, The Preserve at Jones Dairy Road (Central) Preliminary Subdivision Plat (Quasi-Judicial)

Preliminary Subdivision Plat – Major Subdivision approval for 255 residential single-family lots located in Residential and Planning Unit Development Zoning Districts (R&PUD) located on the Southside of Jones Dairy Road and Averette Road on a parcel of 89.02 acres, Wake County PIN 1759888905, 1759992822, 1796094682, 1805094753 and 1860000842. (*Quasi-Judicial Site Plan approval process required by Special Use Permit 18-06*)

### **Background**

#### Applicant and Property Owner

Preserve at Jones Dairy, LLC, Property Owner/Developer,  
Caa Engineers, Professional Engineer, Applicant

### **Request**

A request is for a preliminary subdivision plat approval as a quasi-judicial site plan approval process required by Special Use Permit 18-06, provision 11. The proposed preliminary subdivision plat is to construct 255 residential single-family lots located on 89.02 acres zoned Residential and Planning Unit Development Zoning Districts (R&PUD). The proposed preliminary subdivision plat follows the approved SUP 18-06 PUD Master Plan for The Preserve at Jones Dairy Road (Central). The proposed Preliminary Subdivision Plat meets all the Rolesville Unified Development Ordinance provisions with proposed public streets, sidewalks, greenway, mail kiosk parking, and contains 16.3% of open space area, 10% required by the UDO. The Board of Commissioners can approve the proposed Preliminary Subdivision Plat as part of a site plan approval process as per SUP 18-06.

### **Thoroughfare Plan**

#### Jones Dairy Road and Averette Road

The 2002 Rolesville Transportation Plan calls for street improvements for this portion of Jones Dairy Road and Averette Road. This will require road-widening and right-of-way dedication for one-half of street improvements for four travel lanes with a center turning lane, including curbing and gutter with sidewalks on both sides. Averette Road calls for two lanes improvements with grass shoulders and public sidewalks or left-turn lanes between travel lanes at intersections as determined by the TIA studies. Proposed improvements to Averette Road as per the TIA study is shown on the

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

The professional project engineer prepared an analysis for the Traffic Impact Analysis for the proposed PUD master plan and the site plan. As results of the approved SUP 18-06 PUD Master Plan, the following condition was included:

“Provision 10. The Town reserves the right and may request a valuation of Jones Dairy and Averette Road intersection after 24 months of the first issued Certificate of Occupancy for any uses completed for The Preserve at Jones Dairy Road either South or Central portions when there is evidence of developing traffic congestion or safety issues at this intersection that would merit warrant of a traffic light as recommended by The Preserve at Jones Dairy Road Traffic Impact Analysis Report (TIA). All costs, including installing the traffic light improvement with metal poles and metal mast arms, are the responsibility of the developer. After the first request for revaluation, the Town can call for additional requests for revaluation based upon the evidence of developing traffic congestion or safety issues after the previous revaluation until all the recommended improvements of the TIA report are completed.”

### **Neighborhood Meeting**

A neighborhood meeting was held on February 25, 2020, at 7:00 pm at Rolesville Community Center. A summary report of the meeting is included in the attachments.

### **Technical Review Committee**

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat. It determines that it meets all the requirements of the UDO and reviewed by the NCDOT District Office, Wake County Environmental Services, Wake County Fire Marshal office with a recommendation for approval.

City of Raleigh Public Utilities has requested that the following comments be included as a condition of approval to be addressed during the appropriate construction drawing review.

1. Sewer must be extended to all adjacent upstream properties, including PINs: 1769086810, 1860005632 & 1860006858.
2. Based on the sewer layout, offsite sewer extensions would be needed. The existing 20' Drainage and Utility Easement recorded by Wake Co Jones Dairy Farm subdivision is shown to be the proposed route. These easements may not belong to the City of Raleigh and not be viable for a sewer installation. We will check with the City Attorney's Office. If these easements are not adequate for offsite sewer installation, offsite sewer easements must be reviewed by the City of Raleigh and recorded by deed before CD approval.
3. Conditions of approval:
  - a. Before approval of CDs, the project engineer must submit a downstream sewer capacity study in compliance with the CORPUD Handbook for review and approval. Any identified sewer pipes exceeding allowable capacity must be permitted with the CDs for replacement.
  - b. Before approval of CDs, the developer must obtain documentation from Duke Energy (encroachment agreement) for the rights-of-way with water/sewer utility crossing the existing 50' Duke Power Easement.

### **Planning Staff Recommendations**

The Planning Staff recommendation is the proposed Preliminary Subdivision Plat meets the standards of the Town's Unified Development Ordinance and recommends approval with conditions as presented.

### **Planning Board Recommendation**

The Rolesville Planning Board, at their meeting on September 28, 2020, voted unanimously to favorably recommend to the Town Board of Commissioners approval of Preliminary Subdivision Plat for Case PR 20-04, The Preserve at Jones Dairy Road (Central) with City of Raleigh Public Utilities conditions, as presented.

### **Board Options**

- Approved the Preliminary Subdivision Plat based on no new information presented at the public hearing and determine that the Plat will meet the requirements of the Town's Unified Development Ordinance.
- Approved the Preliminary Subdivision Plat with modifications in consideration of the new information presented at the public hearing that was not present at the Special Use Permit 18-06 hearing.
- Denied the Preliminary Subdivision Plat based on the new information presented at the public hearing that was not present at the Special Use Permit 18-06 hearing with the stated reason for denial.

### **Suggested Town Board motion**

I move to approve the preliminary subdivision plat as a quasi-judicial site plan public hearing required by Case SUP 18-06 for PR 20-04, The Preserve at Jones Dairy Road (Central) with the requested conditions from the City of Raleigh Public Utilities based on the evidence and testimony received at the hearing to determine the findings of fact.

### **Attachments**

PR 20-04 Location Aerial Map

PR 20-04 The Preserve @ Jones Dairy Road (Central) Preliminary, Preliminary Subdivision Plat

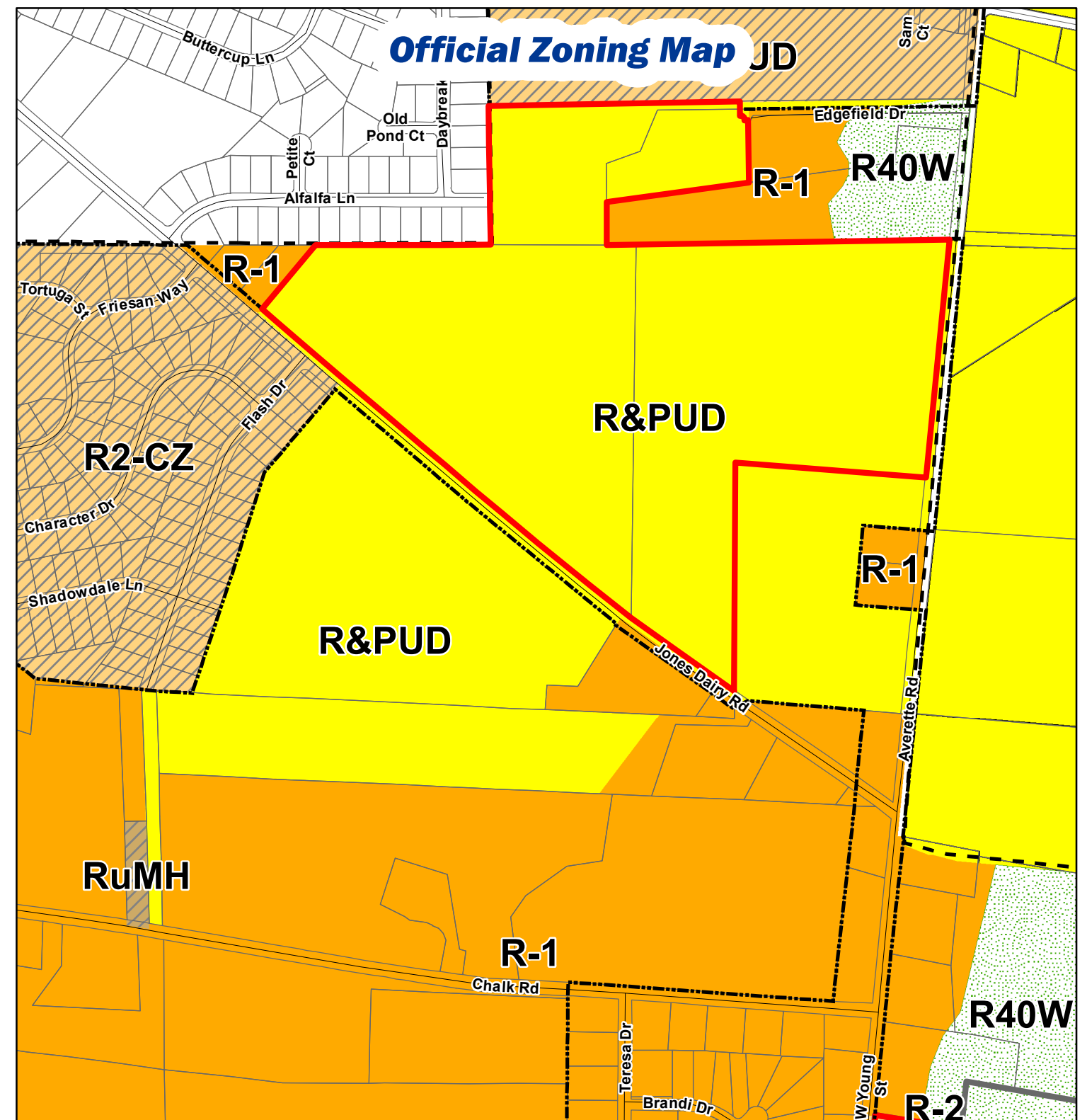
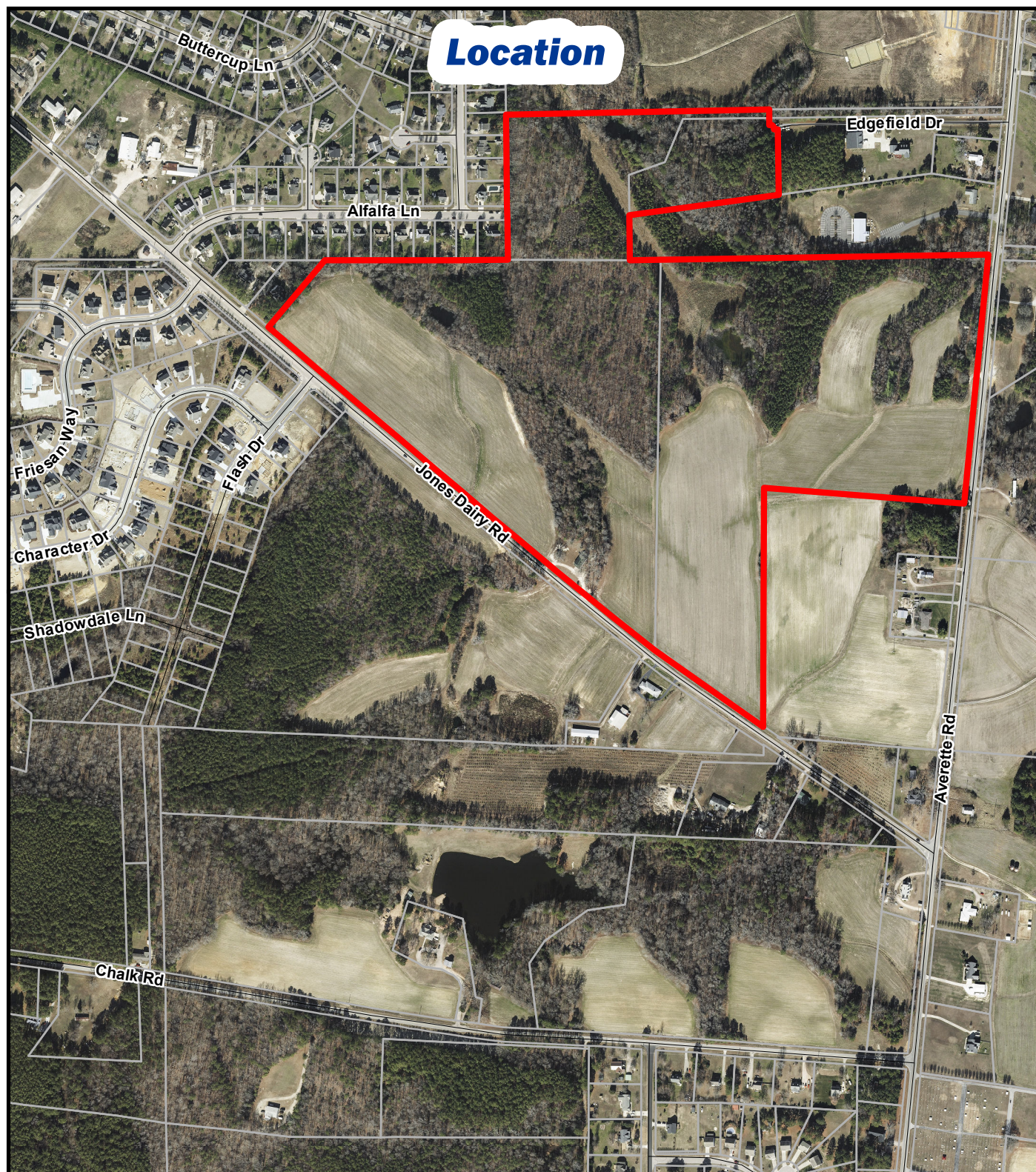
PR 20-04 The Preserve at Jones Dairy Road (Central) Preliminary, Preliminary Subdivision Plat Application

PR 20-04 The Preserve at Jones Dairy Road (Central) Preliminary, Neighborhood Meeting Summary

SUP 18-06 GTR Development, LLC, The Preserve @ Jones Dairy Road (Central) Order



# PR 20-04 The Preserve at Jones Dairy Road - Central Preliminary Subdivision Plat Request



**Legend**

- Subdivision Location
- Rolesville Town Limits
- ETJ



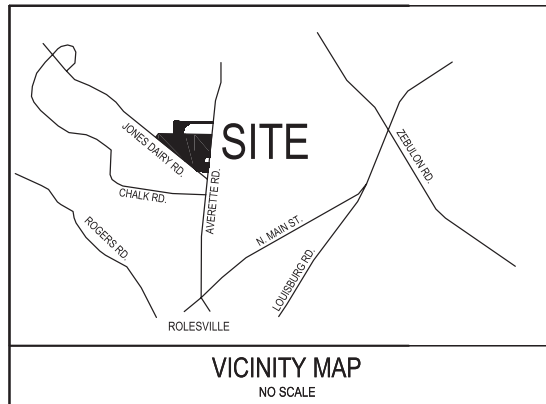


# Preliminary Plat The Preserve at Jones Dairy Rd - Central

Rolesville  
Wake County, North Carolina

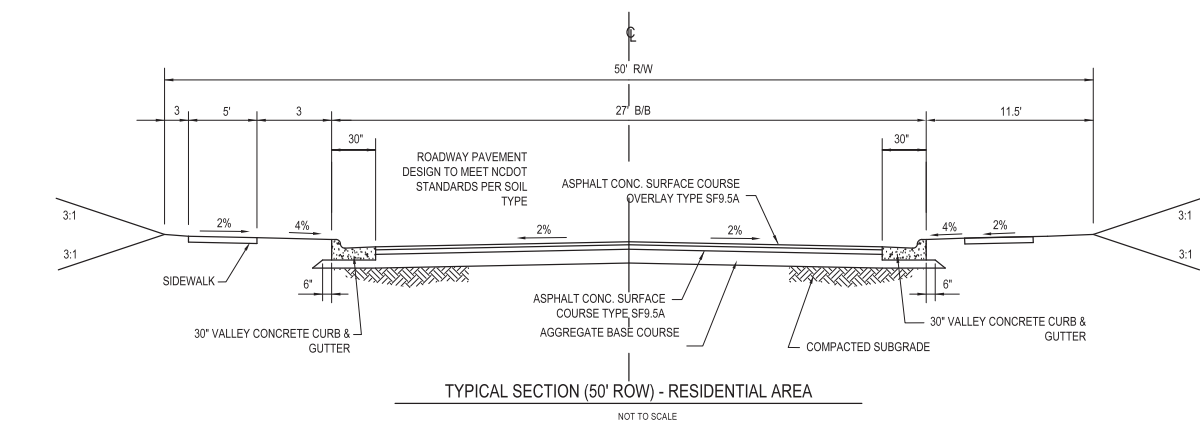
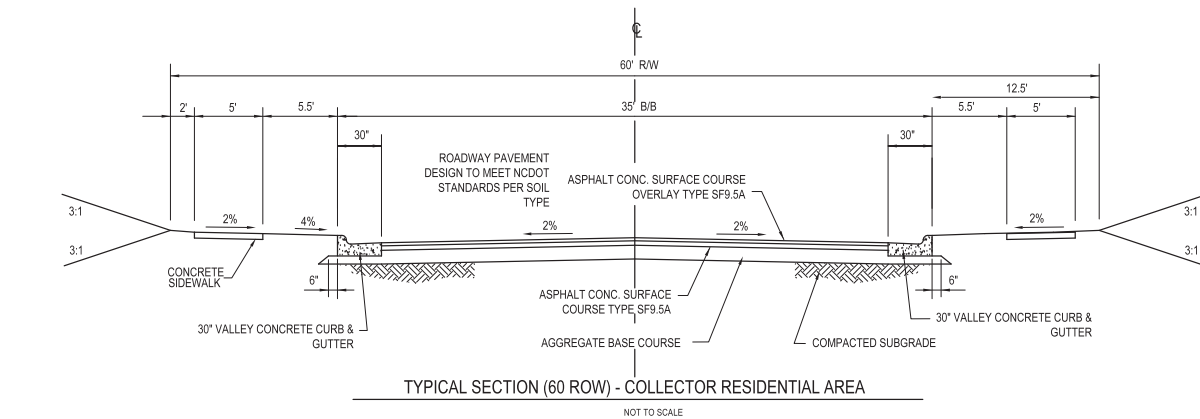
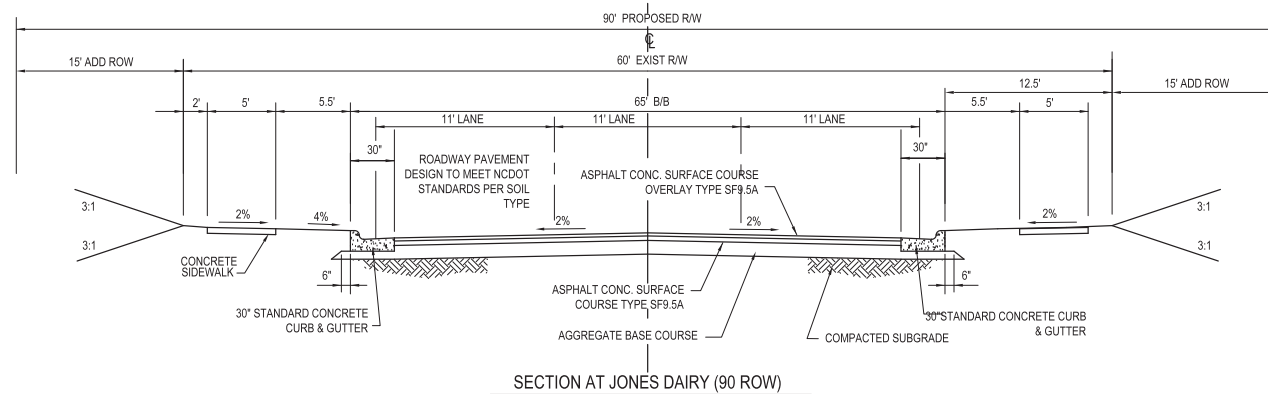
## Preserve at Jones Dairy, LLC

10534 Arnold Palmer Drive  
Raleigh, NC 27617



### SITE DEVELOPMENT DATA

ZONING:	R & PUD
TOWNSHIP:	ROLSEVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	89.02 ACRES
SINGLE FAMILY AREA:	68.14 ACRES
TOWNHOME AREA:	19.84 ACRES
JONES DAIRY ROW DEDICATION:	1.04 ACRES
COMMERCIAL AREA (previous PUD)	18.8 ACRES
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
<b>PROPOSED DEVELOPMENT:</b>	
SINGLE FAMILY LOTS:	255
LOT SIZE:	6000 SF (MIN) - 13,682 SF (MAX)
LOT WIDTH:	50 FT (MIN)
SETBACKS:	
FRONT:	25 FT
REAR:	25 FT
SIDE:	5 FT (10 FT AGGREGATE)
SIDE (CORNER LOTS)	10 FT (SIDE FRONTING ROW)
DENSITY:	
SINGLE FAMILY PROJECT:	255 / 68.14 = 3.74 UNITS / ACRE
<b>RECREATION AND OPEN SPACE:</b>	
SINGLE FAMILY AREA REQUIRED (10%):	68.14 x .10 = 6.8 ACRES
IMPROVED SPACE REQUIRED:	6.8 ACRES x .5 = 3.40 ACRES
TOTAL AREA PROVIDED:	11.09 ACRES (16.3%)
IMPROVED AREA PROVIDED:	3.49 ACRES (31.47 % of total area)
UNIMPROVED AREA PROVIDED:	7.60 ACRES (68.53 % of total area)
<b>PARKING:</b>	
MAIL KIOSK: (4+ 1/26 UNITS) 259 - 105 = 154 / 26=6	REQUIRED: 4+6 = 10 SPACES
	PROVIDED = 11 SPACES
POOL AREA (1 SPACE / 300 SF)	2560 SF / 300 = 9 SPACES
POOL BUILDING (1 SPACE / 100 SF)	1320 SF / 100 = 14
POOL AMENITY AREA	REQUIRED: 23 SPACES
	PROVIDED: 26 SPACES



SHEET	DESCRIPTION	R&PUD PERMITTED USES
	Cover Sheet	R1 70.24 ACRES
	Existing Site Plan	R2 0 ACRES
C1	Proposed Preliminary Subdivision Plat	R3 19.96 ACRES
C2	Central Area Plan	RM 18.8 ACRES
C3	Utility Plan - Sheet 1	G .49 ACRES
C4	Utility Plan - Sheet 2	
C5	Utility Plan - Sheet 3	
C6	Jones Dairy Road Improvements	
C7		

### LEGEND

	NEW	EXISTING
DRAINAGE STRUCTURE	■	□
SANITARY SEWER MANHOLE	⊙	○
SANITARY SEWER CLEANOUT	⊙	○
WATER VALVE	⊙	⊙
FIRE HYDRANT	⊙	⊙
OVERHEAD UTILITY LINE	— OH —	— XOH —
UNDERGROUND ELECTRIC LINE	— E —	— XE —
UNDERGROUND TELECOM / DATA LINE	— TD —	— XTD —
GAS LINE	— G —	— XG —
STORM DRAINAGE PIPE	— SD —	— XSD —
SANITARY SEWER LINE	— W —	— XW —
WATER LINE	— 400 —	— X400 —
SURFACE ELEVATION CONTOUR	◆ 356.44	◆ 356.44
SURFACE SPOT ELEVATION	◆ 356.44	◆ 356.44
CLEARING LIMIT/TREE LINE	~	~
LIMIT OF DISTURBANCE	— T —	— T —
ELECTRICAL TRANSFORMER PAD	T	T

### GENERAL NOTES

- PROJECT AMENITIES TO BE REVIEWED BY THE TOWN OF ROLESVILLE DURING SITE / CONSTRUCTION PLAN SUBMITTAL.
- PROJECT LANDSCAPE BUFFERS WILL BE MAINTAINED BY THE "PRESERVE AT JONES DAIRY" HOME OWNERS ASSOCIATION.
- 10' STREET SCAPE BUFFER REQUIRED AT LOT 107 AND AVERETTE ROAD DUE TO LOT SIZE AND CONFIGURATION (PER UDO ARTICLE 14.4.2)
- STREET SCAPE BUFFER NOT REQUIRED AT JONES DAIRY DUE TO CONTIGUIOUS DEVELOPMENT BETWEEN THE CENTRAL AND SOUTHERN SECTIONS OF THE PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF ROLESVILLE, NCDOT AND CITY OF RALEIGH PUBLIC UTILITIES STANDARDS AND SPECIFICATIONS.

### JONES DAIRY ROADWAY IMPROVEMENTS:

THE TIA REPORT RECOMMENDED LEFT TURN LANE CONSTRUCTION ON JONES DAIRY ROAD AND AVERETTE ROAD AT EACH SITE DRIVEWAY INTERSECTION. THESE LEFT TURN LANES WILL BE CONSTRUCTED AT THE TIME THE SITE DRIVEWAY INTERSECTION IS CONSTRUCTED. THE SITE DRIVEWAY INTERSECTIONS ON JONES DAIRY ROAD AND THE NEW LEFT TURN LANES ON JONES DAIRY ROAD ARE ANTICIPATED TO BE CONSTRUCTED IN THE INITIAL PHASE OF DEVELOPMENT.

THE ADDITIONAL THROUGH LANES ON JONES DAIRY ROAD THAT ARE REQUIRED TO MEET THE ULTIMATE CROSS SECTION WILL NOT BE UTILIZED AS THROUGH LANES SINCE JONES DAIRY ROAD HAS ONLY TWO THROUGH LANES ON EACH END OF THE PROJECT AREA. THE CONSTRUCTION OF THE ADDITIONAL PAVEMENT ON JONES DAIRY ROAD WOULD OCCUR UPON AGREEMENT WITH THE TOWN OF ROLESVILLE AND DEPENDENT ON THE TOTAL NUMBER OF 400 LOTS PLATTED WITHIN THE DEVELOPMENT.



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4932B Windy Hill Drive, Raleigh, North Carolina 27609  
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PUBLIC STREET = 11,741 LF

REV 3 9-18-2020 PLANNING BOARD



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- SITE NOTES**
1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CAWTHORNE, MOSS AND PANCIERA, ENTITLED "SURVEY FOR JVC", DATED APRIL, 2018.
  2. WETLANDS AND STREAMS HAVE RECEIVED PRELIMINARY JURISDICTION DELINATION FROM NC DIVISION OF WATER RESOURCES.
  3. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 37201755900J, DATED MAY 2, 2006.

**LINE TABLE**

LINE	BEARING	DISTANCE
L-1	S 55°23'54" E	84.86'
L-2	S 00°15'37" W	6.06'
L-3	S 00°45'54" W	6.31'

L-17	N 22°43'41" E	196.92'
L-18	N 70°44'26" E	159.85'
L-19	S 00°32'37" E	359.67'
L-20	N 89°06'47" E	122.76'
L-21	S 05°46'47" W	55.01'
L-22	S 05°50'26" W	55.08'
L-23	S 05°49'32" W	55.81'
L-24	S 06°00'09" W	39.49'
L-25	S 05°23'33" W	71.14'
L-26	S 05°17'59" W	51.08'
L-27	S 05°16'33" W	42.12'
L-28	S 05°18'41" W	63.88'
L-29	S 05°23'39" W	53.66'
L-30	S 05°32'05" W	102.22'
L-31	S 05°58'30" W	52.95'
L-32	S 06°05'11" W	52.15'
L-33	S 05°59'10" W	63.00'
L-34	S 05°49'55" W	49.76'
L-35	S 05°37'51" W	51.70'
L-36	S 05°33'09" W	56.30'
L-37	S 06°21'45" W	52.69'
L-38	S 05°36'38" W	51.07'
L-39	S 06°09'29" W	52.09'
L-40	N 85°30'10" W	5.00'
L-41	S 06°09'29" W	10.20'
L-42	S 05°19'30" W	56.12'
L-43	S 06°16'57" W	44.91'
L-44	S 05°26'35" W	55.84'
L-45	S 05°17'05" W	54.50'
L-46	S 05°12'55" W	8.21'
L-47	N 85°28'29" W	250.31'
L-48	S 05°53'31" W	351.00'
L-49	S 85°28'59" E	249.93'
L-50	S 06°28'39" W	35.50'
L-51	S 06°29'10" W	57.41'
L-52	S 05°46'52" W	53.80'
L-53	S 05°38'38" W	60.03'
L-54	S 06°08'30" W	54.20'
L-55	S 05°55'25" W	54.06'
L-56	S 05°26'50" W	54.53'
L-57	S 05°47'04" W	54.38'
L-58	S 05°40'44" W	36.85'
L-60	S 05°17'44" W	30.19'



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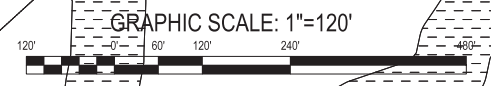
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NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	Per Raleigh TEC Comments	KPS
2	06/16/2020	Per Raleigh TEC Comments	KPS
3	06/18/2020	Revising Robert Ulmer	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By

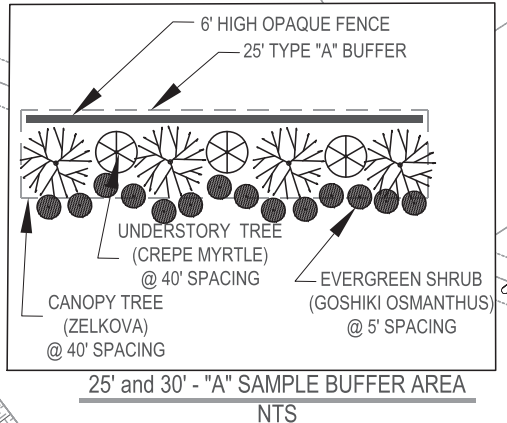
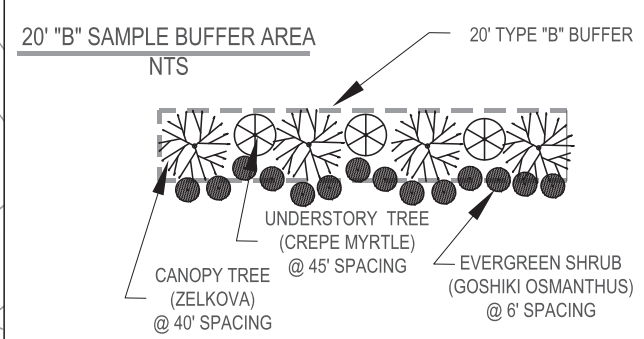
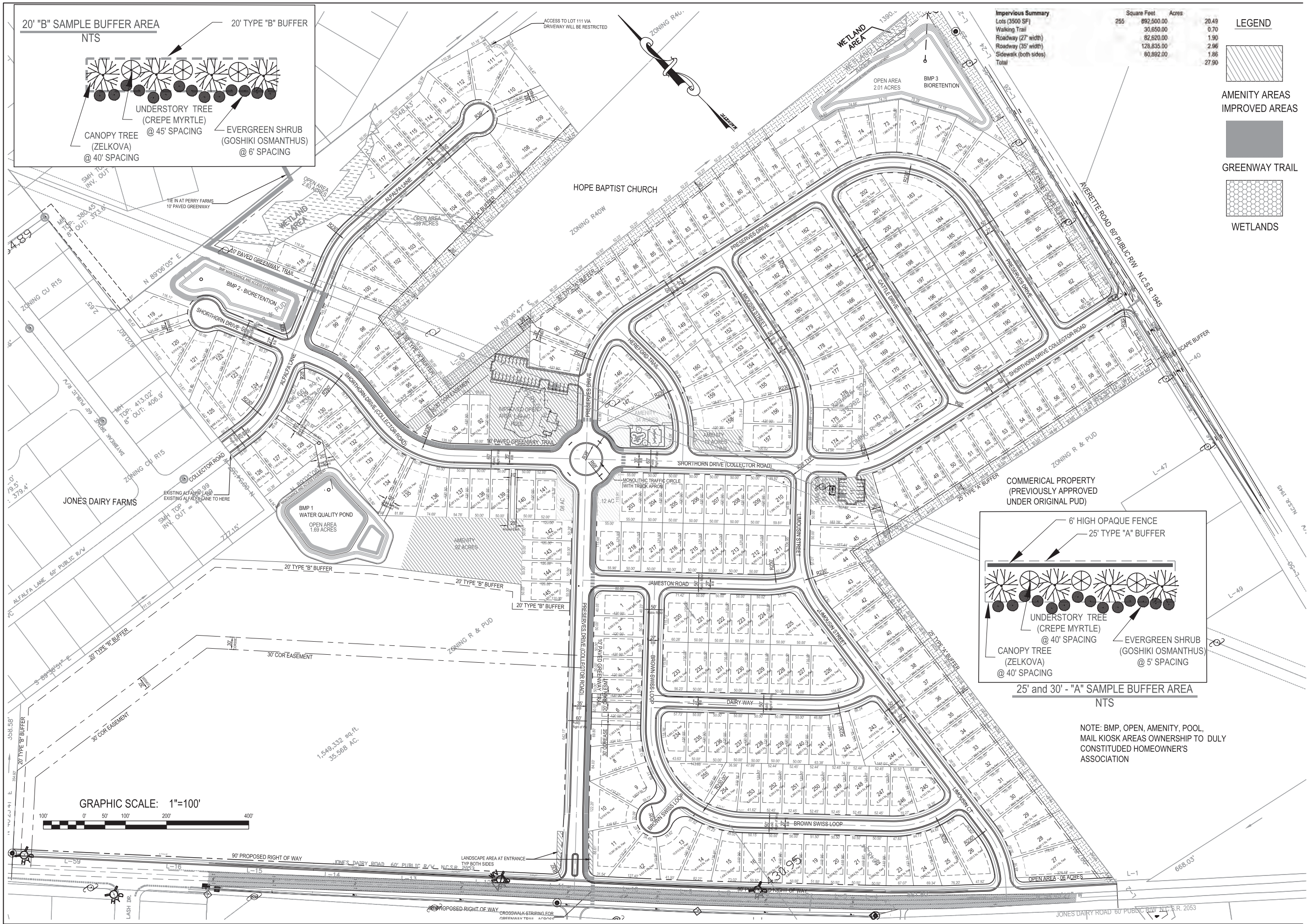


**Existing Site Plan**  
Preserve at Jones Dairy Subdivision  
Jones Dairy Road  
Rolesville, Wake County, North Carolina

Job No. xxxx  
Dwg No. **C1**







**Impervious Summary**

Category	Square Feet	Acres
Lois (3500 SF)	892,500.00	20.49
Walking Trail	30,650.00	0.70
Roadway (27' width)	82,620.00	1.90
Roadway (35' width)	128,835.00	2.96
Sidewalk (both sides)	80,892.00	1.86
<b>Total</b>	<b>1,395,397.00</b>	<b>31.91</b>

**LEGEND**

- AMENITY AREAS IMPROVED AREAS
- GREENWAY TRAIL
- WETLANDS



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NO.	DATE	BY	REVISION/DESCRIPTION
1	08-02-2020	See Remarks	TBC Comments
2	08-18-2020	See Remarks	TBC Comments
3	08-18-2020	See Remarks	TBC Comments
4	Date	By	Comment
5	Date	By	Comment
6	Date	By	Comment
7	Date	By	Comment
8	Date	By	Comment



**Proposed Preliminary Subdivision Plat**  
**Proposed Site Plan - Central**  
Preserve at Jones Dairy Subdivision  
Jones Dairy Road  
Rolesville, Wake County, North Carolina

NOTE: BMP, OPEN, AMENITY, POOL, MAIL KIOSK AREAS OWNERSHIP TO DULY CONSTITUTED HOMEOWNER'S ASSOCIATION

Job No. \_\_\_\_\_  
Dwg No. \_\_\_\_\_  
**C2**





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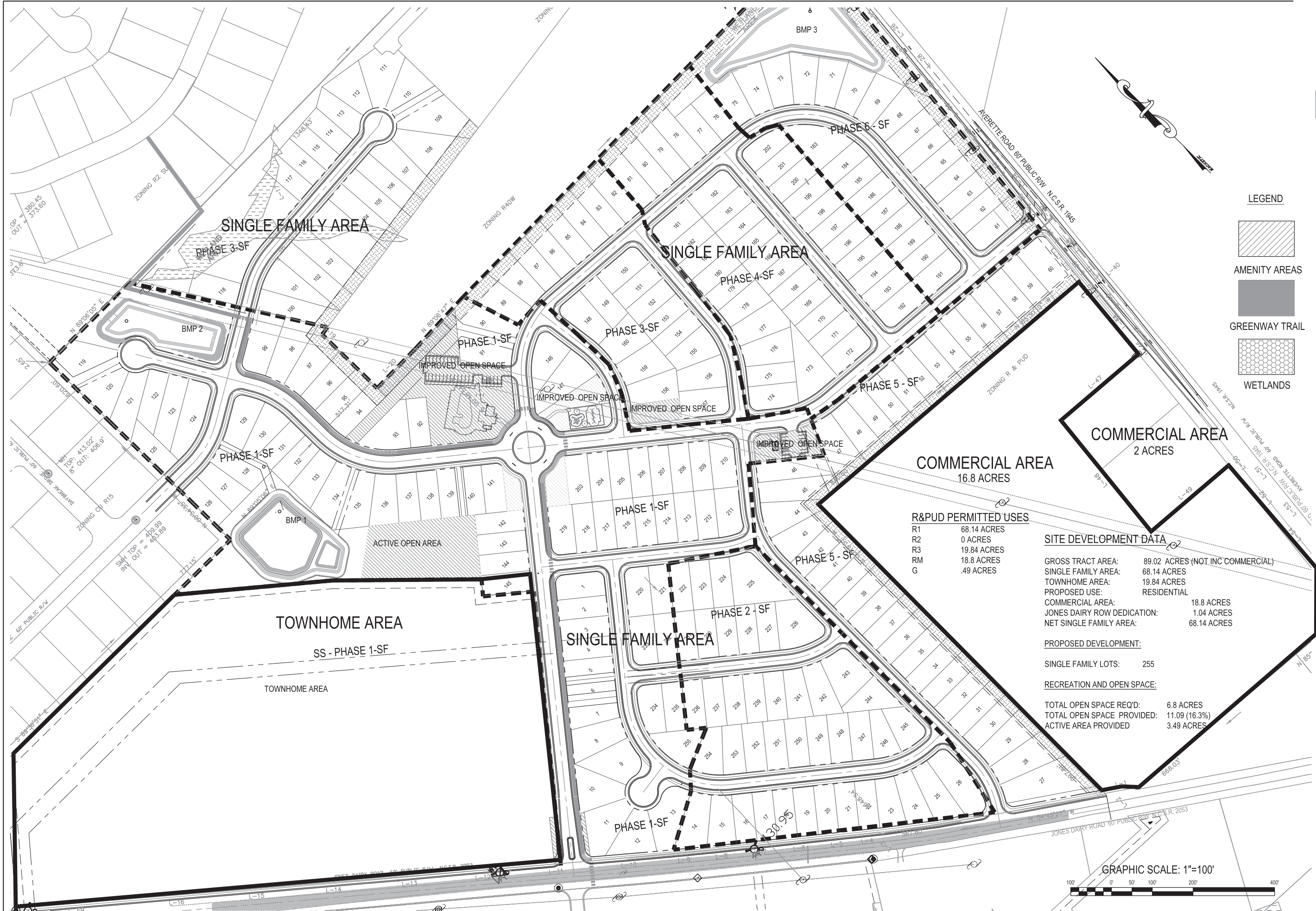
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NO.	DATE	REVISION/DESCRIPTION	BY
1	08/02/2020	Site Plan/Title Block Comments	KPS
2	08/18/2020	Site Plan/Title Block Comments	KPS
3	08/18/2020	Revising Robert Strubelini	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



**Central Area Plan**  
Preserve at Jones Dairy Subdivision  
Jones Dairy Road  
Rolesville, Wake County, North Carolina

Job No.  
Dwg No. **C3**



- LEGEND**
- AMENITY AREAS
  - GREENWAY TRAIL
  - WETLANDS

**R&PUD PERMITTED USES**

R1	68.14 ACRES
R2	0 ACRES
R3	19.84 ACRES
RM	18.8 ACRES
G	.49 ACRES

**SITE DEVELOPMENT DATA**

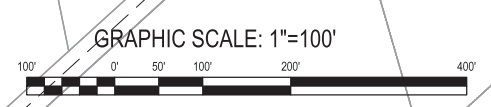
GROSS TRACT AREA:	89.02 ACRES (NOT INC COMMERCIAL)
SINGLE FAMILY AREA:	68.14 ACRES
TOWNHOME AREA:	19.84 ACRES
PROPOSED USE:	RESIDENTIAL
COMMERCIAL AREA:	18.8 ACRES
JONES DAIRY ROW DEDICATION:	1.04 ACRES
NET SINGLE FAMILY AREA:	68.14 ACRES

**PROPOSED DEVELOPMENT:**

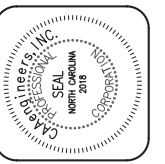
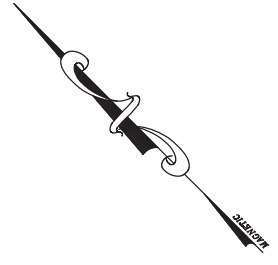
SINGLE FAMILY LOTS:	255
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**RECREATION AND OPEN SPACE:**

TOTAL OPEN SPACE REQ'D:	6.8 ACRES
TOTAL OPEN SPACE PROVIDED:	11.09 (16.3%)
ACTIVE AREA PROVIDED	3.49 ACRES







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1	06-02-2020	Per Raleigh TEC Comments	KPS
2	06-18-2020	Per Raleigh TEC Comments	KPS
3	06-18-2020	Revised Report Submittal	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



**Proposed Utility Plan 1 - Central**  
Preserve at Jones Dairy Subdivision  
Jones Dairy Road  
Rolesville, Wake County, North Carolina

Job No. \_\_\_\_\_  
Dwg No. \_\_\_\_\_  
**C4**





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NO.	DATE	REVISION/DESCRIPTION
1	06-02-2020	Site Plan/Title Block Comments
2	06-18-2020	Re: Proposed Title Comments
3	06-18-2020	Re: Proposed Title Comments
4	Date	Comment
5	Date	Comment
6	Date	Comment
7	Date	Comment
8	Date	Comment



**Proposed Utility Plan 2 - Central**  
Preserve at Jones Dairy Subdivision  
Jones Dairy Road  
Rolesville, Wake County, North Carolina

Job No.  
Dwg No.

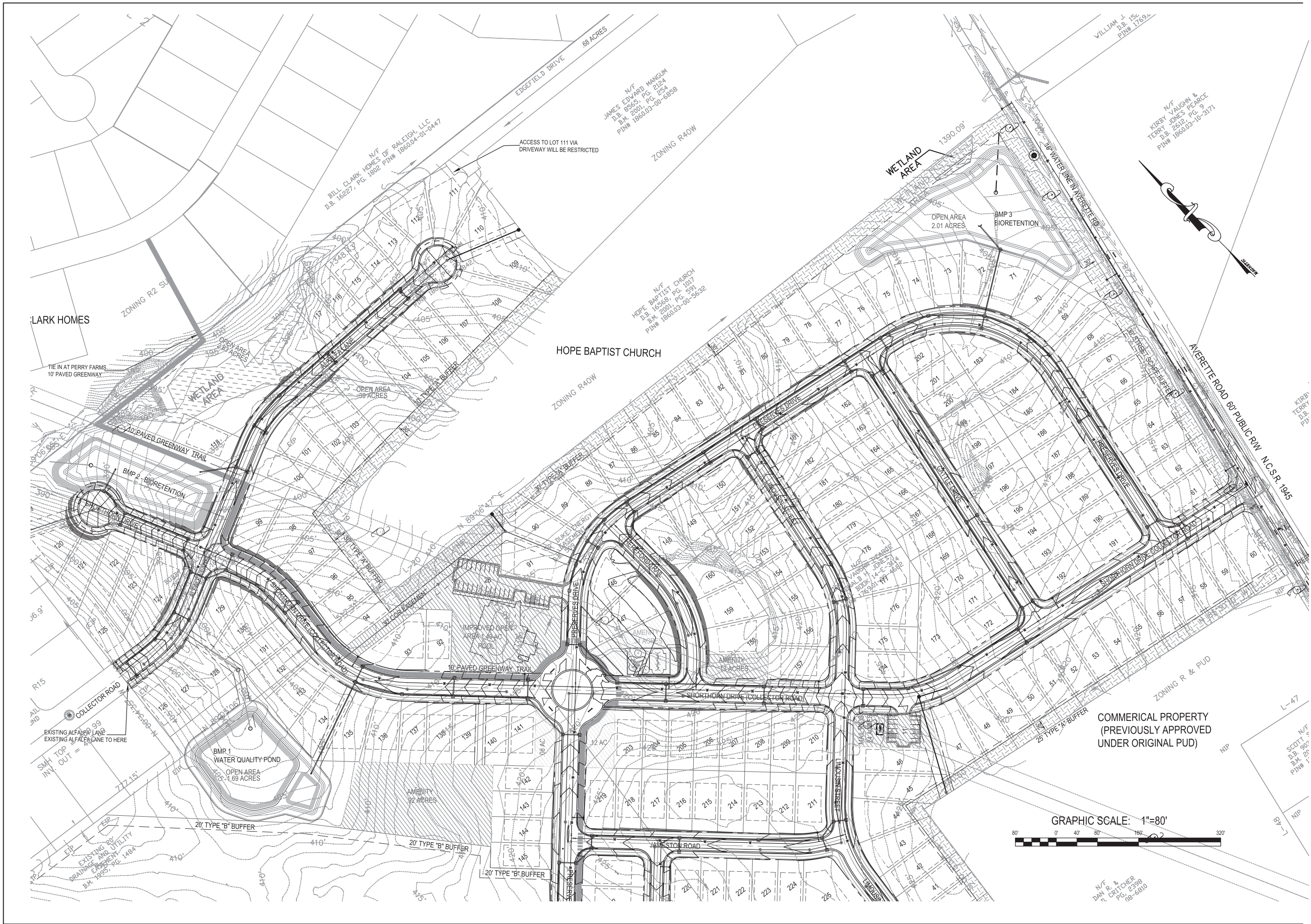
**C5**

N/E/ DAN P. &  
N/E/ L. D. CRITCHEL  
D.B. 14515, PG. 2598  
P.N.W. 1769.01-08-6810

731,441 sq.ft.  
16.792 AC.

159  
JE SUBD. PH.2  
PG. 1488





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NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	Per Potomac TEC Comments	KPS
2	06/16/2020	Per Potomac TEC Comments	KPS
3	06/16/2020	Revised Report Submission	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



**Proposed Utility Plan 3 - Central**  
Preserve at Jones Dairy Subdivision  
Jones Dairy Road  
Rolesville, Wake County, North Carolina

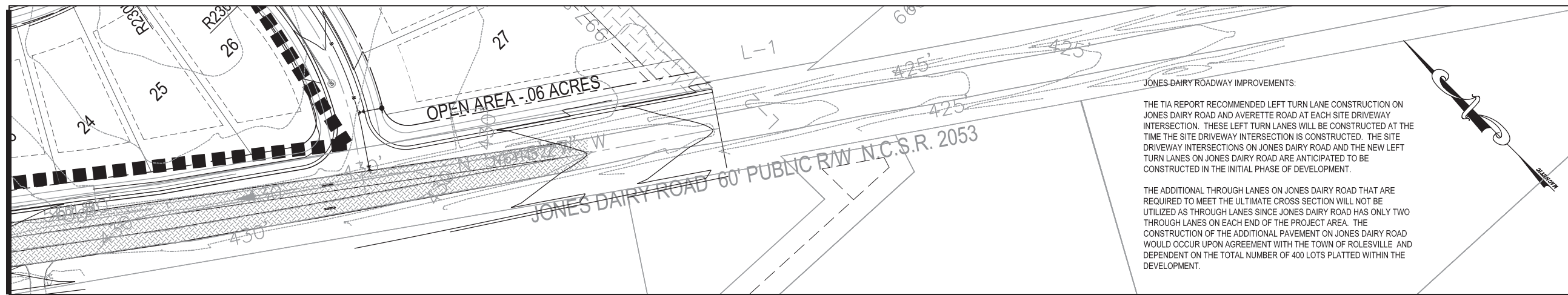
Job No.  
Dwg No.  
**C6**



N/V  
DAN P. &  
C. CRITCHER  
PG. 2596  
18-6810

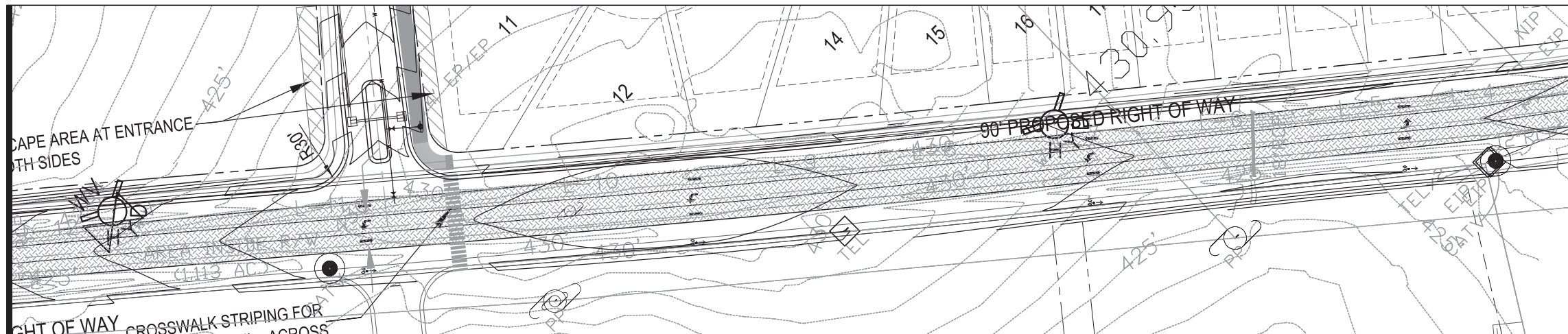


MATCH LINE B



Jones Dairy Road

MATCH LINE A

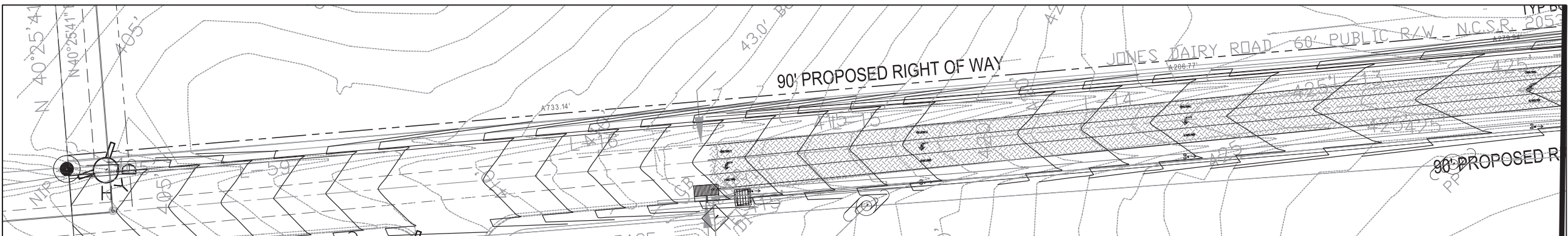


Jones Dairy Road

LEGEND



PHASE 1 ROAD WORK  
 JONES DAIRY IMPROVEMENTS  
 PHASE 1 CENTRAL AND SOUTH

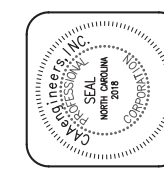


Jones Dairy Road

MATCH LINE A



Averette Road  
 PHASE 2 - CENTRAL AREA CONSTRUCTION



PRELIMINARY  
 DO NOT USE FOR  
 CONSTRUCTION

**caaENGINEERS, Inc.**  
 McInyre, Gentile, Crowley  
 PROFESSIONAL ENGINEERS

1233 Heritage Lakes Drive, Wake Forest, North Carolina 27587  
 4832B Windy Hill Drive, Raleigh, North Carolina 27609  
 (919) 226-7705  
 © caaENGINEERS, Inc. All Rights Reserved  
 C-2151

NO.	DATE	REVISION/DESCRIPTION	BY
1	06/02/2020	Per Rolesville TDC Comments	KPS
2	06/16/2020	Per Rolesville TDC Comments	KPS
3	06/16/2020	Revised Right of Way	By
4	Date	Comment	By
5	Date	Comment	By
6	Date	Comment	By
7	Date	Comment	By
8	Date	Comment	By



**Jones Dairy Road Improvements**  
 Preserve at Jones Dairy Subdivision  
 Jones Dairy Road  
 Rolesville, Wake County, North Carolina

Job No.  
 Dwg No. **C7**





Case No. PR 20-04  
Date 2/3/2020

# Development Plan Review Application

**Project/Development Name** The Preserve at Jones Dairy Road - Central

Application Type  Sketch Plan  Preliminary Plat  
 Construction Drawings  Final Plat

## Contact Information

Property Owner Preserve at Jones Dairy LLC

Address 10534 Arnold Palmer Drive City/State/Zip Raleigh NC 27617

Phone 919-491-0761 Email Steve. Macko14@gmail.com

Developer Preserve at Jones Dairy LLC

Contact Name Glen Hartman

Address 10550 Arnold Palmer Drive City/State/Zip Raleigh NC 27617

Phone 919-422-1847 Email Glen.Hartman@capitolcity=Homes.com

Design Engineering Company Caa Engineers

Contact Name Keith Gettle P.E. / Mac McIntyre P.E.

Address 4932 b Windy Hill Drive City/State/Zip Raleigh NC 27614

Phone 919 210 3934 Email kgettle@caaengineers>com

## Property Information

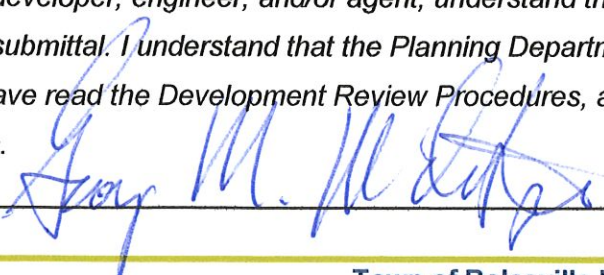
Wake County PIN(s) 1769094682, 1759992822 Address Jones Dairy Road

Total Property Acreage 89.02 Acres Total Phases 6 Phases

Total Lots 262 Lots Average Lot Size 6,900 SF

Smallest Lot Size 6,000 SF Largest Lot Size 10,991 SF

*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 FEB. 3, 2020

02/25/20

## **Rolesville Neighborhood Meeting**

Ken Edwards Introduction

- Introductions
- Scope of the property and project

### **Questions**

1. Which section will start first?
  - a. Not 100% sure but our thinking at this point is to start with the South and possibly the central
2. What are the price ranges?
  - a. Various pricing but we are being told the market can support \$330k - up to \$400k
3. Hopes the HOA will require standards for fencing
  - a. We will have a tight HOA and will follow common guidelines but will take the fencing concerns into consideration
4. What are the lot sizes?
  - a. 6000 sqft minimum
  - b. a few of the lots are up to 2/3rds of an acre
5. We are bottlenecked at main street – how does the town support the increase of people
  - a. Ken response – outside of scope of this project
6. You're going to finish development in 5 years?
  - a. Best case scenario 5 years but could go out as long as 8 years.
7. What will the homes be covered in?
  - a. Still up for discussion on outside of homes
  - b. Considering multiple options including vinyl
8. Will the homes be consistent throughout the sections?
  - a. We have examples of the homes on the tables but we have not decided on the builders at this point
9. How much will the townhomes cost
  - a. The market will determine this but they most probably will range from \$179k – \$250k
10. Is Robert Jones still involved?
  - a. Robert involved until the closing of the land and then not afterwards
11. Are the sewer utility easements within the roads
  - a. The goal is to put the sewer in the right of way of the road wherever possible
12. Would the construction traffic be on Alfalfa?
  - a. Generally the construction traffic will come from the new development
13. Where will the phases be in the Central?



- a. Pointed out rough phases on the central section on the foam board to the crowd
- 14. Questions on sewer connections to Daybreak road
  - a. Pointed out the proposed path
- 15. Asked about speeding cars speeding on straight-aways
  - a. DOT mandates no speed bumps on DOT maintained roads
- 16. Will this development affect my water pressure?
  - a. No Raleigh maintains the pressure requirements of the water lines
- 17. When do you anticipate the stop light going in at Jones Dairy Road?
  - a. will be at some point after building home begins
- 18. Will road widening will only be to the end of the development?
  - a. Yes that's correct
- 19. Will DOT be monitoring traffic regularly
  - a. Yes as a matter of practice the DOT conducts surveys
- 20. Will there be a buffer for the houses on the Alfalfa lots?
  - a. Not as planned
- 21. How will the road widening be addressed?
  - a. We discussed phasing of the road widening on Jones Dairy Road to initially install a center turn lane for the initial phases and complete remaining road widening as required by the NCDOT and Traffic consultant as phases are developed
- 22. There were discussions with the adjacent neighborhood on the southern section to select certain shrubs and tree types to provide the best possible buffer between the two developments.
  - a. We discussed certain tree selection to accommodate a more dense buffer.



Return to: Town of Rolesville  
502 South town Circle  
Rolesville, NC 27571

WAKE COUNTY, NC 141  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
10/25/2019 16:31:00

BOOK:017626 PAGE:02496 - 02502

**STATE OF NORTH CAROLINA  
TOWN OF ROLESVILLE**

**BEFORE THE TOWN OF ROLESVILLE  
BOARD OF COMMISSIONERS  
SUP18-06**

**GTR DEVELOPMENT, LLC  
APPLICATION FOR A SPECIAL USE  
PERMIT FOR THE PRESERVE AT JONES  
DAIRY ROAD (CENTRAL)**

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**EVIDENTIARY HEARING  
FINDINGS OF FACT AND  
CONCLUSIONS OF LAW**

THIS MATTER COMING ON to be heard and being heard before the Mayor and Board of Commissioners of the Town of Rolesville (“the Board”) at its regularly scheduled meeting on August 6, 2019 upon the Application of Harold Perry (owner of Wake County PIN: 1759992822), Kirby Pearce and Donald Jones (owners of Wake County PIN: 1769094682), Bobby Chalk Heirs (owners of Wake County PIN: 1850904753), James Mangum (owner of Wake County PIN: 1860000842) and GTR Development, LLC (developer) for the issuance of a Special Use Permit to allow for both townhomes and single family detached homes on the property described in Exhibit “A”, attached hereto and incorporated herein by reference. The Board heard sworn testimony from Danny Johnson (Town Planning Director), W. Thurston Debnam, Jr. (attorney for Applicant), Mac McIntyre, (professional engineer for Applicant), Rynal Stephenson (traffic engineer for Applicant).

The Board’s decision to approve the special use permit application is based on the Findings of Fact and Conclusions of Law set forth below:



### FINDINGS OF FACT

1. The Property which is the subject of the requested SUP is described above and contains approximately 89.02 acres and is located on the North side of Jones Dairy Road and East of Jones Dairy Farm Subdivision (“the Property”).
2. The Property is located in an area designated for Residential and Planned Unit Development (“R&PUD”).
3. The Property is surrounded on the North by single family homes in an R2-SUD zoning district, on the South is vacant farmland pending a rezoning request, on the East by undeveloped farm land or woodland and residential zoning districts, real estate and on the West by property zoned CU-R-15.
4. The proposed use of the Property is 261 single family homes and 173 townhome lots which will be served by public water and sewer. There will be a United States Postal Service kiosk with two dedicated parking spaces. The overall density is 4.88 dwelling units per acre.
5. The Applicant has submitted a Traffic Impact Study (TIA) as required by the Town’s Unified Development Ordinance which was prepared by Ramey Kemp.
6. All streets within the Property are designed to accommodate fire trucks and rescue vehicles. Fire hydrants will be located throughout the Property as the required intervals. The stormwater control devices reflected on the plans are sufficient.
7. The design of the proposed development complies with all public health and safety ordinances of the Town of Rolesville.

### CONCLUSIONS OF LAW

1. That the proposed development and/or use will not materially endanger the public health or safety.
2. That the proposed development and/or use will not substantially injure the value of adjoining property.
3. 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.



4. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town.
5. 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.
6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard.
7. That the proposed development and use comply with all applicable requirements of this ordinance.

CONDITIONS OF APPROVAL

The Special Use Approval is made subject to the following conditions of approval outlined in Exhibit B and upon the condition that each element of the Master Plan be submitted to the Town through the site plan approval process for townhomes and single-family homes.

ACCORDINGLY, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Town of Rolesville Board of Commissioners hereby approves the issuance of the special use permit as set forth in application SUP18-06 subject to the conditions contained herein and upon the additional conditions contained in the attached Exhibit B.

THIS THE 6<sup>th</sup> DAY OF August, 2019.



*C. Frank Eagles*

C. Frank Eagles  
Town of Rolesville Mayor

*Robin E. Peyton*

Robin E. Peyton  
Town of Rolesville Clerk

Reviewed and Acknowledged by the Property Owner or Applicant:

Property Owners:

*James E. Mangum*

James E Mangum

10-23-19

Date



Darrel Chalk  
Darrel Chalk

10-23-19  
Date

Donna Joy Tiffany  
Donna Joy Tiffany

10/23/19  
Date

Cynthia P. Griesedieck  
Cynthia P Griesedieck

10/23/19  
Date

Kirby V. Pearce  
Kirby V. Pearce

10/24/19  
Date

Terry J. Pearce  
Terry J. Pearce

10/24/19  
Date

Kevin H. Jones  
Kevin H. Jones

10/24/19  
Date

Dana M Jones  
Dana M Jones

10/24/19  
Date

Applicant:

Tracy Jones  
Tracy Jones, Partner  
GTR Development, LLC

10/24/19  
Date

EXHIBIT A

The real estate in question is identified as Wake County PIN numbers 1759992822, 1769094682, 1850904753 and 1860000842.



## EXHIBIT B

### (Conditions of Approval)

#### **SPECIAL USE PERMIT CONDITIONS:**

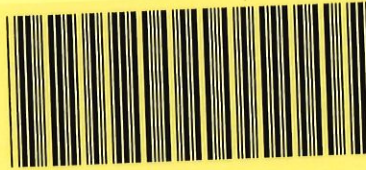
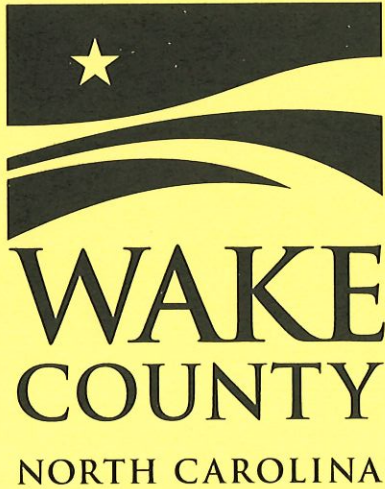
1. All the provisions of the Town of Rolesville Unified Development Ordinance 6.2.1 R1 and 6.2.3 R3 will be followed except:
  - a. Front walkways shall connect to the paved driveway not to the sidewalks in front of the dwelling.
  - b. Two car garages visible from the street will have the option of one or two doors.
2. The open space land requirement shall be dedicated to the Home-Owner's Association.
3. The Greenway / Walking Trail will be constructed in the phase in which it lies and will be completed before the first building permit of that phase is issued. If it is a public greenway trail as shown on the 2002 Open Space and Greenway Plan, it will be maintained by the Town. If not, then it would be publicly accessible, but HOA maintained since it is not part of the plan. All of this is determined with the PUD Master Plan and later preliminary subdivision plat or site plans as well as subdivision construction plans.
4. Amenities Schedule:
  - a. Phase 1 and 2 Townhomes: The developer will construct a playground and open space, and it is to be completed by the 50 percent issuance of the building permit of phase 2.
  - b. Phase 3 playground to be completed before the 50 percent issuance of the building permit of the phase.
  - c. Phase 4 playground, open space, and walking trail to be completed by the 50 percent issuance of the building permit of phase 4.
  - d. Phase 5 playground, open space, and walking trail to be completed by the 50 percent issuance of the building permit of phase 5.
5. Each single-family home lot will have one street tree except corner lots which will have at least two street trees.
6. Chain link fences will not be permitted, and the construction of fences and materials used will be controlled by the architectural committee, developer, and by the restrictive covenants.
7. The minimum detached single-family home square footage will be 1600 square feet.
8. All of the detached single-family homes will have crawl space or stem wall foundations.
9. The minimum square footage for town homes will be 1100 square feet.
10. The Town reserves the right and may request valuation of Jones Dairy and Averette Road intersection after 24 months of the first issued Certificate of Occupancy for any uses completed for The Preserve at Jones Dairy Road either South or Central portions when there is evidence of



developing traffic congestion or safety issues at this intersection that would merit warrant of traffic light as recommended by The Preserve at Jones Dairy Road Traffic Impact Analysis Report (TIA). All cost including installing the traffic light improvement with metal poles and metal mast arms is the responsibility of the developer. After the first request for reevaluation, the Town can call for additional requests for reevaluation based upon the evidence of developing traffic congestion or safety issues after the previous reevaluation until all the recommended improvements of the TIA report are completed.

11. The Special Use Permit is granted upon the further condition that each element of the Master Plan must come back through the site plan approval process.





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**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

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**Charles P. Gilliam**  
**Register of Deeds**  
Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

7 # of Pages *JH*