



Memo

To: Mayor and Town Board of Commissioners

From: Julie Spriggs, GISP, CFM, CZO, Interim Planning Director

Date: April 28, 2021

Re: Item B.6 PR 21-03, Granite Crest Preliminary Subdivision Plat Amendment

Item B.6

Preliminary Subdivision Plat Amendment– Major Subdivision approval for 174 residential single-family lots located at Big Willow Way and West Young Street for the subdivision known as Granite Crest.

Applicant

John A Edwards & Company

Administrative Approval

There are three types of approval processes – administrative, legislative, and evidentiary. Preliminary Plats are usually an administrative process, unless required by a special use permit condition to follow another process. 160D regulates that an administrative process be used when decisions are made in the implementation, administration, or enforcement of development regulations that involve a determination of facts and application of objective standards set forth in development regulations.

Background

A request for a preliminary subdivision plat amendment approval (administrative) for a major subdivision of 174 residential single-family lots known as Granite Crest Subdivision zoned Residential II (R2 & CZ). In 2015, the Town Board of Commissioners approved the Special Use Permit and Master Plan for Granite Crest Phase 4. The preliminary subdivision plat amendment follows the SUP 15-01 approval for residential single-family lots that need to be realigned to connect to Phase 4. A note on the plat states lot 132 will not be developed until such time that access to a public right-of-way is provided to PIN 1759 74 4853 and the existing 50' COR pump station access easement can be abandoned. The proposed Preliminary Subdivision Plat meets all the provisions of the Rolesville Unified Development.

Technical Review Committee Recommendation

The Technical Review Committee has reviewed the proposed Preliminary Subdivision Plat with a recommendation from all members of the TRC for approval.

Staff Recommendation

The Planning Staff recommendation is that the proposed Preliminary Subdivision Plat amendment meets the Town's Unified Development Ordinance standards and recommends approval.

Planning Staff Recommendation

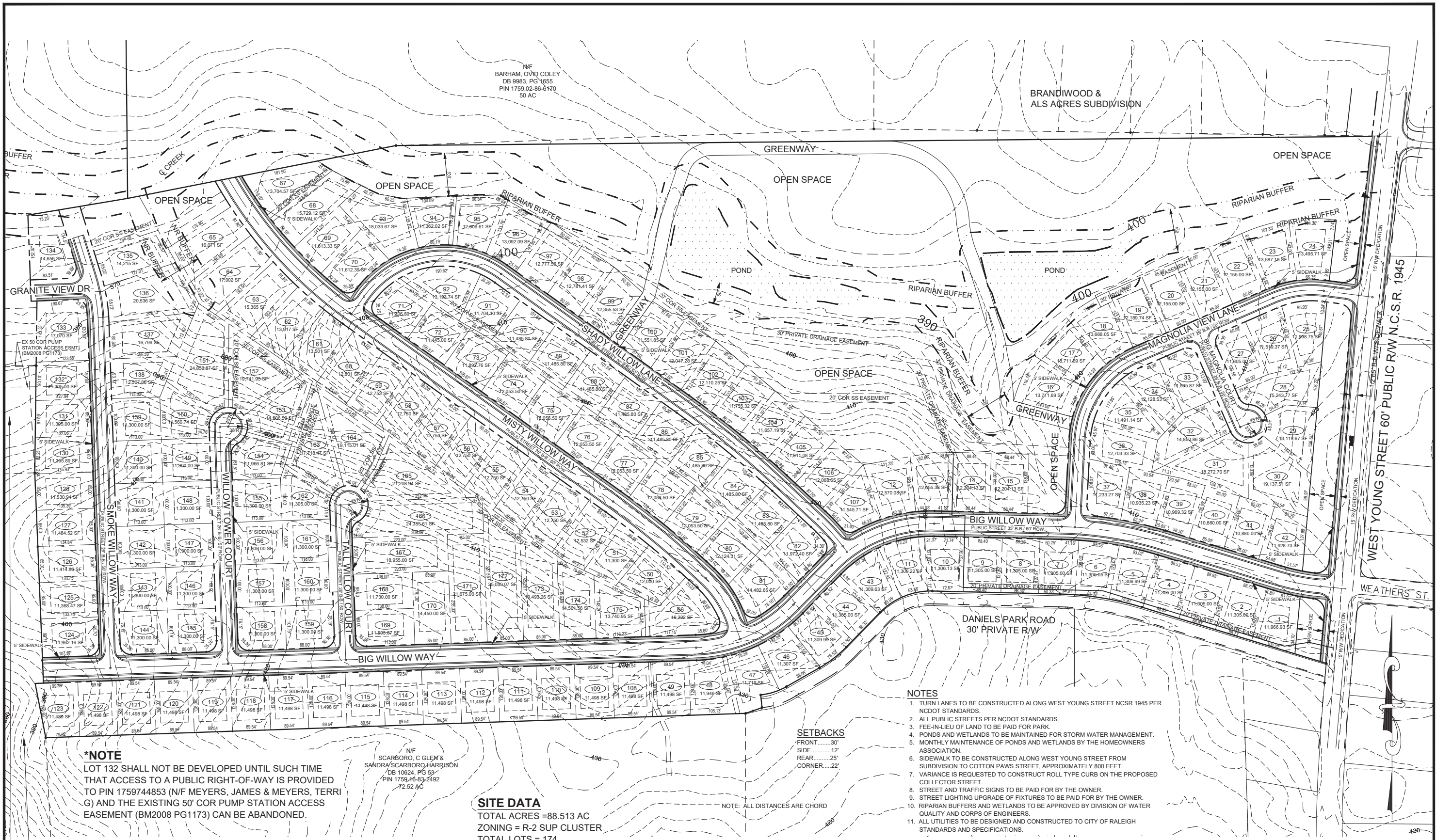
At their meeting on April 26, 2021, Planning Board Member Donnie Lawrence moved to recommend approval of PR 21-03 Granite Crest Preliminary Subdivision Plat Amendment. The motion was seconded by Board Member Frank Pearce and carried by unanimous vote.

Recommended Action

Motion to approve PR 21-03 Granite Crest Preliminary Subdivision Plat Amendment.

Attachments

PR 21-03 Granite Crest Preliminary Subdivision Plat Amendment



N/F
BARHAM, OVID COLEY
DB 9983, PG 1655
PIN 1759.02-96-8170
50 AC

BRANDWOOD &
ALS ACRES SUBDIVISION

***NOTE**
LOT 132 SHALL NOT BE DEVELOPED UNTIL SUCH TIME THAT ACCESS TO A PUBLIC RIGHT-OF-WAY IS PROVIDED TO PIN 1759744853 (N/F MEYERS, JAMES & MEYERS, TERRI G) AND THE EXISTING 50' COR PUMP STATION ACCESS EASEMENT (BM2008 PG1173) CAN BE ABANDONED.

N/F
SCARBORO, C GLEM &
SANDRA/SCARBORO HARRISON
DB 10624, PG 53
PIN 1759.16-83-2492
72.52 AC

SITE DATA
TOTAL ACRES = 88.513 AC
ZONING = R-2 SUP CLUSTER
TOTAL LOTS = 174
OPEN SPACE = 23.28 ACRES

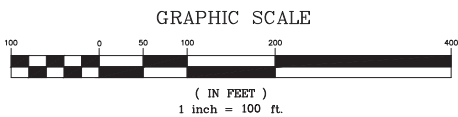
NOTE: ALL DISTANCES ARE CHORD

SETBACKS
FRONT.....30'
SIDE.....12'
REAR.....25'
CORNER.....22'

NOTES

1. TURN LANES TO BE CONSTRUCTED ALONG WEST YOUNG STREET NCSR 1945 PER NCDOT STANDARDS.
2. ALL PUBLIC STREETS PER NCDOT STANDARDS.
3. FEE-IN-LIEU OF LAND TO BE PAID FOR PARK.
4. PONDS AND WETLANDS TO BE MAINTAINED FOR STORM WATER MANAGEMENT.
5. MONTHLY MAINTENANCE OF PONDS AND WETLANDS BY THE HOMEOWNERS ASSOCIATION.
6. SIDEWALK TO BE CONSTRUCTED ALONG WEST YOUNG STREET FROM SUBDIVISION TO COTTON PAWS STREET, APPROXIMATELY 800 FEET.
7. VARIANCE IS REQUESTED TO CONSTRUCT ROLL TYPE CURB ON THE PROPOSED COLLECTOR STREET.
8. STREET AND TRAFFIC SIGNS TO BE PAID FOR BY THE OWNER.
9. STREET LIGHTING UPGRADE OF FIXTURES TO BE PAID FOR BY THE OWNER.
10. RIPARIAN BUFFERS AND WETLANDS TO BE APPROVED BY DIVISION OF WATER QUALITY AND CORPS OF ENGINEERS.
11. ALL UTILITIES TO BE DESIGNED AND CONSTRUCTED TO CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

OWNER.....REAL ESTATE MARKETING
ADDRESS.....6200 FALLS OF NEUSE RD, STE 102, RALEIGH, NC 27609
TELEPHONE...865-9918



DATE	REVISION	BY
3-10-21	UPDATE LOTS	RT

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E-mail info@jaeco.com

SCALE: 1" = 100'	DATE: 2-12-2004
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GRANITE CREST SUBDIVISION
(FORMERLY "WILLOW CREST SUBDIVISION")
ROLESVILLE NORTH CAROLINA
SITE PLAN

N/F
WALSH, JOSIE S. & WILLIAM K.
DB 7031, PG 359
PIN 1759.15-64-7805
37.66 AC

N/F
MEYERS, JAMES & TERRI
DB 9844, PG 639
PIN 1759.02-75-5026
1 AC