

Memo

To: Planning Board
From: Michael Elabarger, Senior Planner
Date: February 7, 2023 Town Board of Commissioners Meeting
Re: MA 22-09 / ANX 22-08 – Jones Dairy Storage Map Amendment (Rezoning) and Annexation Petition

Background

MA 22-09 Map Amendment/Rezoning Request

The Town of Rolesville Planning Department received a Map Amendment (Rezoning) application in September 2022 for a 5.5 acre tract of land (PIN:1850608722) on Jones Dairy Road immediately east of the Jones Dairy Elementary School. The Applicant, Rivercrest Realty Investors (which is not the property owner of record but has authorization to pursue this application), is requesting to rezone the property to the General Industrial (GI) Zoning District of the Land Development Ordinance (LDO) as a Conditional District (GI-CZ). The property currently is zoned the Industrial 1 District of Wake County.

ANX 22-08 Annexation Petition

The Town of Rolesville received a contiguous voluntary annexation petition for 5.5 acres, located at an unaddressed property on Jones Dairy Road with Wake County PIN 1850608722, into the Town of Rolesville Town Limits. As provided in G.S. 160A-31, the petition was investigated by the Town Clerk as to its sufficiency of meeting G.S. 160A-31. The Town Board of Commissioners scheduled the legislative hearing on February 7, 2023.

Applicant Justification

See Attachment 3 or the Applicant's statement of justification ("Exhibit B") to support their requested Annexation and Rezoning of the land.

Neighborhood Meetings

The Applicant held an initial neighborhood meeting on September 29, 2022, at which time the Application request was for the Business & Technology District, but the core project and concept plan were similar to what is now being requested. Per Attachment 6, this meeting was online/virtual via ZOOM, and there six (6) persons in attendance. The Applicant notified 18 property owners by letter prior to the meeting.

The Applicant chose to hold a second meeting, this time in-person at the Rolesville Community Center on December 7, 2022 (Attachment 7). At this meeting, three (3) persons attended. Twenty-six (26) property owners were mailed notification letters by and per the Applicant.

Comprehensive Plan

Land Use

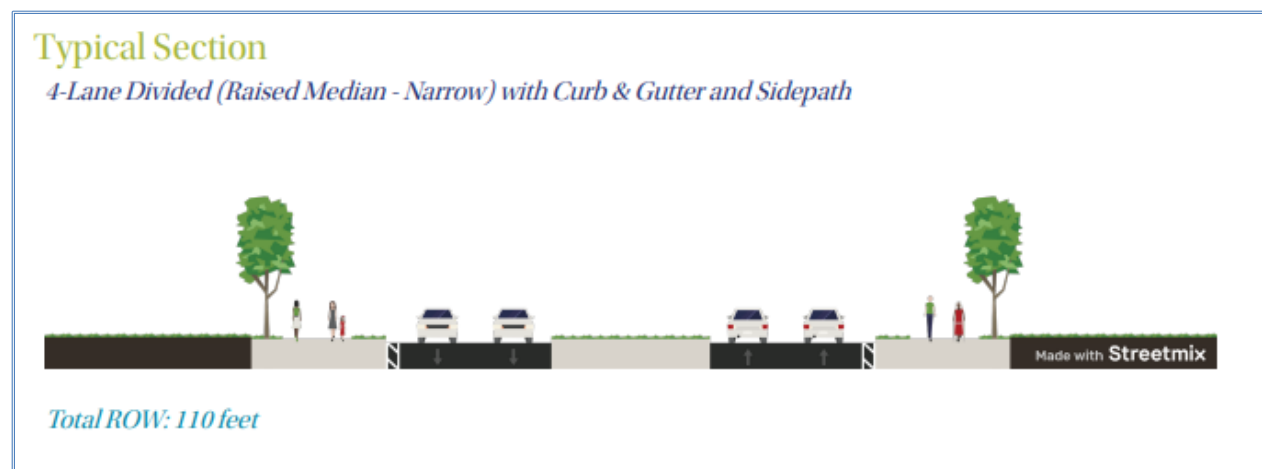
This property is not included in the 2017 Comprehensive Plan Future Land Use Map because at that time (circa 2017), this property was under the development authority of the Town of Wake Forest. Due to an annexation agreement between Rolesville and Wake Forest, this property came into the development authority of the Town after the Comprehensive Plan was adopted. Therefore, there is no adopted policy direction for the use of this tract.

The areas closest to the site under Rolesville's planning jurisdiction are all planned for the Medium Density Residential development pattern. This category is described as predominately single-family residential uses with portions of duplex, townhouse, or multifamily residential. The appropriate residential density within this category is between three to five (3-5) dwelling units per acre.

Transportation and Traffic

The Applicant has supplied a Trip Generation memo performed by Timmons Engineers as part of the Map Amendment Submittal; see Attachment 7. This memo was updated in January 2023 from the original submittal dated August 31, 2022, and it contemplates a land use ("mini-warehouse" per Institute of Transportation Engineer's (ITE) Trip Generation Manual) of 1,000 storage units. The analysis results that the expected Daily trips total 185, with AM Peak trips being 16, and PM Peak trips being 16. These numbers are all well below the LDO thresholds for triggering/requiring a Traffic Impact Analysis (TIA) be performed for the project.

The Town's 2018 Community Transportation Plan (CTP) identifies Jones Dairy Road (an NC DOT maintained facility) as a Thoroughfare comprised of 4 lanes divided with a Raised Median (narrow) with Curb and Gutters and Sidewalks; See excerpt below from page 130/131 of the CTP. At the time of Site Development Plan review, the driveway location will be officially reviewed, determined, and approved as part of the frontage improvements for this cross-section of roadway. Trip generation will again be studied, and any possible off-site improvements be vetted and required then.



Development Review

The Technical Review Committee (TRC) reviewed two submittals of the rezoning request, and there are no outstanding comments at this time. The property and project will need to demonstrate compliance with all LDO regulations, and the approved Conditions of Approval tied to this Map Amendment, at subsequent stages of development.

Parking Calculations

The Applicant is requesting an Alternative Parking Plan (APP) per LDO Section 6.4.3.K., to propose a parking standard specific for this project of 1 parking space per 100 self-storage Units. Self-storage falls into the Zoning use category of “Industrial, Light”, and the LDO parking standard (Section 6.4.3. Subsection G, Off-street Parking Requirements Table) for that is based on building square footage – a minimum of 0.5 spaces per 1,000SF of building area (and a maximum of 2.0 spaces per 1,000 SF). This Application is not delineating nor committing to either a minimum or maximum amount of building square footage, but for purposes of analysis is identifying possible numbers of self-storage units. At the time of Site Development Plan, when the number of self-storage units is clarified, the proposed Parking ratio would then be applied, and the Applicant obligated to provide that minimum number of parking spaces.

Staff Analysis

With the location, size, orientation of the tract, and the established uses surrounding it, Staff finds that a non-residential use and development is appropriate for the tract (as opposed to medium density residential development per the Future Land Use Map category of *Medium Density Residential*). In today’s suburban economy, rentable self-storage units are a normal service frequently utilized by homeowners and small business owners alike, and thus the proximity of this service to where both residents live and businesses are located has many benefits. The design of a self-storage facility can then either create, or mute, impacts on surrounding properties. The proposed project is low-profile and single-story with an overall “inward” orientation whereby the backs of buildings or required buffer landscaping will be what is observed from outside the property. As demonstrated in the Applicants traffic generation letter, the expected traffic volume going in and out of the site is among the lowest possible trip generator uses. Site Lighting within the project is conditioning to go beyond the minimum to reduce glare or light-shed outside the project, muting that potential impact on residential neighbors.

Though the current (or as amended by TA 22-02) format of the LDO demands that the Zoning of the project be the General Industrial district to permit the specific Use of “Industrial, Light” (which entails Self-storage), Staff finds that the modern version of Self-storage is more of a Retail/Service use and less of an ‘industrial’ use, mostly because of the shift in the customers who utilize such storage facilities. For those reasons, Staff cites no opposition to the designation of this property as a General Industrial district but would also and more so support a Commercial Highway (CH) or General Commercial (GC) district, so long as the LDO were further modified to permit “Self-service Storage” as a Permitted use in CH and/or GC along with built-in Use Standards that very much match up with the design aspects as observed on the proposed Concept Plan.

Staff is supportive of the Alternative Parking Plan, as the nature of the development as proposed does not necessitate much unassigned parking. Nearly all customers will drive their vehicles behind the gate and temporarily parking in front of their storage unit as they conduct their business. The LDO parking ratio that is building square-footage based is suitable for traditional and large buildings typically associated with businesses and operations that comprise “Industrial, Light” zoning uses. Staff concurs that a per-storage-unit ratio for the proposed auto-oriented,

single-story, exterior access self-storage units is rational and reasonable. Staff also finds that should parking be underserved on the site, the burden will be borne by the site, as both the site and the use (typically items either large or voluminous in number), does not lend itself to users of the self-storage site parking on other adjacent properties and walking to and from the site to conduct their business.

Per General Statute 160D, if the Town Board approves the proposed GI-CZ District, the Future Land Use Map would thereby be revised to designate the property as the Industrial Future Land Use category, which is the analogous category to the GI Zoning district.

Consistency

The applicant's request for a GI-CZ District is neither supported nor contradicted by the Comprehensive Plan/Future Land Use map due its absence from inclusion in the document. Therefore, the action of the Town Board shall determine whether the proposed GI-CZ District, and thus the Industrial Future Land Use category, is the appropriate policy position for the property. If MA 22-09 is approved, the Comprehensive Plan will be amended to add an Industrial Future Land Use designation.

Planning Board Recommendation

At the December 19, 2023 meeting, the Planning Board unanimously recommended approval of MA 22-09 – Jones Dairy Storage.

Staff Recommendation

Staff recommends approval of MA 22-09 – Jones Dairy Storage if the associated Text Amendment case TA 22-02 has been approved by the Town Board of Commissioners. Staff suggests a future work session discussion on storage facilities including the appropriate zoning district, appropriate design standards, and the appropriate parking requirements for that use.

Proposed Motions

1. Motion to (Approve or Deny) rezoning request MA 22-09 – Jones Dairy Storage.
2. (Following Approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for MA 22-09.
3. Motion to (Approve or Deny) Voluntary Annexation petition received under G.S. 160A-31 for ANX 22-08 – Jones Dairy Storage.

Or

4. Motion to continue the legislative hearing for MA 22-09 and ANX 22-08 to a future Town Board meeting.

Attachments

	Description	Date
1.	Application	Signature date 10-27-2022
2.	Exhibit A – Zoning Conditions	Revised Date 01-23-2023
3.	Exhibit B – Justification	
4.	Exhibit C – Legal Description	
5.	Exhibit D – Concept Plan	
6.	Trip Generation Memo	01-27-2023
7.	Alternative Parking Plan package	01-30-2023
8.	Neighborhood Meeting #1 information	09-29-2022
9.	Neighborhood Meeting #2 information	12-07-2022
10.	Vicinity Map	n/a
11.	Zoning Map (existing)	n/a
12.	Future Land Use Map	n/a
13.	Annexation Petition	08-26-2022
14.	Applicant Presentation	02-07-2023



Map Amendment Application

Contact Information

Property Owner Suzanne Shoaf Ward

Address 10925 Enchanted Hollow Way City/State/Zip Raleigh, NC 27614

Phone 919-622-8158 Email suzward@gmail.com

Developer Rivercrest Realty Investors

Contact Name Ashley Honeycutt Terrazas

Address 301 Fayetteville St, Suite 1400 City/State/Zip Raleigh, NC 27601

Phone 919-835-4043 Email ashleyterrazas@parkerpoe.com

Property Information

Address 0 Jones Dairy Road

Wake County PIN(s) 1850608722

Current Zoning District I-1 (Wake County) Requested Zoning District General Industrial - Conditional Zoning (GI-CZ)

Total Acreage 5.5 (GIS)

Owner Signature

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

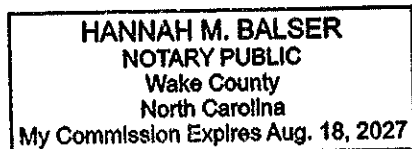
Signature Suzanne Ward Date 10-27-22

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public, do hereby certify that SUZANNE SHOAF WARD personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of October 2022.

My commission expires 8-18-27.

Signature Hannah M Balsler Seal



Town of Rolesville Planning



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code

January 23, 2023

Exhibit A

General Industrial – Conditional Zoning District (GI-CZ)

MA 22-09 Zoning Conditions of Approval

1. Development of the property shall be in substantial conformance with the accompanying Exhibit D Concept Plan. Locations shown for committed elements including, but not limited to buildings, parking, and stormwater control measures shown on Exhibit D, are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.

2. Subject to approval by the Town of Rolesville, the vegetation in the area that extends at least 55 (55') feet from the property line abutting PINs 1850604353, 1850605343, 1850606333, 1850607323, and 1850608313 existing at the time of Site Development Plan application submission shall not be disturbed and shall be included in the buffer otherwise required by the LDO (the "Undisturbed Vegetation Area") . This shall exclude minor encroachments for site design features, such as drainage areas or pipes and utility easements.

3. All exterior light fixtures shall be full cutoff fixtures, exceeding the minimum standard of "cutoff fixtures" as required by LDO § 6.6.G.2.

4. If the existing vegetation is removed in the buffer area otherwise required by the LDO on the property line abutting PIN 1850700632 and extending 60 (60') feet from the Undisturbed Vegetation Area, the following additional vegetation shall be provided in the required buffer: fast-growing dense evergreen trees 15-ft on center. The evergreen trees shall have a minimum mature height of 30-ft and a spread of 12-ft. Install height shall be 4-ft minimum.

5. At least seventy-five percent (75%) of any required plants in the Stormwater Control Measure pond, excluding grasses, shall be pollinator plants such as native milkweeds and other nectar-rich flowers.

These zoning conditions have been voluntarily offered by the property-owner. N.C. Gen. Stat § 160D-703(b).

DocuSigned by:
Signature Suzanne Shoaf Ward
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Date: 2023-Feb-01 | 13:34 PST

Printed name: Suzanne Shoaf Ward

Exhibit B

Rezoning Justification

The proposed annexation and zoning map amendment will bring a ±5.5-acre parcel into Rolesville’s jurisdiction with substantially the same zoning the parcel currently has in Wake County for the development of a self-storage facility that is currently permitted. The parcel is contiguous to the Rolesville’s primary corporate limits, but was not annexable by Rolesville until October 2021, through an annexation agreement with Wake Forest, ANX 21-03. The requested Rolesville zoning, General Industrial-Conditional Zoning (GI-CZ) is the most analogous Rolesville zoning to the property’s current Wake County zoning.

While the planned use is permitted under the property’s Wake County Industrial-1 zoning, Wake County UDO 4-11, annexation into Rolesville and connection to nearby municipal utilities will allow for the development of an attractive indoor storage facility in this more densely-populated area of northern Rolesville. See Rolesville Community Transportation Plan, pg. 31, *Figure 3- Population Density* (showing a 2021 population density of 1000-2500 persons per square mile in immediately surrounding area).

The planned use is a low traffic generator, low noise, low visual impact use, and development in the Town’s jurisdiction will bring the site into Rolesville’s tax base while providing a needed commercial service to the many residents in this area where there is very little existing and planned nonresidential development. See Rolesville Comprehensive Plan 2017, pg. 39, *Figure 2, Future Land Use map (FLUM)*. Because Rolesville only recently gained the legal power to annex the subject parcel, it is not currently included in the Town’s FLUM; however, the Existing Land Use map demonstrates how the subject parcel fits into the current and likely future uses in this nonresidential pocket. Comp Plan, pg. 32, *Figure 1, Existing Land Use map (ELUM)*. The property immediately adjacent to the south, the Act Electric Inc electrical contractors, is classified as “Industrial” in the ELUM, and the property immediately adjacent to the north, Jones Dairy Elementary School, is classified as “Commercial” on the ELUM, although it will likely be designated as “School” when added to the FLUM.



The proposed zoning map amendment would automatically update the FLUM to reflect Rolesville's applied zoning. N.C. Gen. Stat. § 160D-605. A GI zoning and corresponding FLUM designation on the subject property fits squarely into the existing pattern throughout the FLUM of planning a mix of nonresidential and residential land uses in the vicinity of schools.

In sum, the proposed use will fit in the General Industrial district, as it will be an "industr[y] that can be operated in a relatively clean and quiet manner that will not be a nuisance to adjacent residential . . . districts." LDO § 3.2.5. And the accompanying future land use classification of Industrial, which is for "[a]reas that support small . . . manufacturing and production uses, including warehousing . . ." fits with the other industrial and school uses in this corner of non-residential development at the edge of Rolesville.



Exhibit C

(rezoning description)
5.50 ACRES
Wake Forest Township – Wake County – North Carolina

Commencing on NGS Monument “Duplex”, having North Carolina State Plane Coordinates of N: 801,049.04 feet , E: 2,157,100.58 feet; thence South 33°00'13" East, 203.35 feet to the **Point of Beginning**, said point being a Nail found in the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053), having North Carolina State Plane Coordinates of N: 800,878.50 feet , E: 2,157,211.34 feet; thence leaving the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053) South 44°19'41" West, 640.02 feet to a 1 1/2 Inch Iron Pipe found; thence North 89°36'23" West, 351.87 feet to a Capped 5/8 Inch Iron Rebar Set, passing through a Bent 1 Inch Iron Pipe found on line at 28.40 feet, passing through a 1 Inch Iron Pipe found on line at 118.52 feet, passing through a Bent 1 Inch Iron Pipe found on line at 208.05 feet and passing through a 1 Inch Iron Pipe found on line at 298.50 feet for a total of 351.87 feet; thence North 33°16'16" East, 369.70 feet to a Bent 1 Inch Iron Pipe found; thence North 44°19'41" East, 500.00 feet to a Capped 5/8" Iron Rebar Set in the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053); thence along and with the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053) South 49°26'01" East, 325.00 feet to the **Point of Beginning**, containing 5.50 acres, more or less.

541o Trinity Rd. Suite 102 | Raleigh, NC 27607
TEL 919.866.4951 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology
www.timmons.com

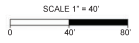
EXHIBIT D



LOCATIONS SHOWN FOR COMMITTED ELEMENTS INCLUDING, BUT NOT LIMITED TO BUILDINGS, PARKING, AND STORMWATER CONTROL MEASURES SHOWN ON EXHIBIT D, ARE CONCEPTUAL AND PROVIDED FOR ILLUSTRATION AND CONTEXT ONLY. FINAL LOCATIONS OF ELEMENTS SHALL BE DETERMINED AT SUBSEQUENT STAGES OF APPROVAL.

JONES DAIRY STORAGE - WAKE COUNTY, NC
 CONCEPTUAL SITE PLAN - DECEMBER 7, 2022
 TOWN OF ROLESVILLE CASE NUMBER #MA22-09

MA 22-09





January 27, 2023

Brian S. Holder
Rivercrest Realty Investors
8816 Six Forks Road, Suite 201
Raleigh, North Carolina 27615
919-846-4046
bholder@rivercrestrealty.com

RE: Jones Dairy Storage Facility Trip Generation Memorandum

Dear Mr. Holder,

Timmons Group is providing conceptual design services for the Jones Dairy Storage Facility to be constructed off Jones Dairy Road in Rolesville, NC. This memorandum serves as update to the previously submitted Rolesville Storage Facility Trip Generation Memorandum completed by Timmons Group (sealed 08/31/2022). The proposed development will consist of up to 1,000 units of Mini-Warehousing. **Table 1** below provides a trip generation estimation for the subject development based on information provided in the 11th Edition of the Institute of Transportation Engineer’s (ITE) *Trip Generation Manual* and the anticipated development of the storage facility. The trip generation was calculated in accordance with NCDOT standards and procedures.

Table 1: Trip Generation Summary

ITE Land Use Code	Independent Variable	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
151 – Mini-Warehouse	1,000 Units	185	9	7	16	8	8	16

SOURCE: Institute of Transportation Engineers’ *Trip Generation Manual* 11th Edition (2021)

As shown in **Table 1**, AM peak hour trips generated totaled 16 vehicles where PM peak hour trips totaled 16 vehicles. Average daily traffic (ADT) volumes generated by the development totaled 185 vehicles per day. Per NCDOT standards, no reduction in trips was included due to internal capture and/or pass-by trips.

Should you have any questions regarding this memorandum, do not hesitate to contact me.

Sincerely,

DocuSigned by:
Cliff Lawson
A71C57A8A9564D7...

1/27/2023

Cliff Lawson, PE, PTOE
Senior Project Manager, Transportation



Ashley Honeycutt Terrazas

Attorney

t: 919-835-4043

AshleyTerrazas@parkerpoe.com

Atlanta, GA
Charleston, SC
Charlotte, NC
Columbia, SC
Greenville, SC
Raleigh, NC
Spartanburg, SC
Washington, DC

January 30, 2023

Via Electronic Mail

Meredith Gruber
Planning Director
Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571

RE: Jones Dairy Storage Alternative Parking Plan

Dear Meredith,

The applicant for the Jones Dairy Storage annexation and zoning cases, ANX 22-08 and MA 22-09, respectfully requests an Alternative Parking Plan (APP) pursuant to LDO § 6.4.3.K for its planned development of a self-storage facility located at 0 Jones Dairy Rd, PIN 1850608722.

The applicant requests an APP to provide:

1. a minimum of 1 parking space per 100 self-storage units; and
2. parking spaces in front of the planned building(s).

In support of this request, the applicant submits that the proposed APP accomplishes the purposes of the Parking and Loading section of the LDO by “provid[ing] for adequate parking, loading, and unloading, and safe movement of vehicles and pedestrians through off-street parking areas,” “reduce[s] the aesthetic impacts of parking areas,” and “provide[s] for compatibility between uses.”

The proposed APP meets the criteria set out in LDO § 6.4.3.K as follows.

1. A parking study is submitted that is prepared by a registered Professional Engineer or Certified Land Use Planner in the State of North Carolina;

Attached to this letter is a parking study dated January 27, 2023, prepared by Cliff Lawson, a professional traffic engineer with the Timmons Group.

2. The study must include the size, type, and proposed use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of the LDO do not accurately reflect the needs of the proposed development;

While the final size of the Jones Dairy Storage facility will be determined at site plan, the attached study includes a conservative maximum size and number of storage units that could be provided by the Jones Dairy Storage development. The study includes an analysis of the parking needs of a similarly-situated facility in Wake Forest, NC, Storage Sense. The professional engineer ultimately concluded that, based on this analysis of a similar facility's parking needs on a the busiest day of the week (a Saturday), "the proposed minimum parking (1 parking space per 100 storage units) is sufficient to adequately accommodate all projected parking demand" for the Jones Dairy Storage development.

3. The APP may include provisions for off-site parking if the number of off-street parking spaces required cannot reasonably be provided on the same lot where the principal use is located;

The proposed APP does not include any off-site parking.

4. The APP does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future uses in the vicinity;

The APP does not detract from the continuity, connectivity, and convenient proximity for pedestrians between or among existing or future uses in the vicinity. It is not a use that typically sees much pedestrian activity, and even if pedestrians did want to access the front of the facility from Jones Dairy Road, the planned handful of parking spaces at the front of the main building will not impede this access.

5. The APP minimizes the visual and aesthetic impact along the public street by placing parking areas to the rear or along the side of buildings, to the maximum extent feasible;

Based on feedback from residential neighbors immediately to the south of the site, parking on the rear and sides of the planned development is not desirable. Locating this parking at the front of the building, closest to the office and area selling moving supplies, is the most feasible and desirable option. The visual and aesthetic impact along Jones Dairy Road will be mitigated by the reduction of parking (so there will not be much parking to see) and a buffer of undisturbed large trees.

6. The APP minimizes the visual and aesthetic impact on the surrounding neighborhood;

The APP minimizes the visual and aesthetic impact to the adjacent Averette Ridge neighborhood by reducing the amount of parking for the facility and placing it as far away from their homes as possible. This was a specific request of these neighbors.

7. The APP creates no physical impact on any facilities serving alternative modes of transportation;

The APP creates no physical impact on any facilities servicing alternative modes of transportation.

8. The APP creates no detrimental impact on natural areas or features; and
The APP creates no detrimental impact on natural areas or features.

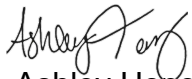
9. The APP maintains accessible parking ratios.

The APP maintains accessible parking ratios and accessible parking will still be required at the site plan stage of the development.

Thank you for bringing this APP request to the Rolesville Board of Commissioners for a decision at their February 7, 2023 meeting.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Ashley Honeycutt Terrazas



January 27, 2023

Brian S. Holder
 Rivercrest Realty Investors
 8816 Six Forks Road, Suite 201
 Raleigh, North Carolina 27615
 919-846-4046
 bholder@rivercrestrealty.com

RE: Jones Dairy Storage Facility Parking Analysis

Dear Ms. Terrazas,

Per your request, Timmons Group performed a parking analysis for the proposed Jones Dairy Storage Facility to be located off Jones Dairy Road in Rolesville, North Carolina.

This memorandum summarizes Timmons Group’s calculations and findings to support a decrease of the minimum parking requirements for the proposed development. Specifically, the proposed development is requesting a decrease from the Town’s minimum parking requirement of 0.5 spaces per 1,000 SF to a minimum of 1 parking space per 100 self-storage units. Existing parking requirements for this development are based on Section 6.4.3 Subsection G (Off-Street Parking Requirements Table).

Background

The proposed Jones Dairy Storage facility will consist of up to 1,000 self-storage units totaling up to 80,000 SF of gross floor area. The Town of Rolesville’s LDO Section 6.4.3 Subsection G (Off-Street Parking Requirements Table) requires 0.5 spaces per 1,000 SF of Light Industrial gross floor area. **Table 1** summarizes the minimum spaces allowed by the Town’s LDO.

**Table 1 – Town of Rolesville Parking Code Requirements
 (LDO Section 6.4.3 Subsection G)**

Land Use Type	Development Size	Code Requirements
Light Industrial	80,000 SF	0.5 spaces per 1,000 SF

Parking Demand Study

Peak period parking counts were conducted at a comparable self-storage facility (Storage Sense) located off Wake Union Church Road in Wake Forest, NC (see **Figure 1**). This facility was selected due to similarities in size and its proximity to the proposed Jones Dairy Storage Facility. The existing Storage Sense does not have any recreational vehicle storage or truck rentals similar to the proposed plans for the Jones Dairy Storage facility. Parking counts were conducted from 8:30 am – 5:30 pm on Saturday, January 21, 2023. These times were established based on Storage Sense’s operating hours (9AM-5PM on Saturdays). It was assumed that most of the activity at the storage facility would occur during the facility’s hours of operation. The parking counts were conducted to determine the maximum number of parking spaces utilized during the peak time periods for self-storage facilities. **Table 2** shows the peak results from Timmons Group’s data collection.

Figure 1 – Existing Storage Sense Wake Forest, NC



Table 2 – Parking Counts

Store Location	Building Square Footage	Unit Count	Parking Lot Size (Spaces)	Maximum Parking Demand
Storage Sense (Wake Forest, NC)	67,000	700 Units	18 Spaces	3 Spaces

Note: Building square footages for the Storage Sense were based on aerial imagery. Approximate unit counts were determined via discussions with Storage Sense staff.

Parking Calculations

Due to the unique nature of self-storage facilities, the maximum parking required will primarily be a function of the number of units available, rather than the square footage of the facility. For this analysis Timmons Group made the following assumptions: 1) the number of units available is the primary influence of customer traffic, 2) the number of storage units is proportional to the maximum parking occupancy for both the existing Storage Sense and the proposed Jones Dairy Storage Facility, and 3) the ratio of the maximum parking occupancy to self-storage units will be the same for both self-storage locations. As shown in **Table 2** above, the maximum number of parking spaces occupied at the Storage Sense facility was 3. Dividing the total number of Storage Sense units (700) by the maximum observed parking results in approximately 1 parking space per 233 storage units. As mentioned earlier, the proposed development is seeking to change the minimum parking requirements to 1 parking space per 100 storage units. The

requested minimum parking would result in more parking than is needed (per the Storage Sense parking counts).

Based on the calculations above, the proposed minimum parking is sufficient to accommodate all projected parking demand.

Conclusions

The proposed development is seeking a decrease of the Town of Rolesville’s minimum parking requirements. Per the Town of Rolesville LDO, a minimum of 0.5 spaces per 1,000 SF is required. The proposed development is requesting a minimum parking of 1 parking space per 100 units. As discussed above, ample data exists to justify this decrease in parking. **Table 3** summarizes the results of this study, compiling the calculated parking demand (based on Wake Forest Storage Sense parking counts), the Town of Rolesville minimum off-street parking requirement, and the requested parking.

Table 3 – Parking Requirements

Jones Dairy Storage Facility	Parking Spaces
Calculated Parking Demand	1 space per 233 units
LDO Section 6.4.3 Subsection G Minimum Allowed	0.5 spaces per 1,000 SF
Requested Parking	1 space per 100 units

As shown in **Table 3** above, for the proposed Jones Dairy Storage Facility in Rolesville, NC, Timmons Group concludes that the proposed minimum parking (1 parking space per 100 storage units) is sufficient to adequately accommodate all projected parking demand.

Should you have any questions regarding this memorandum, please do not hesitate to contact me.

Sincerely,



DocuSigned by:
Cliff Lawson
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1/27/2023

Cliff Lawson, PE, PTOE
Senior Project Manager, Transportation
(Attachments)

Jones Dairy Storage

September 29, 2022 Virtual Neighborhood Meeting Minutes

The Applicant held a virtual neighborhood meeting for the Jones Dairy Storage annexation and zoning via Zoom at 6pm on September 29, 2022. The following members of the project team were in attendance to present and answer questions: Brian Holder from Rivercrest Realty, Sean McKinley from Rivercrest Realty, Garrett Frank from the Timmons Group, and Ashley Terrazas from Parker Poe. Approximately six neighbors were in attendance.

Ashley Terrazas began by introducing the project team, gave an overview of the annexation and zoning process, and then described the proposed annexation and zoning, as well as the concept plan submitted to the Town and included in the notice letter. The floor was then opened to questions from the attending neighbors. The following is a summary of the questions asked by neighbors and the applicant's responses.

Question: How do you plan to direct runoff and stormwater? General concerns about stormwater in the area and yards flooding.

Applicant Response: Project engineer explained the requirement under the Rolesville LDO that all stormwater on the site be treated to be the same or better than existing conditions. Applicant would be required to mitigate stormwater with the development of the property.

Question: How tall and dense are the trees in the landscape buffer on the southern property line that abuts Tortuga Street?

Applicant Response: Required buffer with larger trees and smaller shrubs, there is a power utility easement on that property line, and we are still determining how the Town-required buffer will work with that so that the buffer does not interfere with existing power line.

Question: Can the tree save area extend the entire length of the property-line abutting the Tortuga? Desire to keep trees along this property line.

Applicant Response: Thank you for that feedback, we will look into ways that we can accommodate that request.

Question: Will there be exterior lighting directed toward homes on Tortuga Street?

Applicant Response: No, that is not our intention. The back of the building should act like a wall, in addition to buffers and tree save. We are still working with the Town to figure out what our lighting requirements will be and we will have more information on that at our next neighborhood meeting.

Question: What are the hours of operation? Any hazardous materials on site?

Applicant Response: We haven't determined the exact hours of the facility yet, but our other facilities are usually staffed from 9-5 during the week with reduced hours on the weekend.

Question: When do you anticipate starting construction?

Applicant Response: Applicant explained development approval process that happens after annexation and zoning. It would be a year from now, at the earliest.

Question: Will there be another neighborhood meeting?

Applicant Response: Yes, likely in November or December, depending on how long the Town review process takes. It will be in person, and you will receive notice in the mail about that.

Question: Will there be boat or outdoor vehicle storage?

Applicant Response: No, all storage areas will be indoor.

Question: Will there be a turn lane on Jones Dairy Rd?

Applicant Response: We don't know yet, we'll be coordinating with NCDOT and the Town on that during site plan. It is unlikely because of the low traffic generation of this use, but not sure yet.

Question: During construction, what precautions will be taken to avoid stormwater runoff in our yards?

Applicant Response: Project engineer explained that SCM is built first during construction process to control stormwater runoff during construction.

Question: Will the gate at the back of the site be locked?

Applicant Response: The gate is to get access to the SCM and will be locked, and should only be opened for inspections of the SCM.

Question: Will neighbors get a free month or discounted storage? Will there be wine storage for residents who own a lot of wine?

Applicant Response: We will take that under advisement.

After the question and answer session, the applicant team had informal discussions with several neighbors and the meeting concluded shortly before 7pm.

Attendee List

1. Alicia Knowles
2. Chris M
3. Emily Stanton
4. Margaret Edwards
5. Arthur Doyle
6. Attendee who did not give name

Jones Dairy Storage

December 7, 2022

Neighborhood Meeting Minutes

The Applicant held a neighborhood meeting for the Jones Dairy Storage annexation and zoning at the Rolesville Community Center at 6pm on December 7, 2022. The following members of the project team were in attendance to present and answer questions: Sean McKinley from Rivercrest Realty, Garrett Frank from the Timmons Group, and Ashley Terrazas from Parker Poe. Three neighbors were in attendance.

Ashley Terrazas began by briefly introducing the project team, gave an overview of the annexation and zoning process, and then described the proposed annexation and zoning conditions, as well as the concept plan submitted to the Town and included in the notice letter. The development team then fielded questions and discussed concerns with the attending neighbors. The following is a summary of the questions asked by neighbors and the applicant's responses.

Question: When is the driveway location determined? Concern about alignment of access drive with a residential driveway.

Applicant Response: Project engineer explained that NCDOT and the Town will determine the exact location of the access drive at site plan. NCDOT will ultimately determine the driveway location pursuant to its regulations, taking into account the surrounding driveways, and the applicant cannot commit to the exact location of the driveway at this time. However, the applicant will express this concern to NCDOT during the site planning process, and contact information for NCDOT contacts was provided to neighbor who raised this concern.

Question: Will the trees on the eastern property-line abutting the ACT Electrical be preserved?

Applicant Response: We would like to preserve as many trees on the site as possible, but at this point, we do not have a grading plan, and we are not sure whether we would need to grade on that property-line. Therefore, we cannot commit to preserving those trees at this point. But the LDO will require us to install landscaping including trees and shrubs in that 10' buffer.

Question: Concern about southeast corner where there is a gap between buildings. Can trees be preserved in this location? What will fencing materials be?

Applicant Response: We would like to preserve as many trees on the site as possible, but at this point, we do not have a grading plan, and we are not sure whether we would need to grade in that area. However, we can look into committing to additional landscaping in that area to cover the gap between buildings if we do need to remove trees. We do not know what kind of fence we will put there yet.

Question: Will there be parking at the rear of the site? Concern about parking in the rear closer to the neighborhood.

Applicant Response: No, and that has been removed from the concept plan, which will be incorporated as a condition to the zoning case.

Question: When do you anticipate starting construction?

Applicant Response: Applicant explained development approval process that happens after annexation and zoning. It would be eight months to a year from now, at the earliest, before we would have all approvals to begin construction.

Question: How can I keep track of the site planning process?

Applicant Response: Through Rolesville's Development Projects page.

Question: Concern about light pollution.

Applicant Response: We heard this concern early on as well, and we will commit to full cutoff exterior light fixtures in our zoning conditions. Project engineer explained full cutoff light fixtures.

Question: What will the hours of construction be?

Applicant Response: Not sure yet, but almost all jurisdictions have limitations on the hours of construction, and we assume Rolesville does, too.

Question: Where will the air conditioning unit be located?

Applicant Response: Not sure yet, but this will be decided at site plan. Likely on the side of the conditioned building.

The applicant team had informal discussions with the neighbors and the meeting concluded shortly before 7pm.

Attendee List

1. Sean Emery – 1201 Jones Dairy Rd
2. Janis Pettit – 228 Tortuga St
3. Cliff Hamill – 228 Tortuga St



Case: MA 22-09 ANX 22-08 Rolesville Self Storage
Address: 0 Jones Dairy Road
PIN 1850608722
Date: 10.19.2022

Vicinity Map

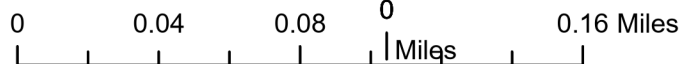
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Jones Dairy Elementary School

SITE

Averette Ridge Subdivision



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Case: MA 22-09 ANX 22-08 Rolesville Self Storage
Address: 0 Jones Dairy Road
PIN 1850608722
Date: 10.19.2022

Zoning Map

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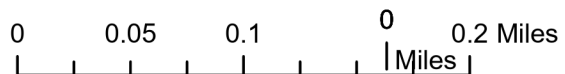


Legend

Rolesville_Zoning_2 Zoning Classification

- RL
- RM
- RM-CZ
- RH
- RH-CZ
- R&PUD
- R&PUD-CZ
- MH
- OP
- OP-CZ
- GC
- GC-CZ
- TC
- GI
- GI-CZ

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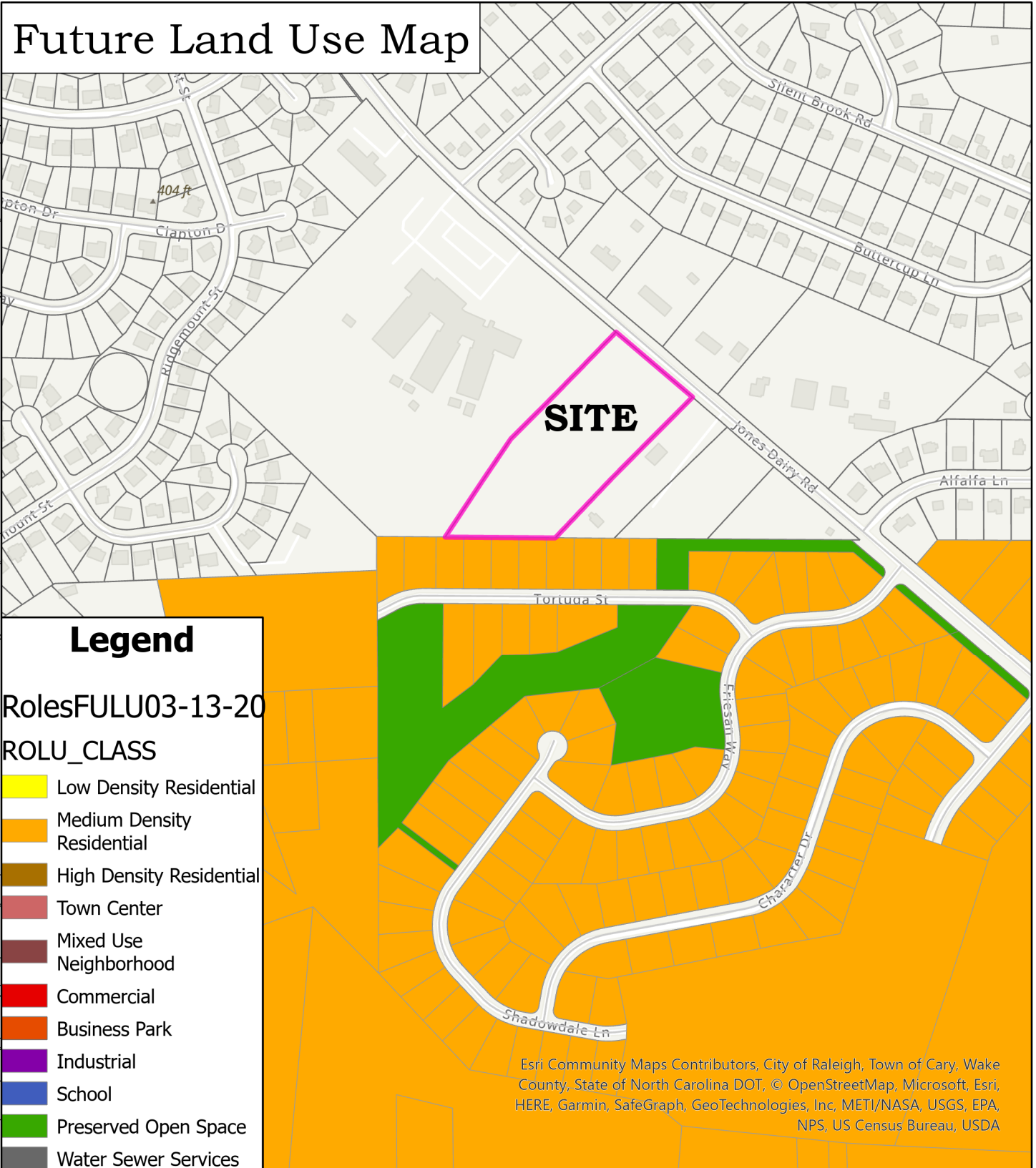




Case: MA 22-09 ANX 22-08 Rolesville Self Storage
Address: 0 Jones Dairy Road
PIN 1850608722
Date: 10.19.2022

Future Land Use Map

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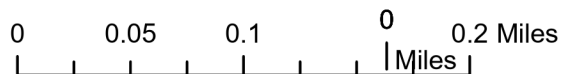
Legend

RolesFULU03-13-20

ROLU_CLASS

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Town Center
- Mixed Use Neighborhood
- Commercial
- Business Park
- Industrial
- School
- Preserved Open Space
- Water Sewer Services

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TOWN OF ROLESVILLE PETITION FOR ANNEXATION

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

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

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

SECTION 2 - VESTED RIGHTS

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

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1850608722	0162697	DB015069	PG 0036	5.5	\$ 150,718
		DB	PG		\$
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

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

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

Suzanne Street Ward
Signature of Owner #1

William Wesley Ward
Signature of Owner #2

8-26-22
Date Signed

8-26-22
Date Signed

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

N/A

Name of Corporation
Carolyn L. Kinis

Printed Name of Registered Agent
Carolyn L. Kinis
Signature of Registered Agent

Address, State, Zip of Registered Office:
10911 Raven Ridge Rd Raleigh NC 27614

North Carolina, Wake County

CAROLYN L. KINIS
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Aug. 8, 2024

I, Carolyn L. Kinis, Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and official seal, this 26 day of August, 2022

CAROLYN L. KINIS
NOTARY PUBLIC
Notary Wake County
North Carolina
My Commission Expires Aug. 8, 2024

Carolyn L. Kinis
Notary Public
My commission expires: 08-08-2024



(annex. description)

5.72 ACRES

Wake Forest Township – Wake County – North Carolina

Commencing on NGS Monument “Duplex”, having North Carolina State Plane Coordinates of N: 801,049.04 feet , E: 2,157,100.58 feet; thence South 33°00'13" East, 203.35 feet to the **Point of Beginning**, said point being a Nail found in the southern 60’ right-of-way line of Jones Dairy Road (NCSR 2053), having North Carolina State Plane Coordinates of N: 800,878.50 feet , E: 2,157,211.34 feet; thence leaving the southern 60’ right-of-way line of Jones Dairy Road (NCSR 2053) South 44°19'41" West, 640.02 feet to a 1 1/2 Inch Iron Pipe found; thence North 89°36'23" West, 351.87 feet to a Capped 5/8 Inch Iron Rebar Set, passing through a Bent 1 Inch Iron Pipe found on line at 28.40 feet, passing through a 1 Inch Iron Pipe found on line at 118.52 feet, passing through a Bent 1 Inch Iron Pipe found on line at 208.05 feet and passing through a 1 Inch Iron Pipe found on line at 298.50 feet for a total of 351.87 feet; thence North 33°16'16" East, 369.70 feet to a Bent 1 Inch Iron Pipe found; thence North 44°19'41" East, 530.06 feet to a point in the center of Jones Dairy Road (NCSR 2053), passing through a Capped 5/8” Rebar at 500.00 feet; thence along and with the center of Jones Dairy Road (NCSR 2053) South 49°26'01" East, 325.00 feet to a point; thence leaving center of Jones Dairy Road (NCSR 2053) South 44°19'41" West, 30.06 feet to the **Point of Beginning**, containing 5.72 acres, more or less.

541o Trinity Rd. Suite 102 | Raleigh, NC 27607

TEL 919.866.4951 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology

www.timmons.com

BK015069PG00036

WAKE COUNTY, NC 158
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/20/2012 AT 12:01:54

BOOK:015069 PAGE:00036 - 00039

HOLD FOR: Warren Shackelford, Attorneys, P.L.L.C. Box 204

PREPARED BY: Warren Shackelford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 150489 REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 18th day of December, 2012 by and between:

GRANTOR: EARL FRANKLIN SHOAF AND WIFE, PHYLLIS D. SHOAF

GRANTEE: SUZANNE SHOAF WARD
2807 Country Charm Road, Raleigh, NC 27614

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF WAKE FOREST, COUNTY OF WAKE

SEE ATTACHED EXHIBIT "A"

The above property was acquired by Grantor by instrument recorded in Book 3960, Page 38.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Earl Franklin Shoaf (SEAL)
Earl Franklin Shoaf

Phyllis D. Shoaf by Earl F. Shoaf POA (SEAL)
Phyllis D. Shoaf

STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, James S. Warren, a Notary Public for the County and State aforesaid, certify that **Earl Franklin Shoaf** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 19 day of December, 2012.

My Commission Expires: 10-3-2015

James S. Warren
Notary Public

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, James S. Warren, a Notary Public of the County of Wake, do hereby certify that **Earl F. Shoaf**, Attorney in Fact for **Phyllis Shoaf**, personally appeared before me this day and being by me duly sworn, says that he executed the foregoing and annexed instrument on behalf of **Phyllis Shoaf**, and that his authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 5080, Page 732, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Earl F. Shoaf** acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of **Phyllis Shoaf**.

Witness my hand and official notary seal, this 19 day of December, 2012.

My commission expires: 10-3-2015

James S. Warren
Notary Public

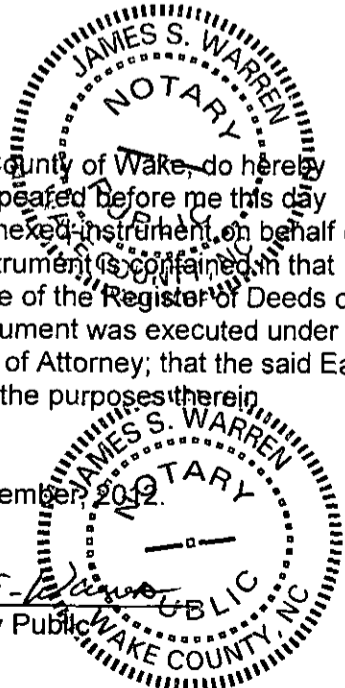
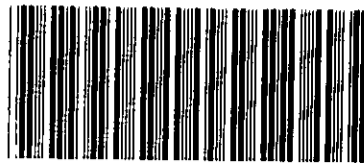


EXHIBIT "A"

Lying and being situated in Wake Forest Twp., Wake County, North Carolina and more particularly described as follows:

Beginning at an iron stake on the southern right-of-way of Jones Dairy Road (NCSR 2053), said right-of-way being 60 feet, said iron stake being at the northwest corner of a lot owned by Charles Spence Jones, thence from the point of beginning south 44 degrees 18 minutes 53 seconds west, 640.41 feet with the Jones line to an iron stake at the southwest corner of the Jones lot and being in the northern line of R.A. Averette Jr., thence with the Averette line north 89 degrees 37 minutes 10 seconds west, 351.78 feet to an iron stake, thence leaving said Averette line and running north 33 degrees 15 minutes 28 seconds east, 370.04 feet to an iron stake, thence north 44 degrees 18 minutes 53 seconds east, 500.00 feet to an iron stake at the southern right-of-way of Jones Dairy Road, thence along said right-of-way south 49 degrees 26 minutes 49 seconds east, 325.00 feet to the point of beginning and containing 5.500 acres according to a survey prepared by Ronald W. Mercer, RLS #1475 and shown as Lot 2 on a map entitled Minor Subdivision, "Jones 135" dated January 1987.



BOOK:015069 PAGE:00036 - 00039

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



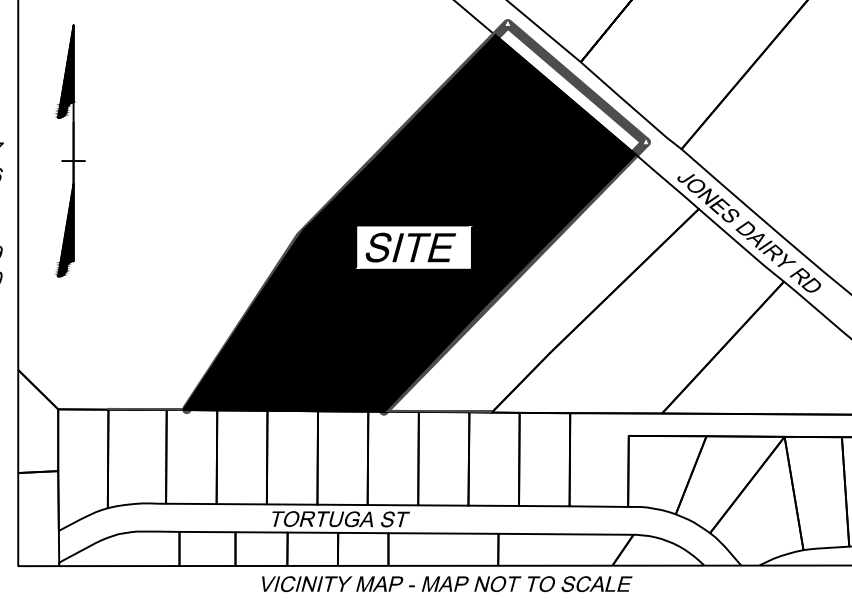
**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ 4 _____ New Time Stamp
_____ # of Pages

NAD83 (2011)
NC GRID

- REFERENCES**
 DB 3539 PG 26
 DB 6397 PG 408
 DB 15069 PG 36
 DB 15206 PG 47
 DB 15456 PG 2377
 DB 15533 PG 1116
 DB 15766 PG 670
 DB 16276 PG 328
 DB 16453 PG 1779
 DB 17492 PG 2660
 BM 1990 PG 1413
 BM 1994 PG 1943
 BM 2007 PG 2000



SURVEY NOTES:

1. PREPARED FOR RIVERCREST REALTY INVESTORS.
2. THIS PROPERTY LIES IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA PER FIRM 3720185000K, PANEL 1850, EFFECTIVE DATE JULY 19, 2022.
3. HORIZONTAL CONTROL IS BASED ON NC STATE GRID, NAD'83 (2011) AS DETERMINED BY GPS.
4. NOT ALL IMPROVEMENTS TO THIS PROPERTY HAVE BEEN SHOWN.
5. AREA COMPUTATION IS BY THE COORDINATE METHOD.
6. THIS SURVEY DOES NOT VERIFY THE EXISTENCE OF, NOR CERTIFY THE LOCATION OF, ANY JURISDICTIONAL WETLANDS, CREEK BUFFERS OR ANY OTHER ENVIRONMENTAL FEATURE THAT MAY EXIST ON THIS PROPERTY.
7. RIGHT-OF-WAY AND PROPERTY BOUNDARY INFORMATION IS BASED ON DB 15069 PG 36.
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. OTHER EASEMENTS MAY EXIST ON THIS SITE.

WAKE COUNTY BOARD OF EDUCATION
 PIN: 1850613161
 DB 6397 PG 408
 BM 1994 PG 1943

SUZANNE SHOAF WARD
 PIN: 1850608722
 DB 15069 PG 36
ANNEXATION AREA: 5.72 ACRES

CHARLES SPENCER JONES
 PIN: 1850700632
 DB 3539 PG 26

SURVEYORS CERTIFICATE

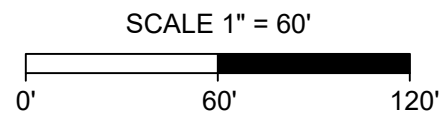
I, CLEMM H. SHANKLE, JR., PLS HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DASHED LINES, AND DRAWN FROM INFORMATION AS INDICATED UNDER REFERENCES; THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:
 (1) CLASS OF SURVEY: "CLASS A"
 (2) POSITIONAL ACCURACY: 0.07"
 (3) TYPE OF GPS FIELD PROCEDURE: NCVRS
 (4) DATE OF SURVEY: 7/25/2022
 (5) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.00
 (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
 (7) GEIOD MODEL: 18B
 (8) COMBINED GRID FACTOR(S): 0.99994657
 (9) UNITS: US SURVEY FEET

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

PRELIMINARY - NOT FOR SALES, RECORDATION OR CONVEYANCES
 CLEMM H. SHANKLE, JR. L-4543 DATE

ANNEXATION PLAT FOR
 RIVERCREST REALTY INVESTORS
 OWNER: SUZANNE SHOAF WARD
 DB 15069 PG 36
 PIN: 1850608722
 JONES DAIRY ROAD
 WAKE FOREST, NORTH CAROLINA

WAKE FOREST TOWNSHIP	WAKE COUNTY
DATE: 8/24/2022	SCALE: 1" = 60'
SHEET 1 OF 1	J.N.: 54832
DRAWN BY: MWW	PM CHECKED BY: MWW
FIELD EDIT BY: SB on 7/25/2022	
MAP CHECKED BY: GC on 8/24/2022	
REVISIONS:	



Y:\902154832-Wake_Self_Storage\DWG\54832V-XPANNEX.dwg | Plotted on 8/25/2022 12:40 PM | by Martin Webb

RECORDED IN BOOK OF MAPS _____, PG _____ OF THE WAKE COUNTY REGISTRY

THIS DRAWING PREPARED AT THE
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 5410 TRINITY ROAD, Suite 102, | RALEIGH, NC 27607
 TEL: 919.866.4951 FAX: 919.859.5663 www.timmons.com
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 YOUR VISION ACHIEVED THROUGH OURS.
Site Development Residential Infrastructure Technology

TIMMONS GROUP

Jones Dairy Road Storage

ANX 22-08, MA 22-09, TA 22-02, & APP

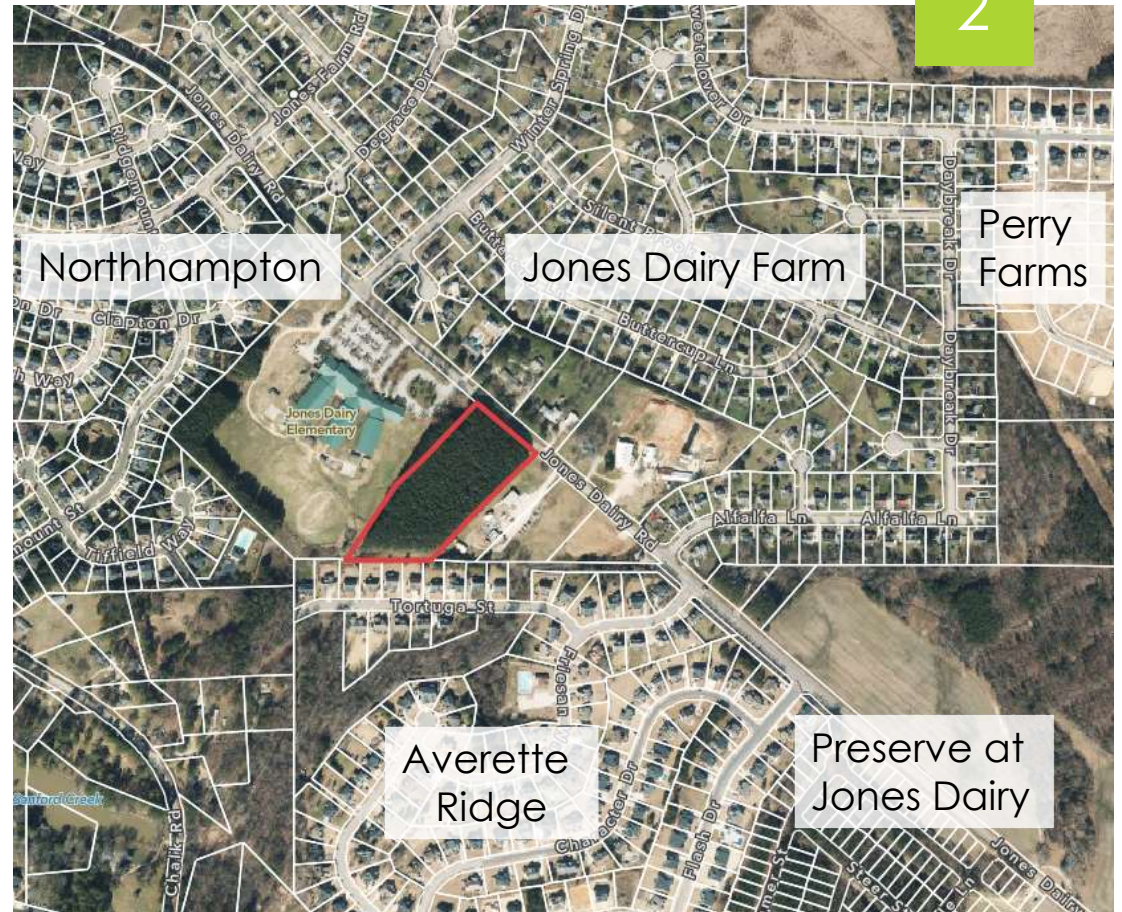
Rolesville Board of Commissioners

February 7, 2023

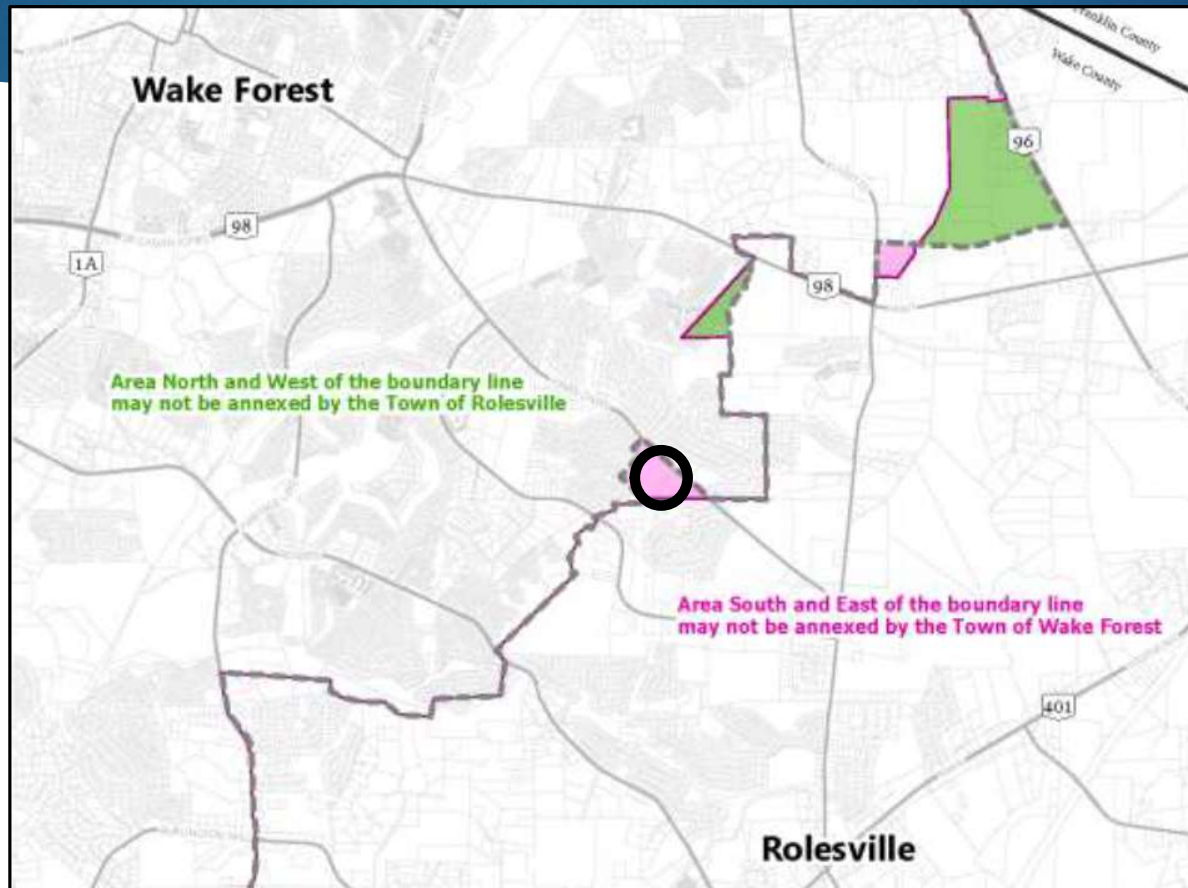
Site and Surrounding Area

- ▶ 0 Jones Dairy Rd;
- ▶ PIN: 850608722
- ▶ 5.5 acres

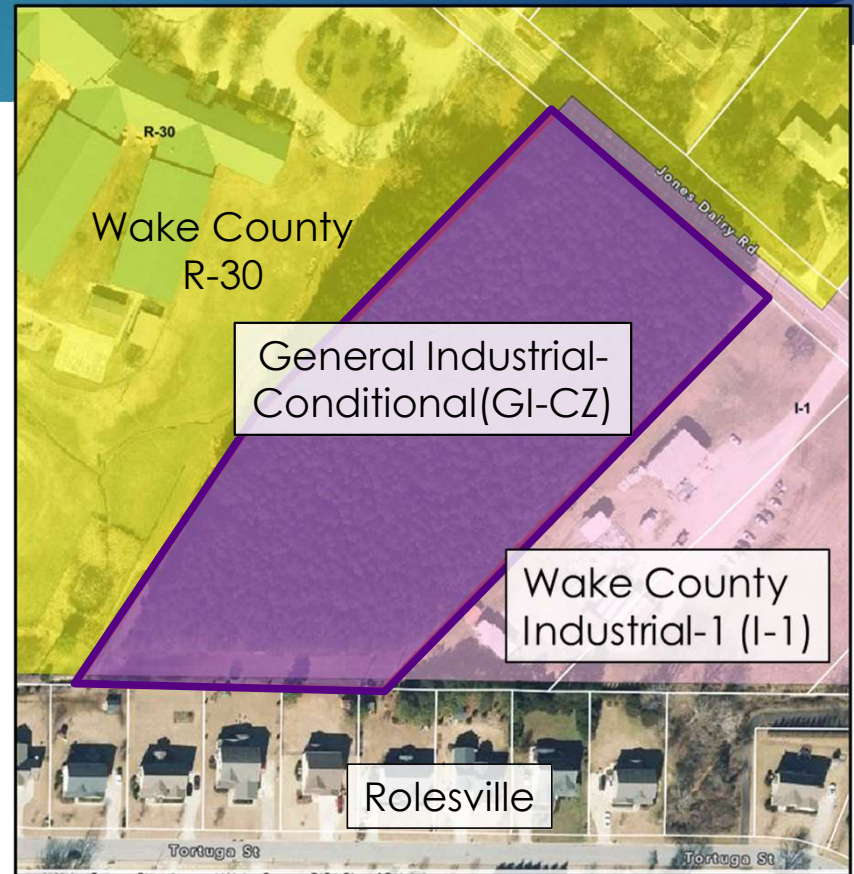
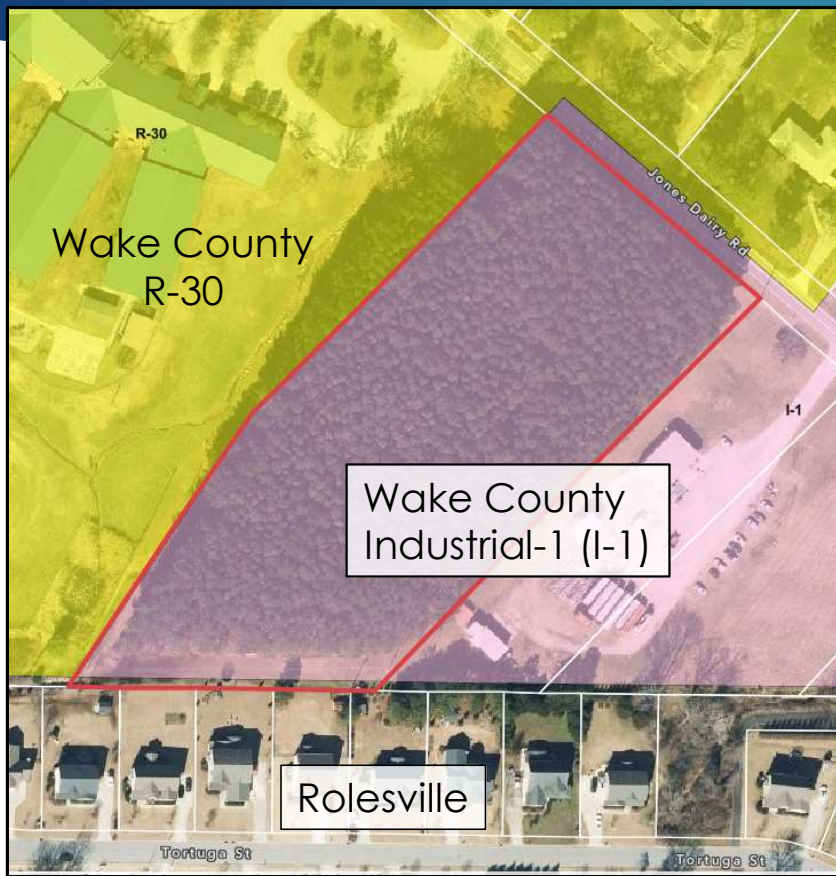
2



ANX 22-08 - Annexation



MA 22-09 - Existing and Proposed Zoning



Case Timeline

Preapplication
meeting with Town
staff
8/29/22

File annexation
and zoning
applications
9/1/22

First virtual
neighborhood
meeting
9/29/22

First TRC meeting
with Town staff
10/13/22

Resubmit revised
zoning application
and text
amendment
application
11/1/22

Second in-person
neighborhood
meeting
12/7/22

Second TRC
meeting with Town
staff
12/8/22

Review and
unanimous
recommendation
for approval by
Planning Board
12/19/22

Responding to Feedback

Comment	Updates and Commitments
Desire for certainty of layout and use of development	Filed a conditional use zoning case, incorporated concept plan as a condition
Request to preserve trees adjacent to neighborhood	Committed to not disturb trees within 55 feet of rear property-line
Concern about light pollution	Committed to full cutoff light fixtures for all exterior lighting
Request to remove parking from rear of site	Removed parking from rear of site in concept plan and placed at front, far away from neighbors
Concern about gap in buildings at southeast corner of site	Made a commitment that, if trees in front of the gap could not be preserved, fast-growing dense evergreen trees would be planted in that area
Request to include pollinator plants in SCM, per Monarch Pledge	Evaluated request and included condition to minimum of 75% of plants in SCM to be pollinator plants

Zoning Conditions – Condition 1

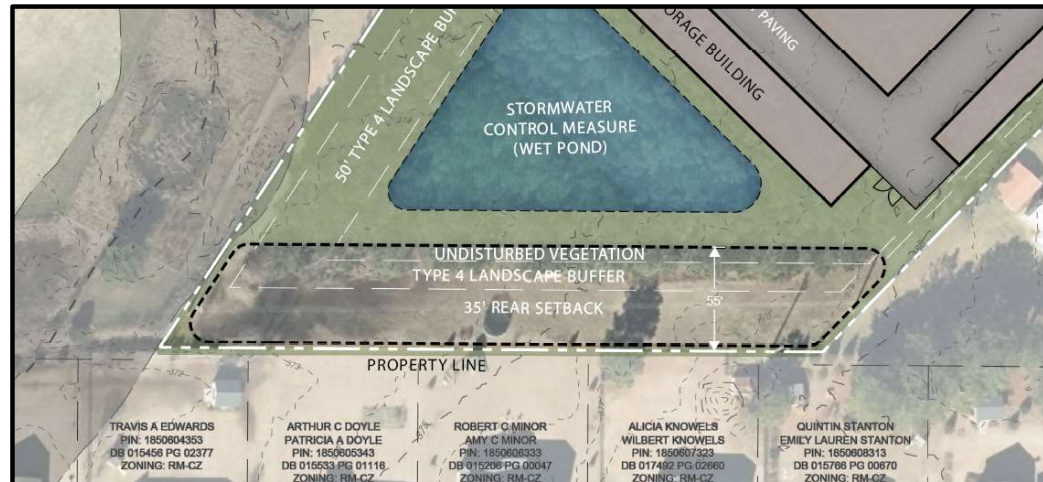
Development of the property shall be in substantial conformance with the accompanying Exhibit D Concept Plan. Locations shown for committed elements including, but not limited to buildings, parking, and stormwater control measures shown on Exhibit D, are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.

Exhibit D - Concept Plan



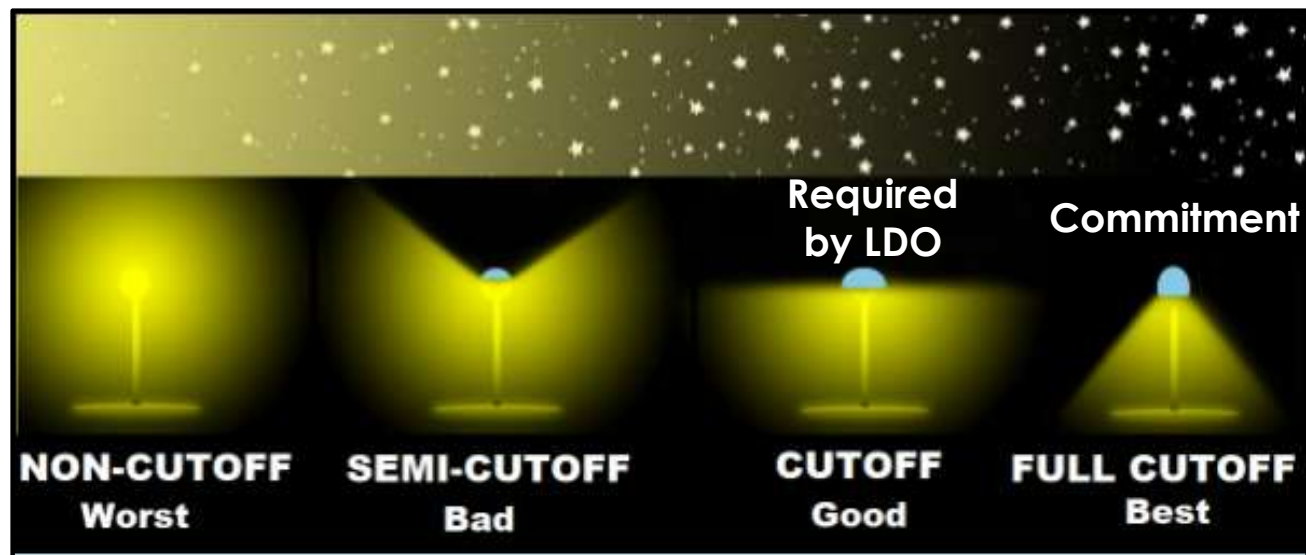
Zoning Conditions – Condition 2

Subject to approval by the Town of Rolesville, the vegetation in the area that extends at least 55 (55') feet from the property line abutting PINs 1850604353, 1850605343, 1850606333, 1850607323, and 1850608313 existing at the time of Site Development Plan application submission shall not be disturbed and shall be included in the buffer otherwise required by the LDO (the “Undisturbed Vegetation Area”). This shall exclude minor encroachments for site design features, such as drainage areas or pipes and utility easements.



Zoning Conditions – Condition 3

All exterior light fixtures shall be full cutoff fixtures, exceeding the minimum standard of “cutoff fixtures” as required by LDO § 6.6.G.2.



Zoning Conditions – Condition 4

If the existing vegetation is removed in the buffer area otherwise required by the LDO on the property line abutting PIN 1850700632 and extending 60 (60') feet from the Undisturbed Vegetation Area, the following additional vegetation shall be provided in the required buffer: fast-growing dense evergreen trees 15-ft on center. The evergreen trees shall have a minimum mature height of 30-ft and a spread of 12-ft. Install height shall be 4-ft minimum.



Zoning Conditions – Condition 5

At least seventy-five percent (75%) of any required plants in the Stormwater Control Measure pond, excluding grasses, shall be pollinator plants such as native milkweeds and other nectar-rich flowers.



Exhibit D - Concept Plan



LDO Text Amendment

TA 22-02 text changes

Removal of “self-storage facility” from Warehousing use category, keep “self-service storage” as an Industrial, Light use, LDO 5.1.6.D

5.1.6.D.5.b: Self-service storage shall be contained within a fully enclosed building and contained in a single building, access internally, except in the General Industrial district.

5.1.6.I.4. Warehousing, Examples. Includes warehouses, and mini-warehouses, ~~self-storage facilities.~~

Alternative Parking Plan (APP) – LDO § 6.4.3.K

1. A parking study is submitted that is prepared by a registered Professional Engineer or Certified Land Use Planner in the State of North Carolina;
2. The study must include the size, type, and proposed use(s) of the development; anticipated peak parking; anticipated normal parking amounts; and a narrative and data as to why the parking requirements of the LDO do not accurately reflect the needs of the proposed development;
3. The APP may include provisions for off-site parking if the number of off-street parking spaces required cannot reasonably be provided on the same lot where the principal use is located;
4. The APP does not detract from continuity, connectivity, and convenient proximity for pedestrians between or among existing or future uses in the vicinity;
5. The APP minimizes the visual and aesthetic impact along the public street by placing parking areas to the rear or along the side of buildings, to the maximum extent feasible;
6. The APP minimizes the visual and aesthetic impact on the surrounding neighborhood;
7. The APP creates no physical impact on any facilities serving alternative modes of transportation;
8. The APP creates no detrimental impact on natural areas or features; and
9. The APP maintains accessible parking ratios.

ANX 22-08, MA 22-09, TA 22-02, & APP

