

Town Board Mtg  
08-06-2019

## Memorandum

TO: Mayor and Town Board of Commissioners  
FROM: Danny Johnson, AICP, Planning Director  
DATE: August 1, 2019  
RE: **Agenda Item C. 4.**

Public Hearing (quasi-judicial) on Case: **Special Use Permit 18-06**, The Preserve at Jones Dairy Road (Center) PUD Master Plan, proposed is 261 single-family homes and 173 townhomes on a total area of 89.02 acres, located on the Northside of Jones Dairy Road, east of Jones Dairy Farm Subdivision.

### **Background**

#### **Summary Information**

Acreage: 89.02

Current Zoning: Residential and Planned Unit Development (R&PUD) zoning district

Owner: Harold Perry, Wake County PIN's 1759992822

Kirby Pearce and Donald Jones, Wake County PIN 1769094682

Bobby Chalk Heirs, Wake County PIN 1850904753

James Mangum, Wake County PIN 1860000842

Developer: GTR Development, LLC, Robert H. Jones

#### **Existing Conditions**

The properties are within Rolesville's Town's corporate limits. The current zoning is Residential and Planned Unit Development (R&PUD) zoning district. The land to the south is pending rezoning to Residential and Planned Unit Development (R&PUD) zoning district and is vacant farmland. The land to the west of the site is zoned Residential 15 Conditional Use (CU-R-15) zoning district in the Wake County Zoning Jurisdiction/Wake Forest Urban Services Area and is single-family home in the Jones Dairy Farm Subdivision. To the east are vacant farm or woodland and a single-family home in the Residential 1 (R-1) and Residential & Planned Unit Development (R&PUD) zoning districts with the original SUP 07-07 Averette Farms PUD Master Plan for Residential Mixed uses (RM) that is not included in this request and shall remain. South is vacant farm or woodland and a single-family home located in the Planned Unit Development (R&PUD) zoning district that is in the pending The Preserve at Jones Dairy Road (South) PUD Master Plan. North is Perry Farm Subdivision under development with single-family homes located in the Residential 2 Special Use (R2-SUD) zoning district.

The applicant requests a Special Use Permit for a PUD master plan amendment to SUP 07-07 Averette Farms PUD Master Plan that has been abandoned due to the development of Perry

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Town of Rolesville

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Farms rezoning and subdivision that dissected the original master plan. The SUP for a new Master Plan is submitted to the Town Board as provided in the Town's UDO as a quasi-judicial public hearing case.

### **Residential Planned Unit Development Requirements (Unified Development Ordinance (UDO) Article 6.2)**

The UDO specifies, "The R&PUD is intended to be primarily a pedestrian-oriented residential community that also contains a limited mix of retail, office and professional, civic and government uses. Residential offerings are to be varied and include both detached and attached dwellings."

### **Summary of The Preserve at Jones Dairy Road (South) PUD Master Plan**

The proposed PUD Master Plan has proposed 261 single-family homes under the R1 standard and 173 townhomes under the R3 standard of the R&PUD zoning district for a total of 434 dwelling units. The overall density is 4.88 dwelling units per gross acre.

### **2002 Thoroughfare Plan and Traffic Impact Analysis (TIA)**

The 2002 Thoroughfare Plan calls for Jones Dairy Road as a four-lane major highway. Jones Dairy Road improvements to be installed are shown on the proposed PUD master plan for this portion of the Road that will comply with the 2002 Thoroughfare Plan. 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 PUD Master Plan.

The applicant has submitted a Traffic Impact Study (TIA) as required by the Town's Unified Development Ordinance. The TIA report was prepared by Ramey Kemp, will present their findings at the public hearing and has recommendations for improvements for Jones Dairy Road and Averette Road intersection with Jones Dairy Road, and requirements for implementation stated in the proposed SUP conditions and are shown on the proposed Master Plan. An independent review of Ramey Kemp TIA report was conducted by Stantec at the requested of the Town, and the Traffic Engineer will present his findings at the public hearing.

### **Request for deviations of the Residential and Planning Unit Development District (R&PUD) Requirements**

The applicant has presented a request as provided in Section 6.2 of the Town's UDO to deviate from the requirements of the R&PUD zoning district requirements that are stated in the proposed SUP conditions. This Section of 6.2 reads as follows:

"The requirements set forth in this section (6.2) are established by the Town Board of Commissioners as standards that presumptively will result in the provision of a village environment contemplated by this section and by the Comprehensive Land Use Plan. The Board recognizes, however, that due to the nature of a tract of land, or the nature of the facilities proposed for installation, or other factors, the underlying objectives of this section (6.2) may be achieved even though the standards are not adhered to with mathematical precision. Therefore, deviations from these standards may be permitted whenever it is determined that the underlying standards can be met without strict adherence to them and because peculiarities in the developer's tract of land or the facilities proposed would make it unreasonable to require strict adherence to these standards.

Whenever some deviation from the standards set forth in this article pursuant to the paragraph immediately above is authorized, the official record of the action taken on the development application shall contain a statement of the reasons for allowing the deviation.”

The applicant will present the statement of the reasons for allowing the deviations at the public hearing.

### **Planning Staff Recommendation**

The Technical Review Committee has reviewed the proposed PUD Master Plan amendment for The Preserve at Jones Dairy Road (Central), and the committee recommends approval. The Planning Staff recommendation is to approve the Special Use Permit for SUP 18-06 The Preserve at Jones Dairy Road (Central) PUD Master Plan Amendment. All the requirements, provisions, and standards of the Rolesville Unified Development Ordinance has been met for this proposed PUD Master Plan amendment.

### **Board Options**

- Approved the Special Use Permit based on the information presented at the public hearing.
- Approved the Special Use Permit with modifications in consideration of the information presented at the public hearing.
- Denied the Special Use Permit based on the information presented at the public hearing with stated reason for denial.

### **Suggested Town Board motion**

I move to approve public hearing Case SUP 18-06, The Preserve at Jones Dairy Road (Central) PUD Master Plan with the evidence and testimony received at the hearing to determine the findings of fact.

### **Attachments**

SUP 18-06 Location Map

SUP 18-06 Special Use Permit Application

SUP 18-06 PUD Master Plan Amendment – The Preserve at Jones Dairy Road (Central)

SUP 18-06 Proposed Conditions for The Preserve at Jones Dairy Road (Central) PUD Master Plan

The Preserve at Jones Dairy Road Traffic Impact Analysis Report

The Preserve at Jones Dairy Road - NC DOT Congestion Management Report - TIA

The Preserve at Jones Dairy Road - Neighborhood Meeting Summary



Jones Dairy Farm

Perry Farms

Averette Ridge

SUP 18-06

Pending SUP 18-05

EDGEFIELD DR

ABBEY GRACE LN

JONES DAIRY RD

FRIESAN WY

CHARACTER DR

SHADOWDALE LN

FLASH DR

CHALK RD

AVERETTE RD

MIDDLE

# TOWN OF ROLESVILLE

502 Southtown Circle (physical)  
PO Box 250 (mailing)  
Rolesville, North Carolina 27571

P: 919.556.3506  
F: 919.556.6852  
RolesvilleNC.gov



## SPECIAL OR CONDITIONAL USE PERMIT APPLICATION FOR PUBLIC HEARING AND APPROVAL BY THE TOWN BOARD OF COMMISSIONERS

### Section A. SUBMITTAL CHECKLIST

*Prior to submittal, contact Planning and Development staff to review this completed application for completeness and to verify the parcel(s) information. Do not leave this completed application on the front desk without review. Incomplete application submittal packages will not be processed. Please schedule an appointment for application review to ensure prompt service upon arrival.*

#### SUBMITTAL PACKAGE MUST INCLUDE ALL OF THE FOLLOWING: (CHECK OFF)

- APPLICATION FEE.** Upon request, planning staff will prepare an estimate for you based on the type of application. Payments may be made by cash or by check, but not by credit card. Checks made payable: Town of Rolesville.
- THREE ORIGINALS OF THIS APPLICATION FORM** completed (Section B), signed by the property owner and notarized.
- THREE COPIES OF PROPOSED PLANS.** Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" = 100', etc.). Preliminary plans do not need an engineer's, surveyor's or landscape architect's seal. Information shown on the plan should relate to the findings that must be made by the Board of Commissioners. See Section 3.6.2 and Article 8 of the Rolesville UDO for specific findings the Board is to make for this special use.
- A DIGITAL COPY OF ONLY THE PLAN LAYOUT AND ELEVATIONS.** The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundaries. The digital image should be provided in pdf format on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.

#### PROCEDURE FOR HEARING AND APPROVAL OF A SPECIAL USE PERMIT BY BOARD OF COMMISSIONERS:

It is very important that this application is complete, accurate, and the signature of the property owner is notarized! A special use hearing is a quasi-judicial proceeding, and the special use permit may be invalidated if any information is inaccurate or incomplete.

If the initial application is complete, it will be reviewed by staff and then forwarded to the Planning Board. If the application contains a site plan, it will be reviewed by the Town's Technical Review Committee (TRC) in the interim. After receiving a recommendation from the Planning Board, the special use permit will most likely be heard by the Board of Commissioners approximately four (4) weeks later at a public hearing.

Applicant must be present at the hearing to present the case for issuance of the special use permit. Town staff will provide a written draft set of findings for the Board to consider. Staff will contact the applicant with the time and place of the proceeding and will also provide a draft of the special use findings prior to the hearing.

**Section B.**

**SUMMARY INFORMATION - (SHOW ON PLANS)**

DEVELOPMENT NAME: Preserve at Jones Dairy Road

LOCATION: Middle on North Side

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: Rolesville # 0000150967 TOTAL SITE ACREAGE: 4.340

SPECIAL USE REQUESTED: PUD Single Family  
New Regulations

OWNER/DEVELOPER: NAMES(S): GTR Dev, LLC

Glenn Jones, Tracy Jones, Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Robert H Jones

ADDRESS: 1213 Jones Dairy Rd, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**OWNER'S SIGNATURE:**

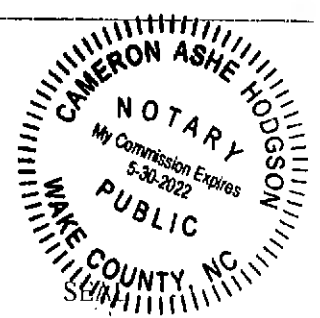
*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Date: 10-14-18 Signed: James E Mangum

STATE OF NC  
COUNTY OF WAKE

*I, a Notary Public, do hereby certify that*  
James E Mangum personally appeared  
before me this day and acknowledged the due execution of the  
foregoing instrument. This the  
14th day of October, 2018. My commission expires 05-30-2022

Signed: Cameron Ashe Hodgson



Middle James E Mangum

**Section B.**

**SUMMARY INFORMATION - (SHOW ON PLANS)**

DEVELOPMENT NAME: Preserve at Jones Dairy Road

LOCATION: Middle on North Side

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: Rolesville #1850.04-90-4753  
TOTAL SITE ACREAGE: 9.336

SPECIAL USE REQUESTED:  
PUD Single Family  
New Regulations

OWNER/DEVELOPER:

NAMES(S): GTR Dev LLC

Glen Jones, Tracy Jones Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

**OWNER'S 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.

Date: 10-17-18 Signed: [Signature]

STATE OF NC  
COUNTY OF WAKE

I, a Notary Public, do hereby certify that Darrell Chalk personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 17th day of October, 2018 My commission expires 05-30-2022

Signed: Cameron Ashe Hodgson



Middle Darrel Chalk

**Section B.**

**SUMMARY INFORMATION - (SHOW ON PLANS)**

DEVELOPMENT NAME: Preserve At Jones Dairy Road

LOCATION: Middle on North Side

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: Rolesville # 17502992822 TOTAL SITE ACREAGE: 35.560

SPECIAL USE REQUESTED: PUD Townhomes & Single Family  
New Regulations

OWNER/DEVELOPER:

NAMES(S): GTR Dev, LLC

Glenn Jones, Tracy Jones, Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

STAFF CONTACT FOR COMMENTS OR QUESTIONS:  
NAMES(S): Robert H. Jones / MAC McIntyre

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: macmcintyrepe@gmail.com  
919-427-5227

**OWNER'S SIGNATURE:**

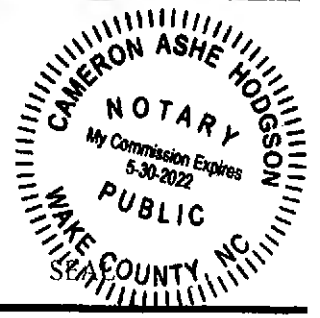
*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Date: 10-14-18 Signed: Donna Joy Tiffany

STATE OF NC: \_\_\_\_\_  
COUNTY OF WAKE # Cynthia P. Griesedieck

*I, a Notary Public, do hereby certify that*  
Donna Joy Tiffany personally appeared  
*before me this day and acknowledged the due execution of the*  
*foregoing instrument. This the*  
14th day of October, 2018. My commission expires 05-30-2022

Signed: Cameron Ashe Hodgeson



Middle

DONNA JOY TIFFANY  
CYNTHIA P. GRIESDIECK



**Section B.**

**SUMMARY INFORMATION - (SHOW ON PLANS)**

DEVELOPMENT NAME: Preserve At Jones Dairy Road

LOCATION: Middle on North Side

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: Rolesville # 17502992822 TOTAL SITE ACREAGE: 35.560

SPECIAL USE REQUESTED: PUD Townhomes & Single Family  
New Regulations

OWNER/DEVELOPER:

NAMES(S): GTR Dev, LLC

Glenn Jones, Tracy Jones, Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Robert H. Jones / MAC McIntyre

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: macmcintyrepe@gmail.com  
919-427-5227

**OWNER'S SIGNATURE:**

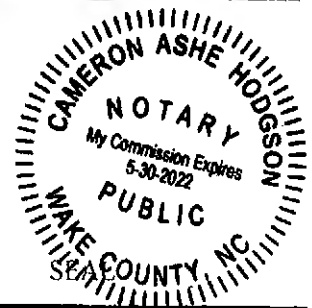
*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Date: 10-14-18 Signed: Donna Joy Tiffany

STATE OF NC: \_\_\_\_\_  
COUNTY OF WAKE # Cynthia P. Griesedieck

*I, a Notary Public, do hereby certify that*  
Donna Joy Tiffany personally appeared  
*before me this day and acknowledged the due execution of the*  
*foregoing instrument. This the*  
14th day of October, 2018. My commission expires 05-30-2022

Signed: Cameron Ashe Hodgeson



Middle Donna Joy Tiffany  
Cynthia P. Griesedieck

**Section B.**

**SUMMARY INFORMATION - (SHOW ON PLANS)**

DEVELOPMENT NAME: Preserve at Jones Dairy Road

LOCATION: Middle on North Side

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: Rolesville #1769094682000 TOTAL SITE ACREAGE: 39.782

SPECIAL USE REQUESTED: PUD Single Family New Regulations

OWNER/DEVELOPER: NAMES(S): GTR Dev. LLC

Glenn Jones, Tracy Jones, Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

STAFF CONTACT FOR COMMENTS OR QUESTIONS: NAMES(S): Robert H. Jones / Mac McIntyre

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-427-5227 FAX: \_\_\_\_\_

EMAIL: macmcintyrepe@gmail.com

**OWNER'S 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.

Date: 10/17/18 Signed: [Signature]

STATE OF NC COUNTY OF Wake

I, a Notary Public, do hereby certify that Kirby V. Pearce personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 17th day of October, 2018 My commission expires 05-30-2022

Signed: Cameron Ashe Hodgson



Middle Kirby, Terry, DANA, Kevin

## Section C.

### APPLICANT STATEMENT

Section 3.6.2 of the Unified Development Ordinance (UDO) imposes the following FINDINGS before a special use permit may be issued. Please address each of them in the area below as they relate to this request. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Town Board of Commissioners, the proposed use will comply with each of the following findings. (Attach additional sheets if necessary):

1. That the proposed development and/or use will not materially endanger the public health or safety;  
The proposed development will not materially endanger public health or safety in any way. It is a high-quality residential development that meets or exceed all public health and safety standards. It will provide a safe, affordable, and beautiful environment for the town and their residents.

2. That the proposed development and/or use will not substantially injure the value of adjoining property;  
The development will substantially improve and raise the value of all adjoining properties. The development will contain high-quality affordable housing that will be very desirable, and it will also make the adjoining properties more desirable as well as substantially increasing their property values.

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;  
This new development will be in perfect harmony with its neighborhood. It has several different affordable housing options. It adjoins with Jones Dairy Farm, the premiere affordable housing neighborhood in the area, and the scale bulk and coverage will be the perfect complement to Jones Dairy Farm. The neighborhoods density ensures that there will be abundance of affordable housing options.

4. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;  
The proposed development completely conforms with all Town of Rolesville comprehensive plans and will provide connections between existing and future developments in the Town of Rolesville's City Limits.

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;  
The proposed development is located off Jones Dairy Road a main connector for Wake Forest and Rolesville. It will also connect to Jones Dairy Farm and provide a connector to Perry Farms. The property will connect to the sewer in Jones Dairy Farm and the water supply runs the length of the property on Jones Dairy Road. The development has several entrances and easy access for emergency services.

6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;  
The proposed development has several exits off Jones dairy Road. A traffic study has been completed and all required improvements will be followed and should improve relieve any undue congestion or hazards

(G) That the proposed development and use comply with all applicable requirements of this ordinance.  
All of the land use and the development comply will all of the Town of Rolesville ordinances. The development is designed to follow the Town of Rolesville ordinance in order to achieve an affordable housing option.

Middle

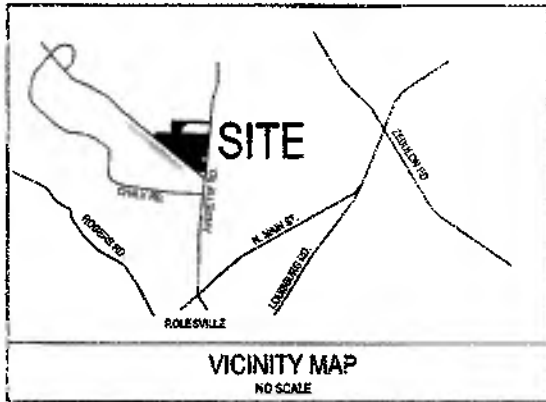


Adjacent Property Owners - Preserve at Jones Dairy (Middle)

| Pin        | Owner   | Mail Address 1             | Mail Address 2            |
|------------|---|----------------------------|---------------------------|
| 1759888240 | DAVIS, STEPHENIE MULLEN DAVIS, JOHN HUGH                              | 1608 JONES DAIRY RD        | ROLESVILLE NC 27571-8295  |
| 1759888905 | PERRY FAMILY FARM LLC   | 1512 JONES DAIRY RD        | ROLESVILLE NC 27571-8293  |
| 1759987590 | PERRY, HAROLD D PERRY, EMMA JEAN AVERETTE                             | 1512 JONES DAIRY RD        | ROLESVILLE NC 27571-8293  |
| 1759992822 | PERRY, HAROLD DUKE  | 1512 JONES DAIRY RD        | ROLESVILLE NC 27571-8293  |
| 1769081386 | PERRY FAMILY FARM LLC   | 1512 JONES DAIRY RD        | ROLESVILLE NC 27571-8293  |
| 1769086810 | CRITCHER, DAN R CRITCHER, NELL D                                      | 5119 CORNER ROCK DR        | ROLESVILLE NC 27571-8727  |
| 1769094682 | PEARCE, KIRBY VAUGHN JONES, DONALD H                                  | PO BOX 160                 | ROLESVILLE NC 27571-0160  |
| 1769197611 | PEARCE, KIRBY VAUGHN PEARCE, TERRY JONES                              | PO BOX 160                 | ROLESVILLE NC 27571-0160  |
| 1769298897 | TIMBERLAKE, WAYNE J TRUSTEE TIMBERLAKE SURVIVOR'S TRUST SECTION VI(1) | 816 AVERETTE RD            | WAKE FOREST NC 27587-8206 |
| 1850801080 | AVERETTE RIDGE OWNERS ASSOCIATION INC                                 | 11709 APPALOOSA RUN E      | RALEIGH NC 27613-7107     |
| 1850802341 | FISHOW, THOMAS C FISHOW, SANDRA E                                     | 1321 JONES DAIRY RD        | ROLESVILLE NC 27571-8290  |
| 1850803563 | LEPSON, INDREK LEPSON, BARBARA E                                      | 6300 ALFALFA LN            | WAKE FOREST NC 27587-6452 |
| 1850804553 | HEDGPETH, NATHAN HEDGPETH, TIFFANY                                    | 6304 ALFALFA LN            | WAKE FOREST NC 27587-6452 |
| 1850805552 | HARTWELL FAMILY LLC   | 9420 KOUPELA DR            | RALEIGH NC 27615-2232     |
| 1850806542 | FRICK, DAVID J FRICK, ROSANNA L C                                     | 6312 ALFALFA LN            | WAKE FOREST NC 27587-6452 |
| 1850807533 | NELLIGAR, MILDRED NELLIGAR, ROBERT M                                  | 6316 ALFALFA LN            | WAKE FOREST NC 27587-6452 |
| 1850808522 | FLOYD, H SCOTT FLOYD, SHAUNA M  | 6320 ALFALFA LN            | WAKE FOREST NC 27587-6452 |
| 1850809513 | SPERSRUD, JEFFREY G SPERSRUD, BEVERLY C                               | 6324 ALFALFA LN            | WAKE FOREST NC 27587-6452 |
| 1850900502 | DICK, GARTH M DADON DICK, SAMANTHA                                    | 6328 ALFALFA LN            | WAKE FOREST NC 27587-6452 |
| 1850900880 | RUBY, KOLBY G ROBERTI, MAUREEN E                                      | 6204 DAYBREAK DR           | WAKE FOREST NC 27587-6454 |
| 1850900970 | PATTERSON, KATHLEEN MOSHER PATTERSON, DANIEL COURTNEY                 | 6208 DAYBREAK DR           | WAKE FOREST NC 27587-6454 |
| 1850900979 | HARPER, LOUIS KEITH HARPER, JOHNNIE                                   | 6212 DAYBREAK DR           | WAKE FOREST NC 27587-6454 |
| 1850901502 | WELISCHAR, EUGENE JR  | 2023 BATTLEWOOD RD         | APEX NC 27523-5149        |
| 1850901700 | HALES, RONALD HALES, CATHERINE P                                      | 6333 ALFALFA LN            | WAKE FOREST NC 27587-6460 |
| 1850904753 | CHALK, BOBBY HEIRS  | 204 JANICE AVE             | FRANKLINTON NC 27525-1538 |
| 1850910068 | MUNNERLYN, RICHARD E MUNNERLYN, ANGELA                                | 6216 DAYBREAK DR           | WAKE FOREST NC 27587-6454 |
| 1860000842 | MANGUM, JAMES EDWARD  | 5116 EDGEFIELD DR          | WAKE FOREST NC 27587-5577 |
| 1860005632 | HOPE BAPTIST CHURCH   | 1632 OAK GROVE CHURCH RD   | WAKE FOREST NC 27587-7103 |
| 1860006858 | MANGUM, JAMES EDWARD  | 5116 EDGEFIELD DR          | WAKE FOREST NC 27587-5577 |
| 1860010447 | BILL CLARK HOMES OF RALEIGH LLC                                       | 200 E ARLINGTON BLVD STE A | GREENVILLE NC 27858-5020  |
| 1860103171 | PEARCE, KIRBY VAUGHN PEARCE, TERRY JONES                              | 808 AVERETTE RD            | WAKE FOREST NC 27587-8206 |
| 1860107749 | BARTHOLOMEW, CHARLES R BIADULINA, HANNA                               | 900 AVERETTE RD            | WAKE FOREST NC 27587-8208 |

# Masterplan Amendment

## The Preserve at Jones Dairy Rd - Central



Know what's below.  
Call before you dig.  
(Or call: 1-800-652-4948)

Rolesville  
Wake County, North Carolina  
**GTR Development LLC**

1213 Jones Dairy Road  
Wake Forest, NC 27587

### SITE DEVELOPMENT DATA

|  |                                     |
|--|-------------------------------------|
| ZONING:                                      | R & PUD                             |
| TOWNSHIP:                                    | ROLSEVILLE, NC                      |
| COUNTY:                                      | WAKE                                |
| RIVER BASIN:                                 | NEUSE                               |
| GROSS TRACT AREA:                            | 89.02 ACRES                         |
| SINGLE FAMILY AREA:                          | 68.02 ACRES                         |
| TOWNHOME AREA:                               | 19.96 ACRES                         |
| JONES DAIRY ROW DEDICATION:                  | 1.04 ACRES                          |
| COMMERCIAL AREA (previous PUD)               | 18.8 ACRES                          |
| PROPOSED USE:                                | RESIDENTIAL                         |
| EXISTING USE:                                | VACANT                              |
| DENSITY:                                     |                                     |
| TOTAL SINGLE FAMILY PROJECT (PROPOSED):      | 3.7 UNITS / ACRE                    |
| TOWNHOME (PROPOSED):                         | 10 UNITS / 20 ACRE                  |
| PROPOSED DEVELOPMENT:                        |                                     |
| SINGLE FAMILY LOTS:                          | 261                                 |
| LOT SIZE:                                    | 6000 SF (MIN) - 11,500 SF (MAX)     |
| LOT WIDTH:                                   | 50 FT (MIN)                         |
| SETBACKS:                                    |                                     |
| FRONT:                                       | 25 FT                               |
| REAR:  | 25 FT                               |
| SIDE:  | 5 FT                                |
| TOWNHOME DENSITY PROVIDED:                   | 173 / 19.96=8.65 UNITS / AC         |
| PROPOSED UNITS:                              | 173                                 |
| SETBACKS:                                    |                                     |
| FRONT:                                       | 15 FT                               |
| REAR:  | 15 FT                               |
| SIDE:  | 5 FT                                |
| TOWNHOME PARKING                             |                                     |
| TOWNHOME REQUIRED:                           | 173 X 2.5 SPACES / UNIT= 432 SPACES |
| VISITOR PARKING REQD:                        | 1 / 4 UNITS = 173 / 4 = 43 SPACES   |
| MAILBOX CLUSTER PARKING:                     | 8 SPACES                            |
| TOTAL PARKING REQUIRED:                      | 483 SPACES                          |
| TOTAL PARKING PROVIDED:                      | 501 SPACES                          |
|  | (173 x 2 = 346 SPACES AT UNITS)     |
|  | (PARKING ON SITE = 155 SPACES)      |
| RECREATION AND OPEN SPACE:                   |                                     |
| SINGLE FAMILY AREA REQUIRED (10%):           | 68.02 x .10 = 6.8 ACRES             |
| IMPROVED SPACE REQUIRED:                     | 6.8 ACRES x .5 = 3.40 ACRES         |
| TOTAL AREA PROVIDED:                         | 11.9 ACRES (17.5%)                  |
| IMPROVED AREA PROVIDED:                      | 4.1 ACRES (34.4 % of total area)    |
| UNIMPROVED AREA PROVIDED:                    | 7.8 ACRES (65.6 % of total area)    |
| TOWNHOME AREA REQUIRED (15%):                | 19.96 x .15 = 2.9 ACRES             |
| IMPROVED SPACE REQUIRED:                     | 2.9 x .5 = 1.45 ACRES               |
| TOTAL OPEN SPACE AREA PROVIDED:              | 3.2 ACRES (16%)                     |
| IMPROVED AREA PROVIDED:                      | 2.2 ACRES (69% of total area)       |
| UNIMPROVED AREA PROVIDED:                    | 1 ACRES (31% of total area)         |
| TOTAL OPEN SPACE REQD (SINGLE AND TOWNHOME): | 9.7 ACRES                           |
| TOTAL OPEN SPACE PROVIDED:                   | 11.9 AC + 3.2 AC = 15.1 AC (17%)    |

| SHEET | DESCRIPTION                   |
|-------|-------------------------------|
|       | Cover Sheet                   |
|       | Survey                        |
| C1    | Existing Site Plan            |
| C2    | Proposed Site Plan            |
| C3    | Proposed Utility Plan         |
| C4    | Central Area Plan             |
| C5    | Jones Dairy Road Improvements |

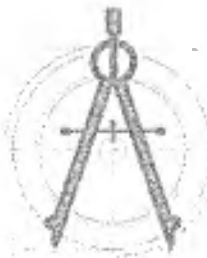
### LEGEND

| NEW | EXISTING |
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**PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION**

### R&PUD PERMITTED USES

|    |             |
|----|-------------|
| R1 | 70.24 ACRES |
| R2 | 0 ACRES     |
| R3 | 19.96 ACRES |
| RM | 18.8 ACRES  |
| G  | 49 ACRES    |



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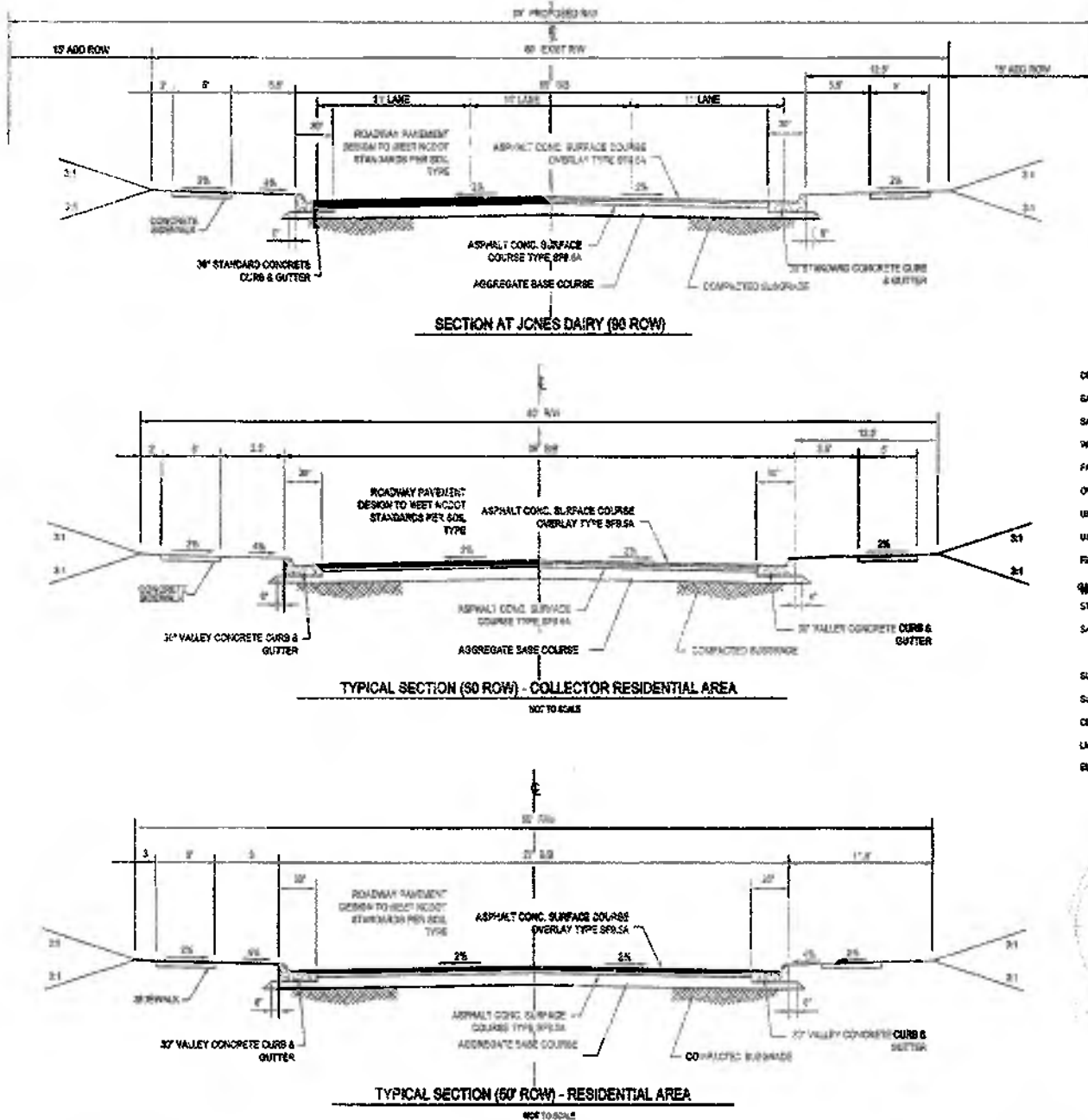
1233 Heritage Links Drive, Wake Forest, North Carolina 27587  
4932B Windy Hill Drive, Raleigh, North Carolina 27609  
(919)625-6755

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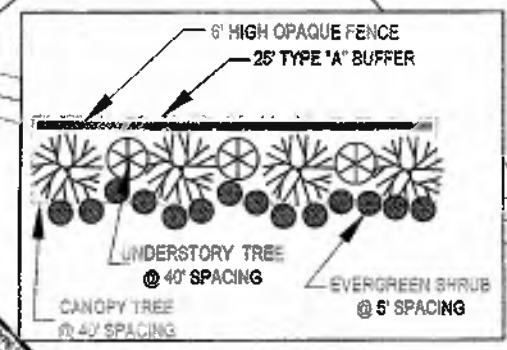
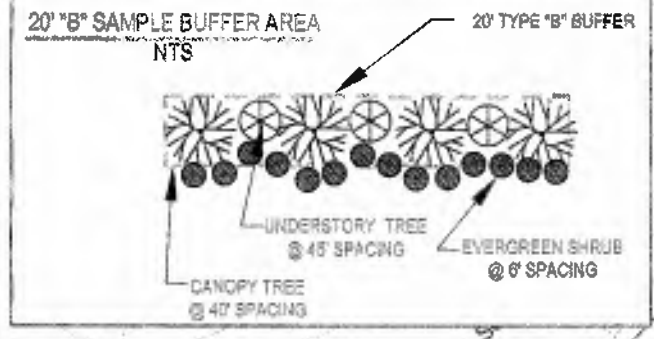


### GENERAL NOTES

- 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 140 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 CONTIGUOUS 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 STANDARDS AND SPECIFICATIONS.







- LEGEND**
- AMENITY AREAS
  - SIDEWALK
  - WETLANDS

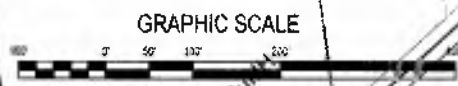


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Matthew, Gentle, Crowley  
PROFESSIONAL ENGINEERS  
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4020 Wake Rd, Raleigh, NC 27609  
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| NO. | DATE     | DESCRIPTION        |
|-----|----------|--------------------|
| 1   | 01/15/14 | PRELIMINARY DESIGN |
| 2   | 02/10/14 | REVISIONS          |
| 3   | 03/05/14 | REVISIONS          |
| 4   | 04/01/14 | REVISIONS          |
| 5   | 05/01/14 | REVISIONS          |
| 6   | 06/01/14 | REVISIONS          |
| 7   | 07/01/14 | REVISIONS          |
| 8   | 08/01/14 | REVISIONS          |
| 9   | 09/01/14 | REVISIONS          |
| 10  | 10/01/14 | REVISIONS          |



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



**PRELIMINARY**  
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Job No. 4001  
Draw No. **C2**





PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION



**caaENGINEERS, Inc.**  
Melvin G. Gaine, P.E. - Principal  
Professional Engineers  
1110 Jones Dairy Road, Wake Forest, NC 27534  
4001 Jones Dairy Road, Raleigh, NC 27609  
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| NO. | DATE     | DESCRIPTION      | BY | CHKD. |
|-----|----------|------------------|----|-------|
| 1   | 10/20/10 | PRELIMINARY PLAN | MG | MG    |
| 2   | 11/10/10 | REVISED PLAN     | MG | MG    |
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**Proposed Utility Plan**  
Preserve at Jones Dairy Subdivision  
Jones Dairy Road  
Rolesville, Wake County, North Carolina

Job No. 4001  
Dep. No. C3

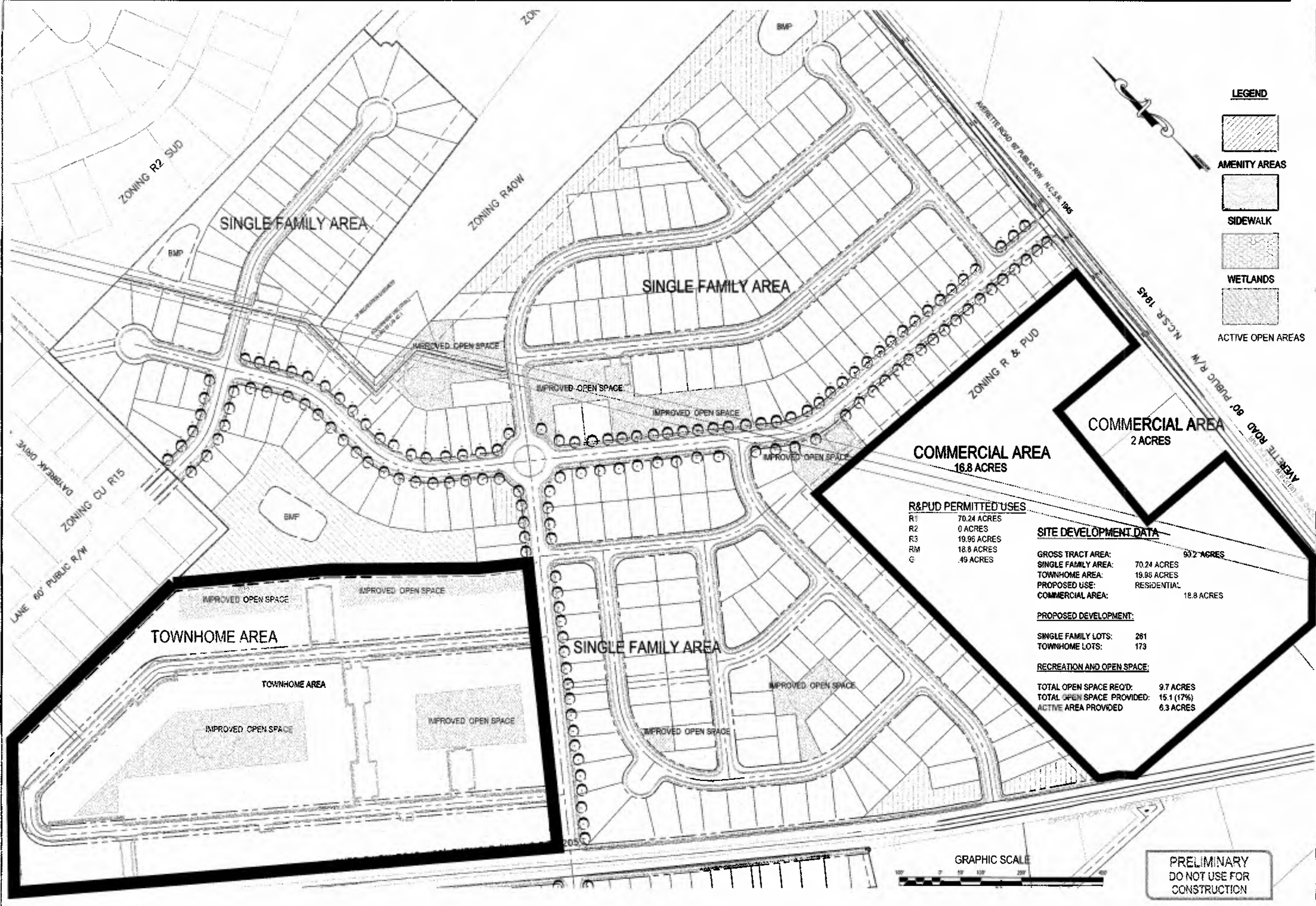


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 919-873-7777  
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| NO. | DESCRIPTION      | DATE     | BY | CHKD. |
|-----|------------------|----------|----|-------|
| 1   | PRELIMINARY PLAN | 08/15/11 | JG | ML    |
| 2   | REVISION         |          |    |       |
| 3   | REVISION         |          |    |       |
| 4   | REVISION         |          |    |       |
| 5   | REVISION         |          |    |       |



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



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

**R&PUD PERMITTED USES**

|    |             |
|----|-------------|
| R1 | 70.24 ACRES |
| R2 | 0 ACRES     |
| R3 | 19.96 ACRES |
| RM | 18.8 ACRES  |
| C  | .49 ACRES   |

**SITE DEVELOPMENT DATA**

|                     |             |
|---------------------|-------------|
| GROSS TRACT AREA:   | 90.2 ACRES  |
| SINGLE FAMILY AREA: | 70.24 ACRES |
| TOWNHOME AREA:      | 19.96 ACRES |
| PROPOSED USE:       | RESIDENTIAL |
| COMMERCIAL AREA:    | 18.8 ACRES  |

**PROPOSED DEVELOPMENT:**

|                     |     |
|---------------------|-----|
| SINGLE FAMILY LOTS: | 261 |
| TOWNHOME LOTS:      | 173 |

**RECREATION AND OPEN SPACE:**

|                            |            |
|----------------------------|------------|
| TOTAL OPEN SPACE REQ'D:    | 9.7 ACRES  |
| TOTAL OPEN SPACE PROVIDED: | 15.1 (17%) |
| ACTIVE AREA PROVIDED       | 6.3 ACRES  |

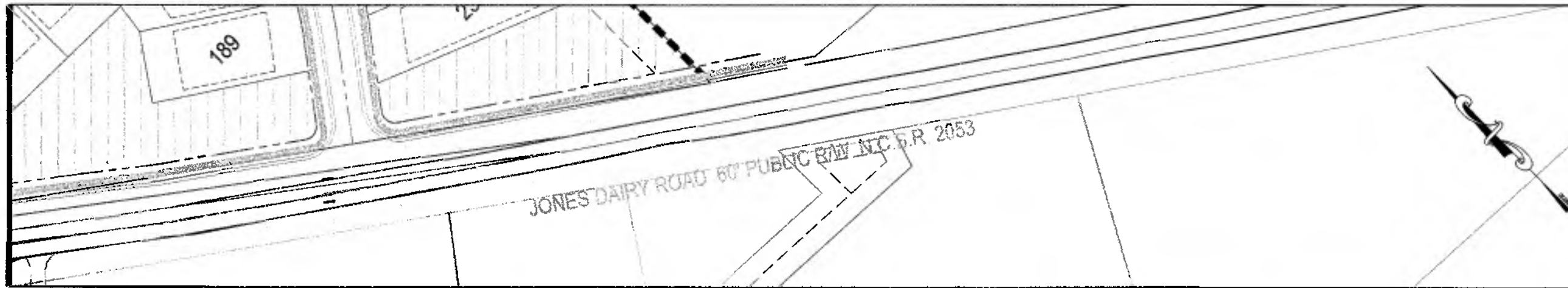
GRAPHIC SCALE



PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION

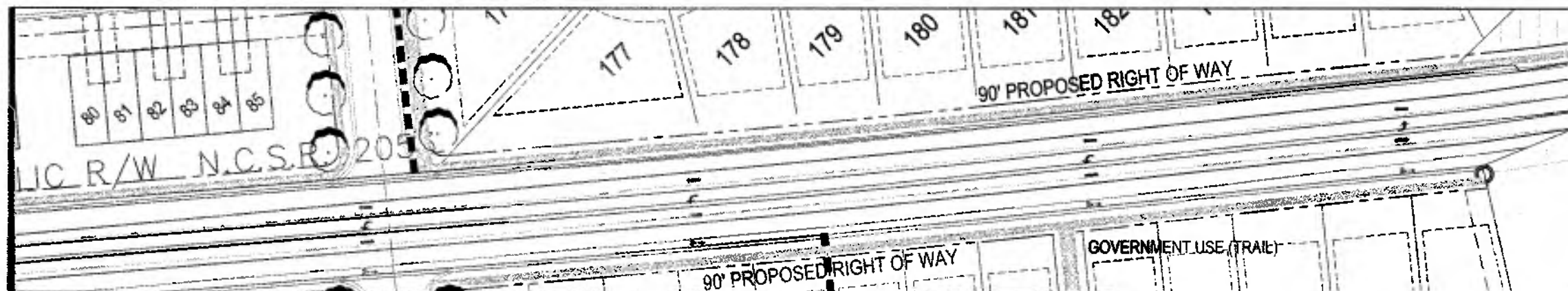
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 Dwg No. **C4**

MATCH LINE B



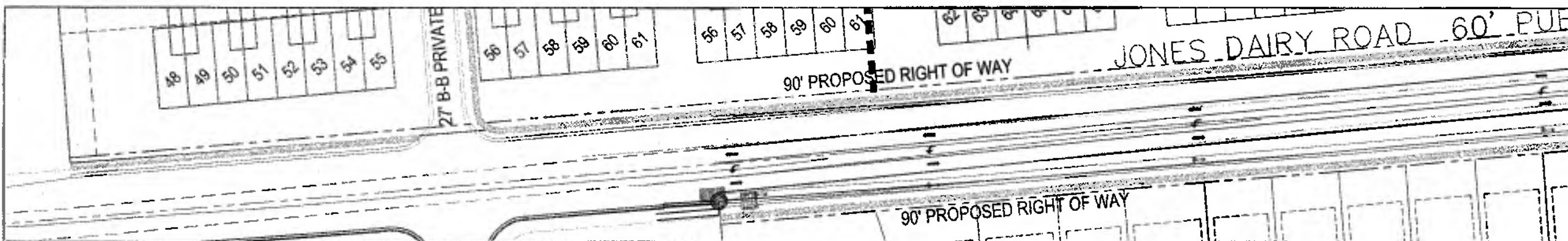
Jones Dairy Road

MATCH LINE A



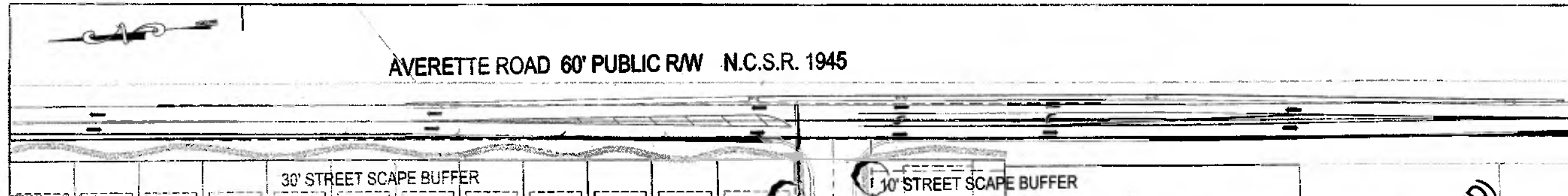
Jones Dairy Road

PRELIMINARY  
DO NOT USE FOR  
CONSTRUCTION



Jones Dairy Road

MATCH LINE A



Averette Road

GRAPHIC SCALE



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 MEDFORD, CAROLINA, COUNTRY  
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 4022 Wake Forest Drive, Raleigh, North Carolina 27609  
 919.855.8785  
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| NO. | DATE | BY | CHKD. | DESCRIPTION |
|-----|------|----|-------|-------------|
| 1   |      |    |       | PRELIMINARY |
| 2   |      |    |       |             |
| 3   |      |    |       |             |
| 4   |      |    |       |             |
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| 10  |      |    |       |             |



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

Job No: 4001  
 Dwg No: C5

Neighbor hood meeting notes for the Preserve at Jones Dairy Rd.

- 1- George Garcia wanted to know how many units were in the project. He also wanted to know if there was a traffic study done, he is worried about congestion.
- 2- Jesse Durst wanted to know where the 5 lane road was going.
- 3- Jim Hagenbush wanted an estimate of the price range of the houses, and he also wants the developer to try to save the big oak tree near his property on the south side.
- 4- Lincoln Philips was concerned about traffic in Jones Dairy and enforcement of the speed limit and also what the speed limit would be.
- 5- Kathleen Rosato wants the developer to leave some of the trees near the property line behind her property on daybreak if possible. She was also concerned about drainage behind her house. We were able to show her that the drainage behind her house runs away from her property.
- 6- Ruth Payne and her daughter are desirous of some kind of buffer for the south side project on the lots that back up to flash drive. They don't want anyone to hook a fence to their fence.
- 7- Herbert Holding and Ellen Holding had several questions . They wanted to know the price range. They are also concerned about people trespassing on their property. Herbert is also concerned about being able to shoot his gun. They are also concerned about the walking trail coming through the easement to chalks rd. They think people will trespass on their property. They are also concerned about the drainage.