



Memo

To: Mayor and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: July 28, 2022
Re: Item C.2 – SP 21-04 Preserve Jones Dairy North Townhomes

Application/Request

SP 21-04, Preserve at Jones Dairy North Townhomes, is a Site Plan application by Preserve at Jones Dairy LLC to create and develop 63 single family attached (townhome) lots on 11.34 acres being a portion of Wake County PIN 1850922931. Per UDO Section 3.6.2, an Evidentiary (Quasi-Judicial) Hearing shall be held by the Town Board of Commissioners prior to approval of an application for a Site Plan. Further, Condition 13 of Special Use Permit (SUP) 18-07, which entitled the overall project of Preserve at Jones Dairy North, requires each element of the SUP Master Plan to come back through the Site Plan approval process.

Applicant and Property Owner

Property Owner	Preserve at Jones Dairy, LLC
Developer	Preserve at Jones Dairy, LLC
Engineer	Tim Nau, The Nau Company
Applicant/Contact	David Peoples, Preserve at Jones Dairy, LLC

Site Plan

This Site Plan seeks to subdivide approximately 11.34 acres of the Preserve at Jones Dairy North project into 63 townhome lots, for a density of 5.5 dwelling units per acre. The property is zoned (per the Unified Development Ordinance, UDO) the Residential and Planned Unit Development District (R&PUD), with the areas planned for Townhome development being in the sub-zoning district of R-3 as described in UDO Section 6.2./6.2.3. The Site Plan is following the approved Preserve at Jones Dairy North PUD Master Plan for SUP 18-07 for residential townhouse development. The proposed Site Plan meets all the provisions of the UDO with proposed public streets, off-street visitor and mail kiosk parking, required off-street parking for each residential unit and the minimum required spacing between townhouse unit's driveways. The Site Plan also shows the required open space and nearby amenities.

Comprehensive Plan

Future Land Use

The Future Land Use Map, adopted with the 2017 Comprehensive Plan, classifies the property for Medium Density residential use.

Community Transportation Plan

Access to the Townhome buildings is via public rights-of-way approved via both Special Use Permit SUP 18-09 and Preliminary Subdivision Plat PR 20-02 for Phase 1 (single-family detached lots), being Bessie Court and Winter Spring Drive. The overall project does not take access from any existing State DOT operated roadways, but rather through adjacent subdivision connecting streets to the north (Elizabeth Springs), west (Jones Dairy Farm), and south (Perry Farms).

Technical Review Committee

The Technical Review Committee (TRC) Staff reviewed three (3) submittals of the proposed Site Plan and determined that it is generally consistent with the approved Special Use Permit and SUP 21-01, a Phasing Plan amendment, and complies with the UDO and other entities regulations and requirements as they relate to the scope of this Application. The TRC Staff recommends approval of the application.

Findings of Fact

The following Findings, based on evidence and testimony received at a public hearing in accordance with procedures specified in [the Unified Development Ordinance], must be made by the Town Board in order to approve any Special Use Permit or any application for Site Plan:

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

The Site Plan application and proposed Site Plan that is attached along with the testimony and evidence given at the public hearing can be used for determining the Findings of Fact.

Potential Actions

- Approve the Site Plan based on the evidence and testimony presented at the evidentiary hearing by the applicant.
- Approve the Site Plan with modifications in consideration of information presented at the evidentiary hearing.
- Deny the Site Plan based on information presented at the evidentiary hearing with the stated reason for denial.

Suggested Town Board Motion

Motion to approve public hearing Application SP 21-04, Preserve at Jones Dairy North, Townhomes Site Plan with the evidence and testimony received at the hearing to be used for determining the Findings of Fact.

Attachments

1. Vicinity Map
2. Application - signed dated July 2, 2022
3. SP 21-04 Townhome Site Plan
4. PUD Master Plan (SUP 18-07)
5. Recorded Approved Order-Findings of Fact and Conditions of Approval (SUP 18-07)
6. Revised Phasing Plan (approved via SUP 21-01)

Attachment 1

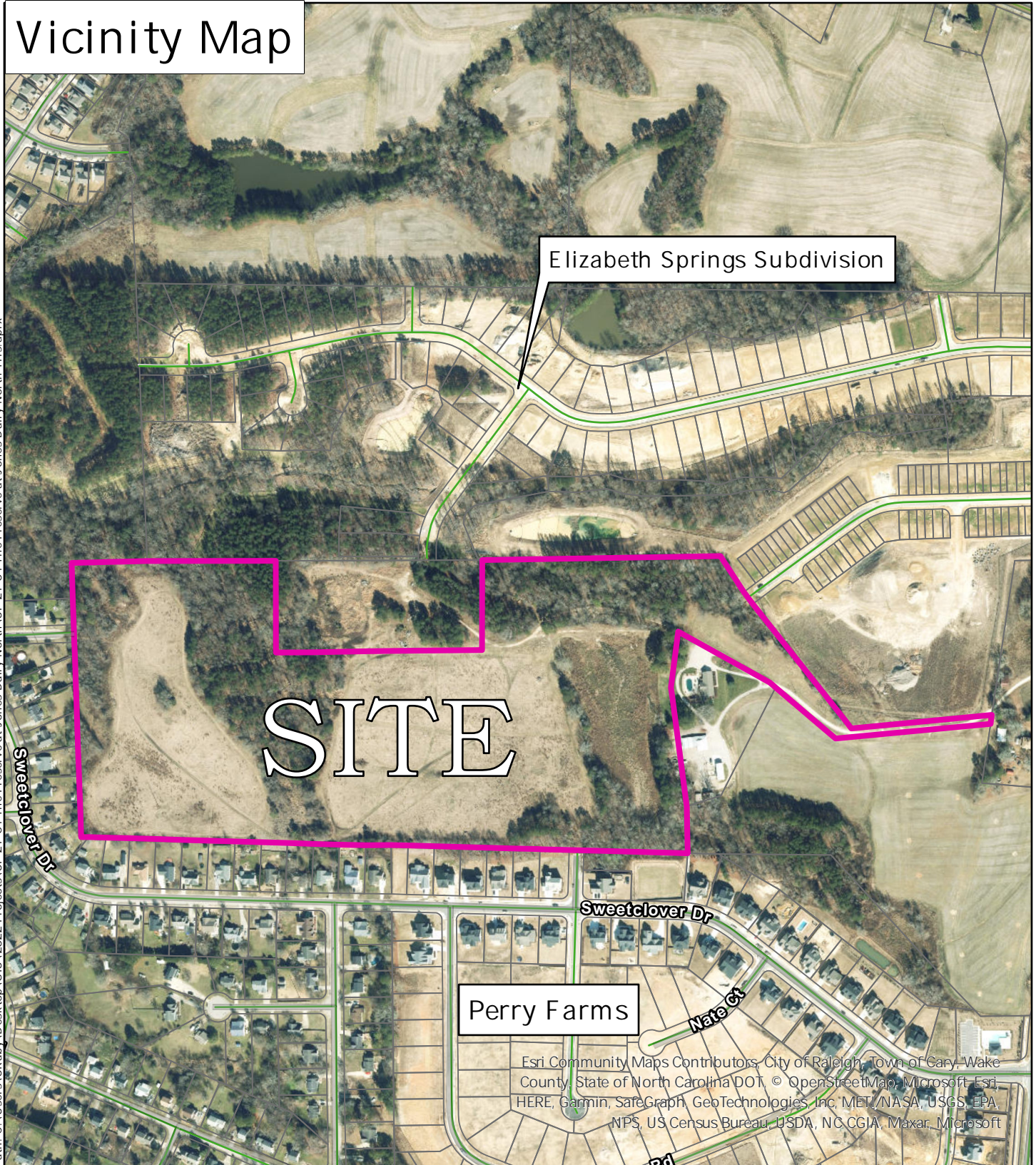


Case: SP 21-04 Preserve at Jones Dairy North
(Townhomes)
Address: 1101 Averette Road
PIN 1850922931

Vicinity Map

Date Saved: 6/21/2022 3:14 PM

Path: C:\Users\Sraby\Desk top\GIS\2022 Projects\SP 21-04 The Preserve at Jones Dairy North\SP 21-04 The Preserve at Jones Dairy North THs.aprx



Elizabeth Springs Subdivision

SITE

Perry Farms

Esri Community Maps Contributors, City of Raleigh, 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, NCCGIA, Maxar, Microsoft



Attachment 2

Case No. SP 21-04

Date 7-3-2022



Development Plan Review Application

Project/Development Name Preserve at Jones Dairy - North Townhomes Site Plan

Application Type Sketch Plan Preliminary Plat
 Construction Drawings Final Plat

Contact Information

Property Owner Preserve at Jones Dairy, LLC

Address 10534 ARNOLD PALMER DR City/State/Zip RALEIGH NC 27617-7775

Phone 9194910761 Email steve.macko14@gmail.com

Developer Preserve at Jones Dairy, LLC

Contact Name David Peoples

Address 10534 ARNOLD PALMER DR City/State/Zip RALEIGH NC 27617-7775

Phone 9194910761 Email david@pjdnc.com

Design Engineering Company The Nau Com. any

Contact Name Tim Nau

Address P.O. Box 810 City/State/Zip Rolesville, NC 27571

Phone 919-435-6395 Email tnau@thenauco.com

Property Information **11.34 ac. portion of 1850922931**

Wake County PIN(s) 1850922931, 1850931255 Address _____

Total Property Acreage 11.34 Total Phases _____

Total Lots 62 Townhomes **63** 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 7/2/22

Town of Rolesville Planning

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

PRESERVE AT JONES DAIRY - NORTH TOWNHOMES

VICINITY MAP



SITE PLAN DRAWINGS

SP 21-04

ROLESVILLE, NC

PREVIOUS SUBMITTALS BY OTHERS
 3rd SUBMITTAL JUNE 28, 2022
 4th SUBMITTAL JULY 21, 2022

CLIENT

PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

PROPOSED SITE DATA	
CONTRACT NUMBER	P-21-04
PROJECT NAME	PRESERVE AT JONES DAIRY
PLANNING DISTRICT	PD-21-04 AND 91
PLANNING COMMISSION	06/28/2022
CITY COUNCIL	07/21/2022
DEVELOPER	PRESERVE AT JONES DAIRY, LLC
DESIGNER	THE HAU COMPANY
PROPOSED USE	SINGLE-FAMILY AND TOWNHOUSE
PROPOSED LOTS	6
PROPOSED UNITS	6
APPROXIMATE ACRES	0.2
NET RESIDENT	SSS, UNITS/ACRE

SHEET INDEX			
SHEET NO.	SHEET TITLE	DATE	LAST CHANGED
C10	EXISTING CONDITIONS PLAN	06/28/2022	06/28/2022
C20	PROPOSED SITE PLAN	07/21/2022	07/21/2022
C21	SITE PLAN (SPLIT PLAN)	07/21/2022	07/21/2022
C22	UTILITY PLAN	07/21/2022	07/21/2022

SPECIAL USE PERMIT CONDITIONS

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DEVELOPMENT INFRASTRUCTURE

THESE PLANS PROPOSE THE CONSTRUCTION OF TOWNHOUSE LOTS ONLY. ALL UTILITIES SHALL BE PROVIDED BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL UTILITIES, INCLUDING ROADS, SIDEWALKS, WATER DISTRIBUTION, SEWERAGE, AND TELEPHONE. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL TOWNHOUSE INFRASTRUCTURE AND SERVICES AT THE TIME OF THE FIRST OCCUPANCY OF THE PROJECT.

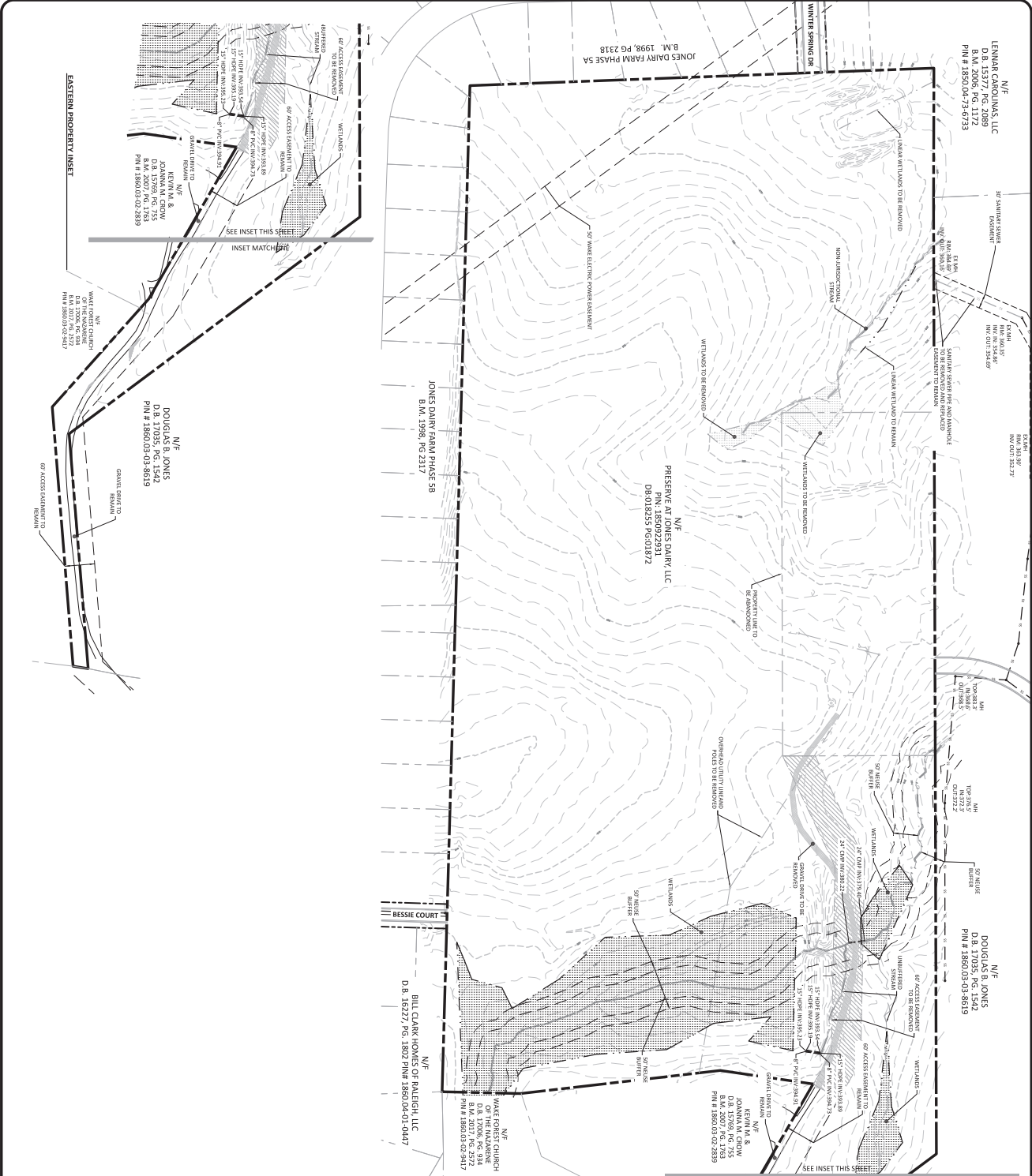


TOWN OF ROLESVILLE
 PROJECT REFERENCE #
 SP-21-04

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF ROLESVILLE ORDINANCES AND SPECIFICATIONS.

The Hau Company
 Consulting Civil Engineers
 PO Box 810 Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751

PREPARED DRAWING, NOT RELEASED FOR CONSTRUCTION



EXISTING CONDITIONS SOURCES	
EXISTING CONDITIONS	SOURCE
PROPERTY BOUNDARIES	GOVT. RECORDS, CADASTRAL RECORDS, AND SURVEY RECORDS
EXISTING TOPOGRAPHY	FIELD SURVEY, AERIAL PHOTOGRAPHS, AND DIGITAL ELEVATION MODEL (DEM)
WETLANDS AND STREAM CHANNELS	FIELD SURVEY, AERIAL PHOTOGRAPHS, AND DIGITAL ELEVATION MODEL (DEM)
HYDROLOGY	FIELD SURVEY, AERIAL PHOTOGRAPHS, AND DIGITAL ELEVATION MODEL (DEM)
EXISTING SANITARY SEWER	GOVT. RECORDS, CADASTRAL RECORDS, AND SURVEY RECORDS
EXISTING WATER MAINS	GOVT. RECORDS, CADASTRAL RECORDS, AND SURVEY RECORDS

PROPOSED SITE DATA	
GENERAL SITE AREA	8.6 ACRES (375,000 SQ. FT.)
PROPOSED DEVELOPMENT	115 SINGLE-FAMILY HOMES
PROPOSED NET DEVELOPABLE AREA	11.5 ACRES
PROPOSED USE	SINGLE-FAMILY AND TOWNHOME
PROPOSED LOT SIZES	5,000 - 6,000 SQ. FT.
PROPOSED LOT SPACING	30 FT.
PROPOSED LOT COVERAGE	15% - 25%
PROPOSED LOT DENSITY	10 - 20 UNITS PER ACRE



PROJECT NO.: _____
 DESIGNER: JNC
 DRAWING NO.: 202
 SCALE: 1"=100'
 DATE: 2023.06.28
 SHEET NO.: C1.0

PRESERVE AT JONES DAIRY
NORTH TOWNHOMES
SITE PLAN DRAWINGS
 ROLESVILLE, NC

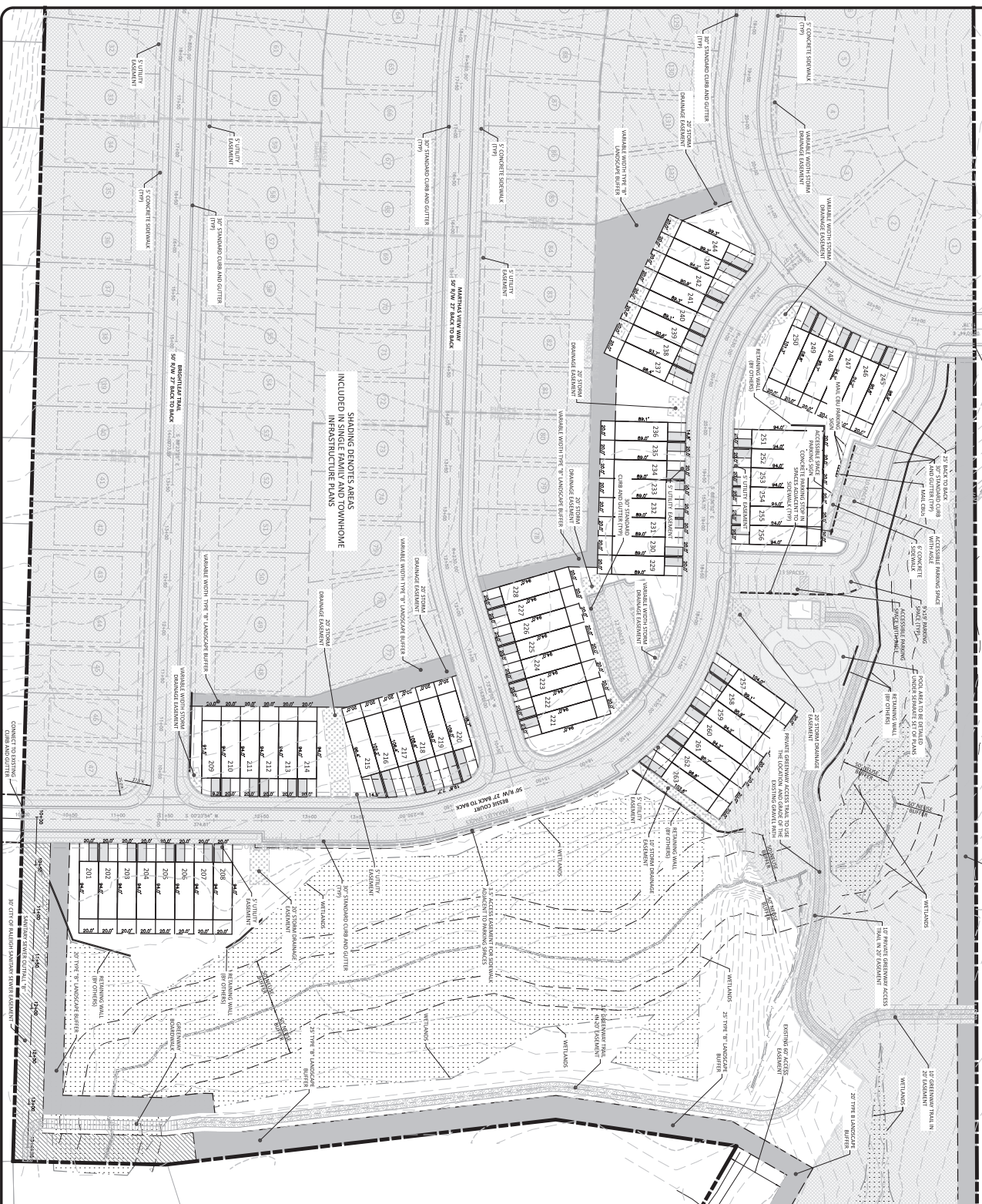
OVERALL EXISTING CONDITIONS PLAN

REVISIONS	
1	2023-07-21

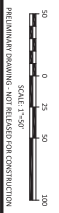
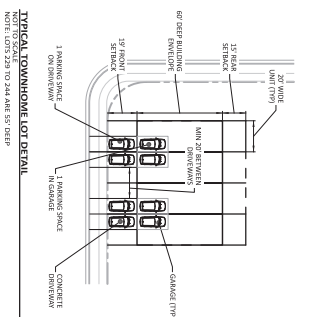
CLIENT:

PRESERVE AT JONES DAIRY, LLC
 10534 ARKWOOD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

PO Box 810, Rolesville, NC 27871
 919-435-6395
 NCBELS License P-0751



PERFORMANCE INFRASTRUCTURE
 THESE PLANS REPRESENT A CONCEPTUAL DESIGN FOR THE INFRASTRUCTURE AND UTILITIES FOR THE DEVELOPMENT OF THE TOWNHOME SITES. THE LOCATION AND SCOPE OF THE INFRASTRUCTURE AND UTILITIES IS SUBJECT TO THE FINAL ENGINEERING DESIGN AND SHALL BE DETERMINED BY THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE INFRASTRUCTURE AND UTILITIES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE INFRASTRUCTURE AND UTILITIES. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE INFRASTRUCTURE AND UTILITIES.



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**PRESERVE AT JONES DAIRY
 NORTH TOWNHOMES
 SITE PLAN DRAWINGS**

ROLESVILLE, NC

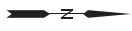
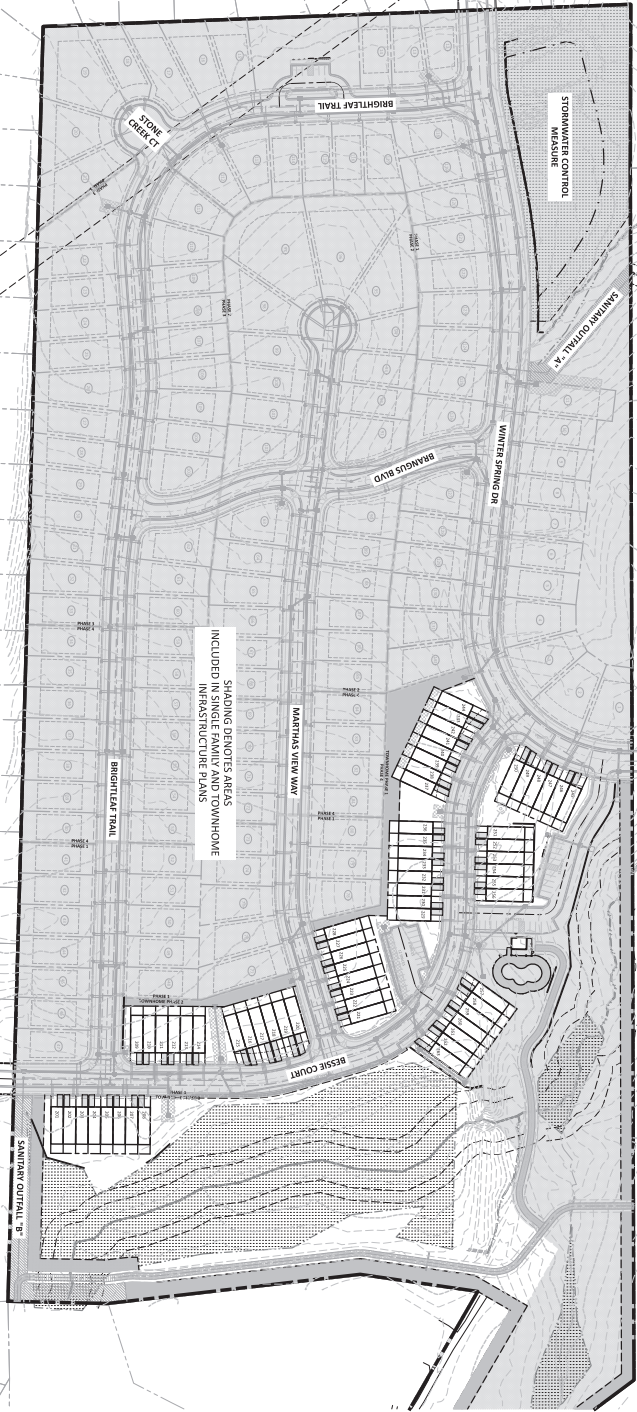
SITE PLAN

NO.	REVISIONS	DATE
1	2022-07-21	REVISIONS FOR TOWN COMMENTS

CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10334 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

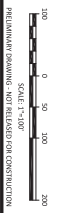
The Nau Company
 Consulting Civil Engineers

PO Box 810, Rolesville, NC 27871
 919-435-6395
 NCBELS License P-0751



DEVELOPER INFRASTRUCTURE
 THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE TOWNHOMES. THIS INCLUDES BUT IS NOT LIMITED TO THE DESIGN AND CONSTRUCTION OF THE TOWNHOMES SEWER COLLECTION AND DISPOSAL, AS SHOWN ON THE SHEET, AND THE DESIGN AND CONSTRUCTION OF THE TOWNHOMES WATER MAINS AND DISTRIBUTION SYSTEMS, AS SHOWN ON THE SHEET. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE TOWNHOMES AS PART OF THESE PLANS.

- CITY OF RALEIGH STANDARD UTILITY NOTES**
1. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF RALEIGH DESIGN STANDARDS, SPECIFICATIONS, AND SCHEDULES. THE CITY OF RALEIGH DESIGN STANDARDS, SPECIFICATIONS, AND SCHEDULES ARE AVAILABLE AT THE CITY OF RALEIGH DESIGN STANDARDS, SPECIFICATIONS, AND SCHEDULES WEBSITE.
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 SCALE: 1"=100'
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**PRESERVE AT JONES DAIRY
 NORTH TOWNHOMES
 SITE PLAN DRAWINGS**

ROLESVILLE, NC

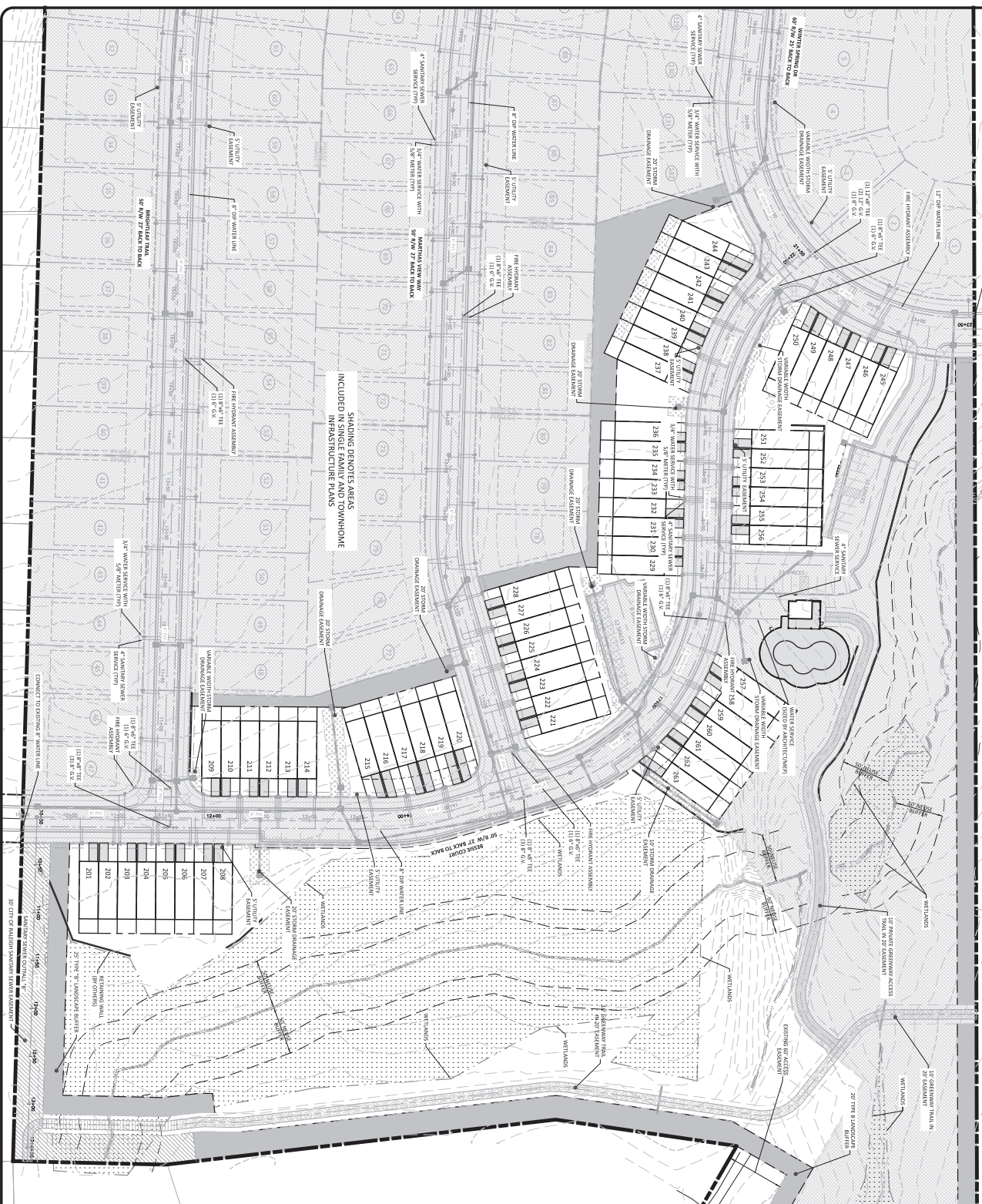
OVERALL UTILITY PLAN

NO.	REVISIONS	DATE
1	2023-07-21	REVISION FOR TOWN COMMENTS

CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10334 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

The Nau Company
 Consulting Civil Engineers

PO Box 810, Rolesville, NC 27571
 919-435-6395
 NCBELS License P-0751



SHADING DENOTES AREAS INCLUDED IN SINGLE FAMILY AND TOWNHOME INFRASTRUCTURE PLANS

DEVELOPMENT INFRASTRUCTURE
 THESE PLANS INDICATE THE LOCATION OF TOWNHOME UTILITY CONDUIT, ALL UTILITIES, INCLUDING WATER, SEWER, GAS, AND ELECTRICITY. THE LOCATION OF ALL UTILITIES AND TOWNHOME INFRASTRUCTURE PLANS PREPARED BY THE LAND AS PART OF THESE PLANS.



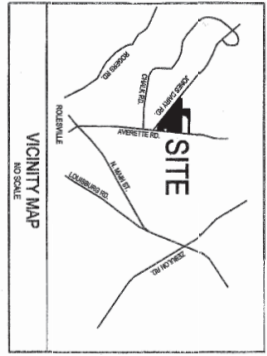
PROJECT NO.	
DESIGNER	THE NAU COMPANY
DRAWN BY	JK
SCALE	1/4" = 1'-0"
DATE	2023.06.28
SHEET NO.	CA1

<p>PRESERVE AT JONES DAIRY NORTH TOWNHOMES SITE PLAN DRAWINGS</p> <p>ROLESVILLE, NC</p> <p>UTILITY PLAN</p>	
REVISIONS	CLIENT:
1	2023-07-21
	REVISIONS PER OWNER COMMENTS

CLIENT:
 PRESERVE AT JONES DAIRY, LLC
 10534 ARNOLD PALMER DRIVE
 RALEIGH, NC 27617
 919-491-0761

The Nau Company
 Consulting Civil Engineers

PO Box 810, Rolesville, NC 27671
 919-435-6395
 NCBELS License P-0751



Masterplan Amendment The Preserve at Jones Dairy Rd - North

Rolesville
Wake County, North Carolina

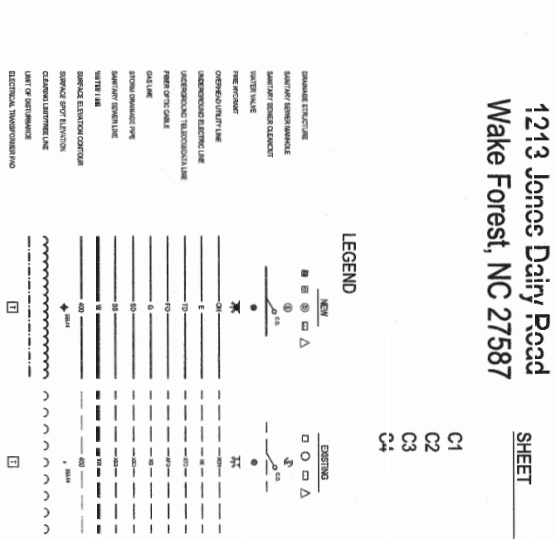
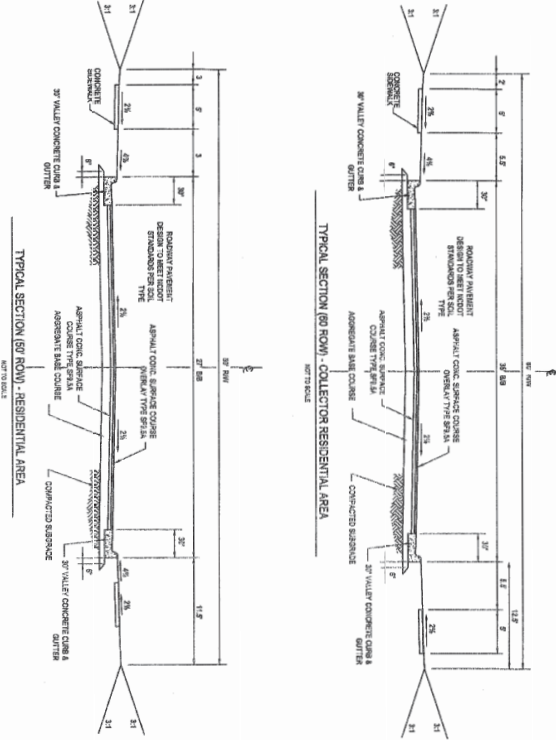
GTR Development LLC

1213 Jones Dairy Road
Wake Forest, NC 27587

SHEET	DESCRIPTION
C1	Cover Sheet
C2	Survey
C3	Existing Site Plan
C4	Proposed Site Plan Proposed Utility Plan Nutri-Arched Trail

SITE DEVELOPMENT DATA

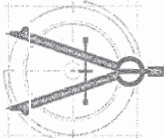
ZONING:	R-4 RFD
TOWNSHIP:	ROLESVILLE, NC
COUNTY:	WAKE
RIVER BASIN:	NEUSE
GROSS TRACT AREA:	49.8 ACRES
SINGLE FAMILY AREA:	41.7 ACRES
TOWNSHIP AREA:	7.46 ACRES
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
DENSITY ALLOWED (CURRENT):	4 UNITS / ACRE
DENSITY ALLOWED (RESIDENTIAL):	8 UNITS / 20 ACRE
TOWNSHIP:	
PROPOSED DEVELOPMENT:	SINGLE FAMILY DENSITY PROVIDED:
LOT SIZE:	141 / 417 = 3.4 UNITS / AC
LOT WIDTH:	6000 SF (MIN) - 35,000 SF (MAX)
SETBACKS:	50 FT (MIN)
FRONT:	25 FT
REAR:	25 FT
SIDE:	5 FT
TOWNSHIP DENSITY PROVIDED:	63 / 7.46 = 8.4 UNITS / AC
SETBACKS:	
FRONT:	15 FT
REAR:	15 FT
SIDE:	5 FT



RAPID PERMITTED USES

R1	41.7 ACRES
R2	0 ACRES
R3	7.46 ACRES
RM	0 ACRES
G	7.9 ACRES

- GENERAL NOTES**
- PROJECT AMENDMENTS 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
 - AND CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

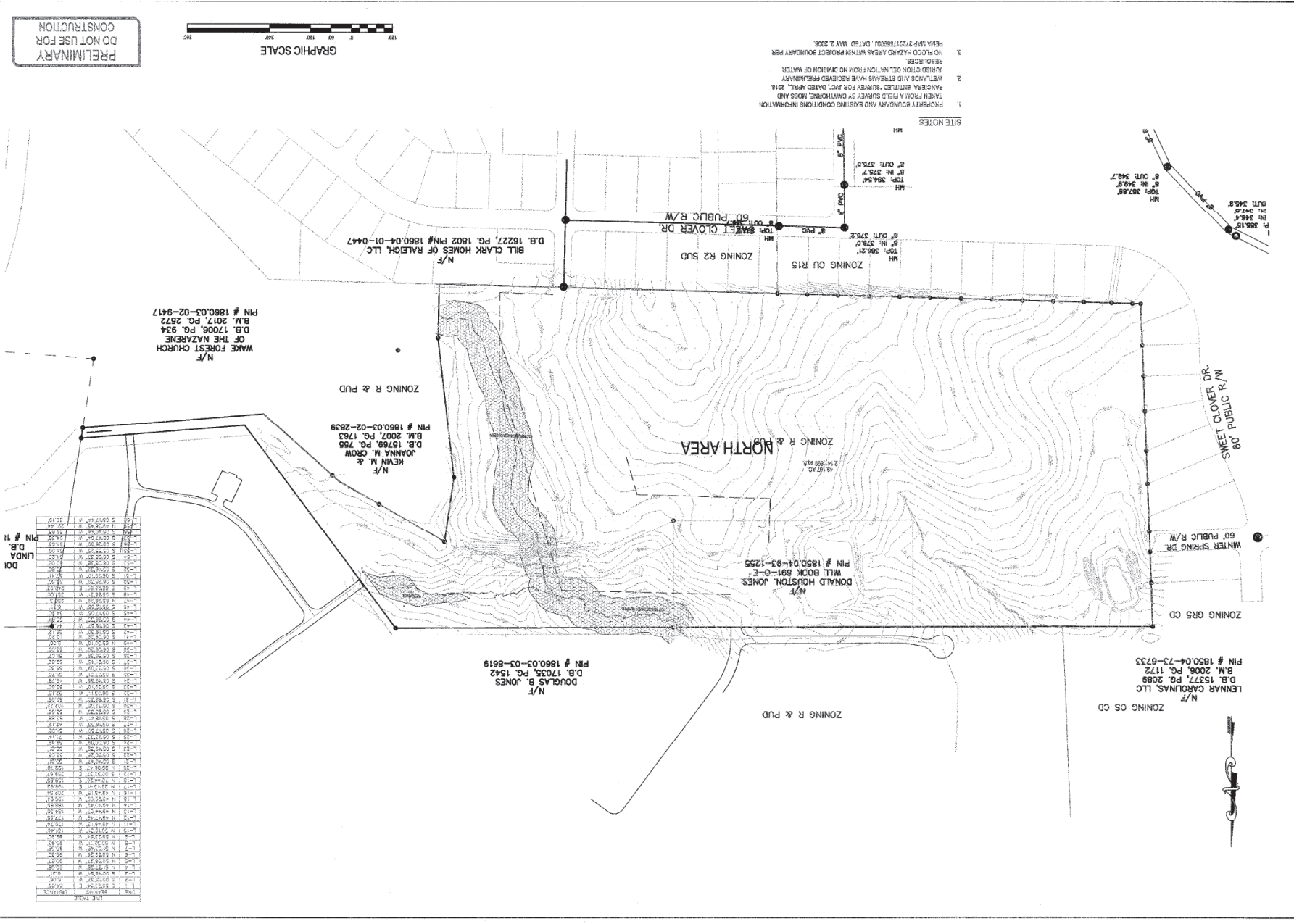


caaENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS

1233 Heritage Links Drive, Wake Forest, North Carolina 27587
4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919)825-6755
C-2151 © CAENGINEERS, Inc. All Rights Reserved



**PRELIMINARY
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CONSTRUCTION**



- SITE NOTES**
1. PROPERTY BOUNDARY AND EXISTING CONDITIONS INFORMATION TAKEN FROM A FIELD SURVEY BY CANTONING SURVEYORS AND PANGLOSS ENTERIES SURVEY FOR JUNE 2006. 2014.
 2. UTILITIES AND STREETS HAVE BEEN RECEIVED PRELIMINARY JURISDICTION DELINEATION FROM NC DIVISION OF WATER RESOURCES.
 3. NO FLOOD HAZARD AREAS WITHIN PROJECT BOUNDARY PER FEMA MAP 9712178800L DATED MAY 2, 2008.

GRAPHIC SCALE
 0 50 100 150 200
 PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

Job No. 4001
 Date No. 01
C1

Existing Site Plan - North Preserve at Jones Dairy Subdivision
 Jones Dairy Road
 Robesonville, Wake County, North Carolina



NO.	DATE	DESCRIPTION	BY	CHECKED
1	01/20/11	PRELIMINARY PLAN	LD	LD
2	01/20/11	FINAL PLAN	LD	LD
3	01/20/11	FINAL PLAN	LD	LD
4	01/20/11	FINAL PLAN	LD	LD
5	01/20/11	FINAL PLAN	LD	LD
6	01/20/11	FINAL PLAN	LD	LD
7	01/20/11	FINAL PLAN	LD	LD
8	01/20/11	FINAL PLAN	LD	LD
9	01/20/11	FINAL PLAN	LD	LD
10	01/20/11	FINAL PLAN	LD	LD

DOI
 LUNDA
 PIN # 11

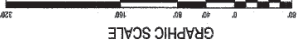
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caaeNGINEERS, Inc.
 McHenry, Central, Conway
 PROFESSIONAL ENGINEERS



Job No. 4001
Map No. C2

PRELIMINARY
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CONSTRUCTION

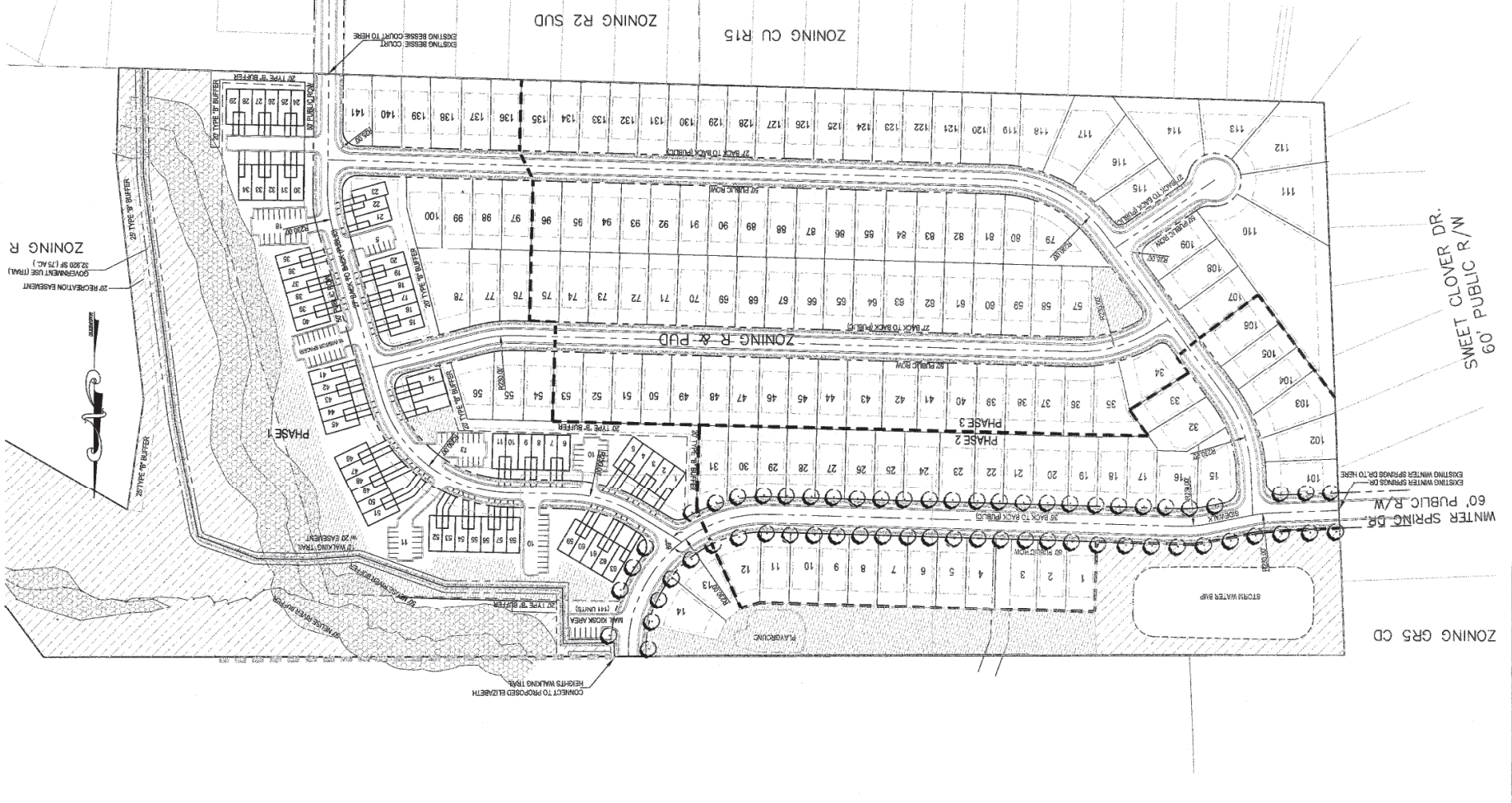


Proposed Site Plan - North

Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rosesville, Wake County, North Carolina



NO.	DATE	DESCRIPTION
1	12/20/23	Initial Site Plan
2	1/10/24	Final Site Plan
3	1/10/24	Final Site Plan
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200	1/10/24	Final Site Plan



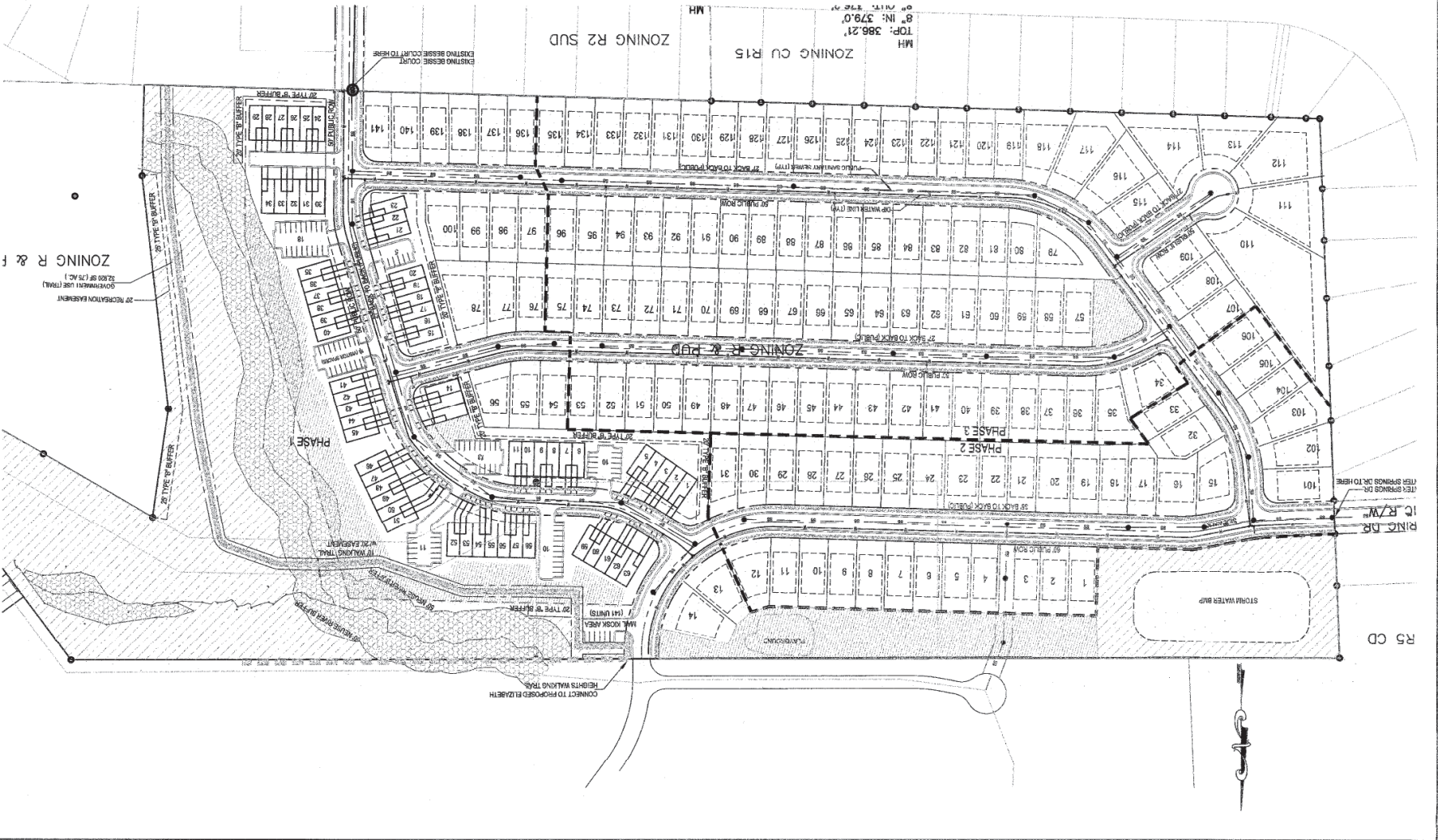
ZONING R
32,600 SF (75 AC.1)

ZONING R
32,600 SF (75 AC.1)

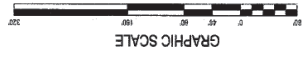
ZONING R
32,600 SF (75 AC.1)

caEENGINEERS, Inc.
Matthew P. Helms, P.E. No. 10090
PROFESSIONAL ENGINEERS
1513 Hargett Street, Suite 200, Raleigh, NC 27601
919.877.7777
www.caengineers.com





PRELIMINARY
DO NOT USE FOR
CONSTRUCTION



Job No. 4001
Dwg. No. C3

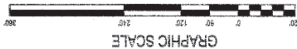
Proposed Utility Plan - North
Presente at Jones Dairy Subdivision
Jones Dairy Road
Raleigh, Wake County, North Carolina



NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/20/20	PRELIMINARY DESIGN	JSC	JSC
2	12/15/20	REVISED DESIGN	JSC	JSC
3	01/10/21	FINAL DESIGN	JSC	JSC
4	02/01/21	CONSTRUCTION	JSC	JSC
5	03/15/21	AS-BUILT	JSC	JSC

CAENGINEERS, Inc.
Jeffrey S. Crumley
PROFESSIONAL ENGINEERS
12345 Raleigh Lane, Suite 100, Raleigh, NC 27601
919.555.1234
0181 6/20/2020





R&PUD PERMITTED USES

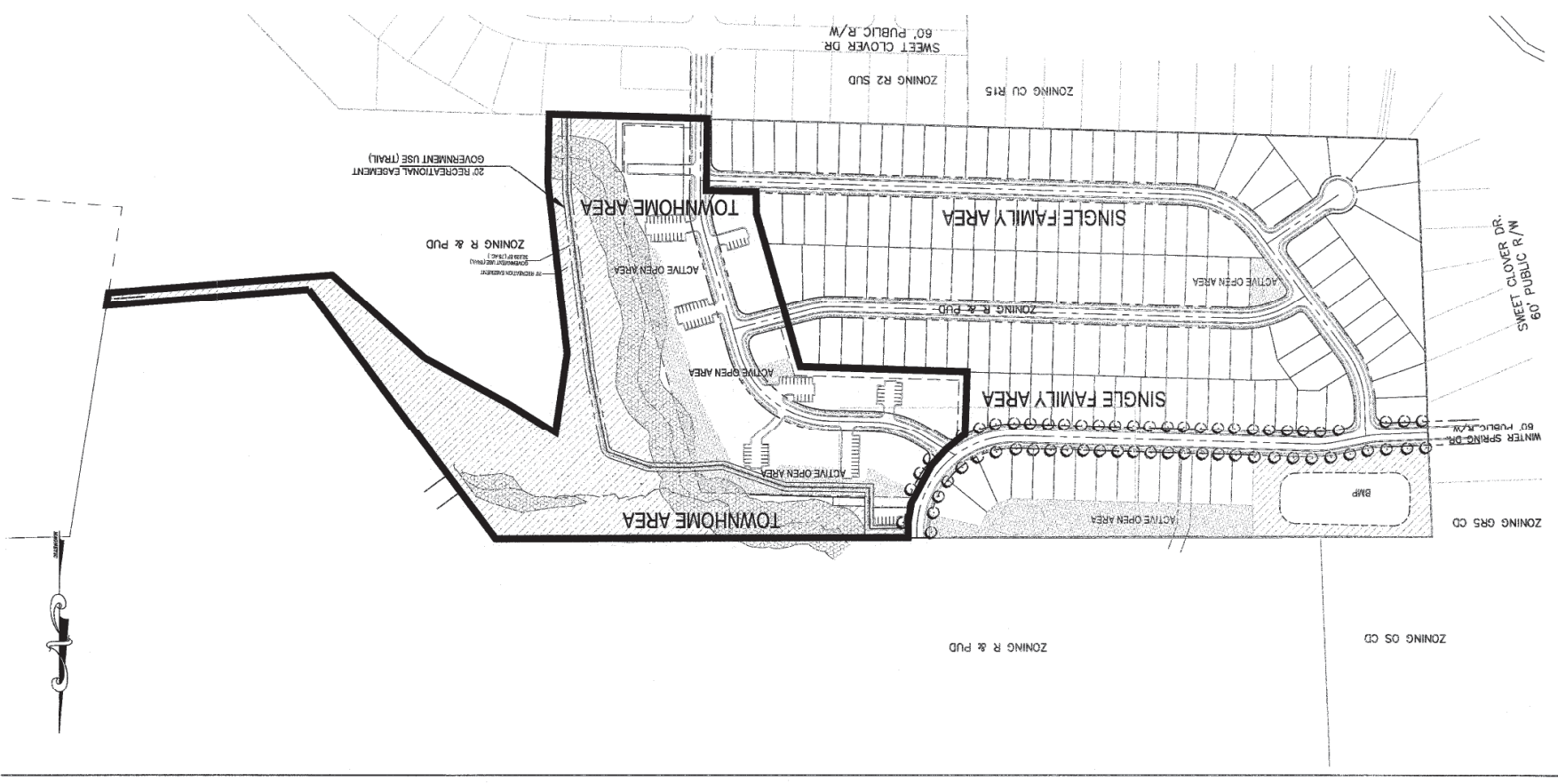
R1	41.7 ACRES
R2	0 ACRES
R3	7.48 ACRES
R4	0 ACRES
G	7.5 ACRES

SITE DEVELOPMENT DATA

GROSS TRACT AREA:	49.18 ACRES
SINGLE FAMILY AREA:	41.7 ACRES
TOWNSHIP AREA:	7.48 ACRES
PROPOSED USE:	RESIDENTIAL
EXISTING USE:	VACANT
PROPOSED DEVELOPMENT:	141
SINGLE FAMILY LOTS:	63
TOWNSHIP:	41.7 x 10 = 4.2 ACRES
RECREATION AND OPEN SPACE:	4.2 x 5 = 2.1 ACRES
SINGLE FAMILY REQUIRED (10%):	4.17 ACRES
ACTIVE AREA PROVIDED:	7 ACRES
ACTIVE AREA REQUIRED:	7.48 x .15 = 1.1 ACRES
TOWNSHIP AREA REQUIRED (15%):	1.1 x 5 = .55 ACRES
ACTIVE AREA PROVIDED TOTAL:	7.5 ACRES
PASSIVE AREA PROVIDED:	.55 ACRES

DO NOT USE FOR CONSTRUCTION
PRELIMINARY

- LEGEND**
- AMENITY AREAS
 - SIDEWALK
 - WETLANDS
 - ACTIVE OPEN AREAS



Job No. 4001
Plan No. **C4**

North Area Plan
Preserve at Jones Dairy Subdivision
Jones Dairy Road
Rosedale, Wake County, North Carolina



NO.	DATE	DESCRIPTION
1	01/20/20	Final Plan
2	02/20/20	Final Plan
3	03/20/20	Final Plan
4	04/20/20	Final Plan
5	05/20/20	Final Plan
6	06/20/20	Final Plan
7	07/20/20	Final Plan
8	08/20/20	Final Plan
9	09/20/20	Final Plan
10	10/20/20	Final Plan
11	11/20/20	Final Plan
12	12/20/20	Final Plan

caENGINEERS, Inc.
Matthew Goble, City/County
PROFESSIONAL ENGINEERS
1525 Hargett Street, Suite 200, Raleigh, NC 27601
919.876.1234
CAE@CAENGINEERS.COM



*Return to: Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571*

WAKE COUNTY, NC 138
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/25/2019 16:28:31

Attachment 5
(7 pages)

BOOK:017626 PAGE:02480 - 02486

STATE OF NORTH CAROLINA
TOWN OF ROLESVILLE

BEFORE THE TOWN OF ROLESVILLE
BOARD OF COMMISSIONERS
SUP18-07

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

EVIDENTIARY HEARING
FINDINGS OF FACT AND
CONCLUSIONS OF LAW

)
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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 Donald Jones (owner of Wake County PIN: 1850931255), Kirby Pearce and Dana Jones (owners of Wake County PIN: 1850922931) 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 contains approximately 49.167 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 both 63 townhomes and 141 single family homes 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 4.15 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.

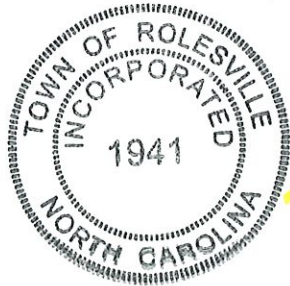
5. That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities.
6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard.
7. 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 SUP18-07 subject to the conditions contained herein and upon the additional conditions contained in the attached Exhibit B.

THIS THE 6th 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:

Kirby V. Pearce

Kirby V. Pearce

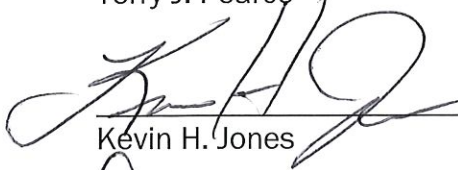
10/24/19

Date




Terry J. Pearce

10/24/19
Date



Kevin H. Jones

10/24/19
Date



Dana M Jones

10/24/19
Date

Applicant:



Tracy Jones, Partner
GTR Development, LLC

10/24/19
Date

EXHIBIT A

The real estate in question is identified as Wake County PIN number 1850931255 and number 1850922931.

EXHIBIT B

(Conditions of Approval)

SPECIAL USE PERMIT CONDITIONS:

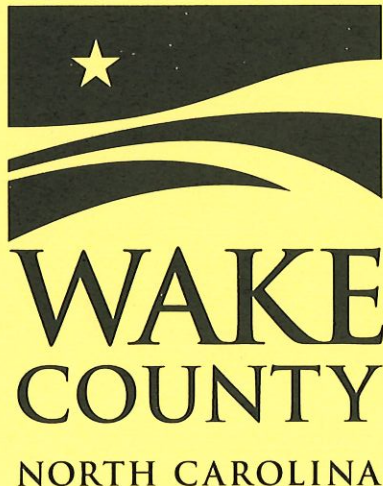
1. All the provisions of the Town of Rolesville Unified Development Ordinance 6.2.1 R1 and 6.2.3 R3 will be followed except:
 - a. Front walkways shall connect to the paved driveway not to the sidewalks in front of the dwelling.
 - b. Two car garages visible from the street will have the option of one 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 phase one 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. The open space land shall be dedicated to the homeowner's association.
5. Phase One shall be constructed and recorded before Phase Two or Phase Three.
6. Amenities Schedule:
 - a. The developer will construct a playground and open space, and it is to be completed by the issuance of the 30th building permit in phase 2.
7. Each single-family home lot will have one street tree except corner lots which will have at least two street trees.
8. 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.
9. The minimum detached single-family home square footage will be 1600 square feet.
10. The minimum square footage for town homes shall be 1100 square feet.
11. All of the detached single-family homes will have crawl space or stem wall foundations.
12. 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 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.

13. 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.



BOOK:017626 PAGE:02480 - 02486



Please retain yellow trailer page

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

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

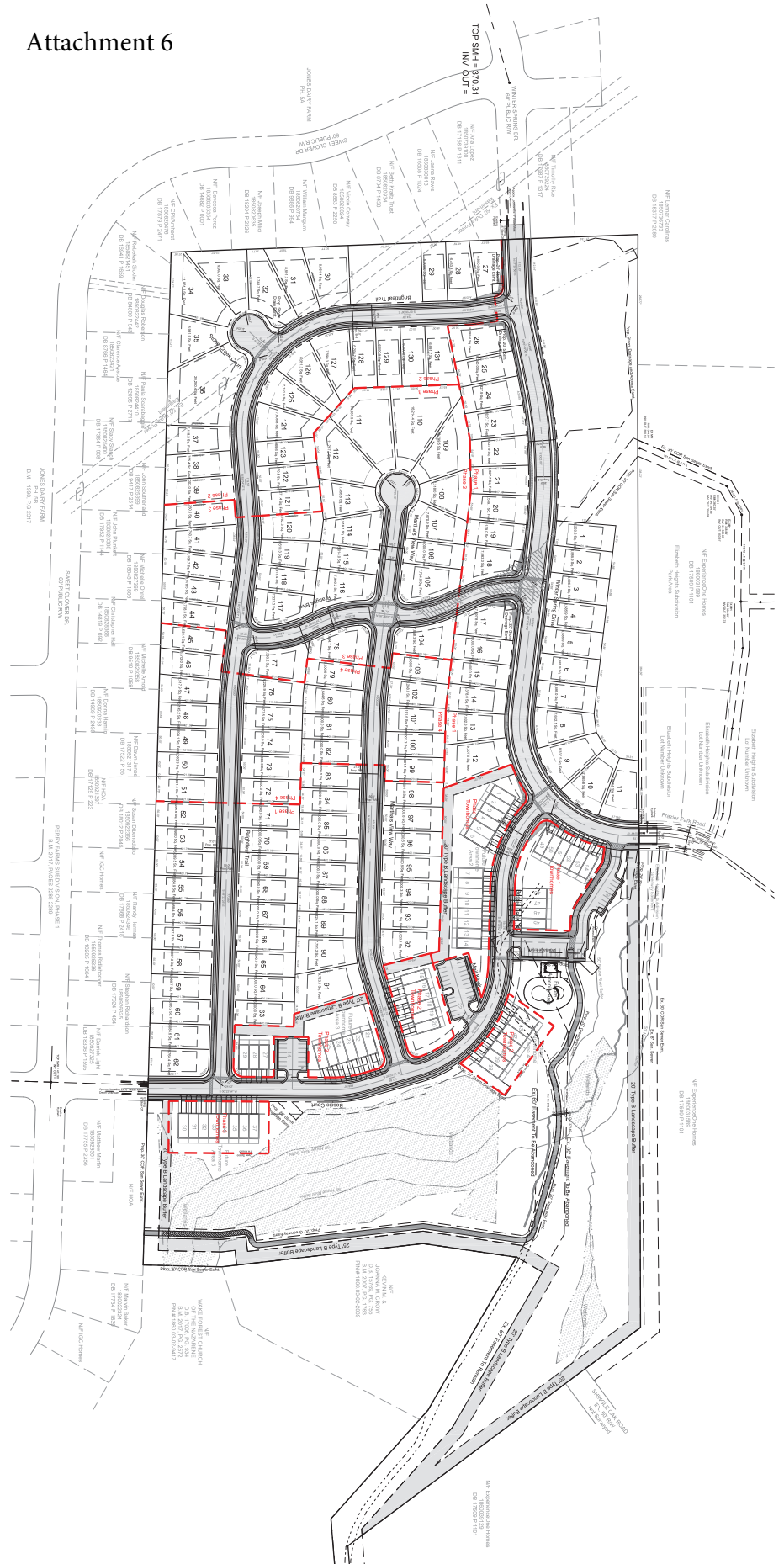
_____ # of Excessive Entities

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7 # of Pages *JA*

Attachment 6



SYMBOLS	
Project:	Preserve at Jones Dairy, North
Owner:	Preserve at Jones Dairy, LLC
County/Municipality:	Wake, Town of Rolesville
Site Street Address:	1034 Andrew Drive, Raleigh, NC 27607
Parcel Information:	Parcel No. 185-025-2031
Project Type:	Residential (R) Single-Family Development
Overlay District:	None
Waterford Production Overlay:	None
Engineer:	caaeNGINEERS, Inc. 1233 Heritages Links Drive, Raleigh, NC 27607 (919) 555-0705 C-2151
Applicant:	Preserve at Jones Dairy, LLC 1034 Andrew Drive, Raleigh, NC 27607 (919) 491-0761

PHASING DATA	
Phase 1:	62 Lots
Phase 2:	24 Lots
Phase 3:	24 Lots
Phase 4:	21 Lots
Total:	131 Lots
Townhomes:	54 Units
Phase 1:	24 units
Phase 2:	13 units
Phase 3:	17 units



Job No. JDF
Dwg No. **C1**

Phasing Plan

Preserve at Jones Dairy, North
Preserve at Jones Dairy, LLC
Rolesville, Wake County, North Carolina



NO.	DATE	REVISION DESCRIPTION	BY
1	01/29/2021	Preliminary Construction Plans	MAC
2	02/12/2021	Revised Comments	MAC
3	04/20/2021	Review Comments	MAC
4	04/20/2021	Comments	By
5	Date	Comments	By
6	Date	Comments	By
7	Date	Comments	By
8	Date	Comments	By

caaeENGINEERS, Inc.
McIntyre, Gettle, Crowley
PROFESSIONAL ENGINEERS
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4932B Windy Hill Drive, Raleigh, North Carolina 27609
(919) 555-0705
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PRELIMINARY PLANS
NOT FOR CONSTRUCTION