

1021 Forestville Rd, Suite 200
Wake Forest, NC 27587

October 12, 2023

Re: Neighborhood Meeting Regarding Plans for 1216 Rolesville Road (Rezoning Application MA 22-05), Rolesville, NC 27571

Dear Property Owner,

The purpose of this letter is to notify you of an application filed with the Town of Rolesville for a zoning change involving property adjacent to, or in close proximity to, property shown in your ownership by Wake County GIS. Per Town of Rolesville regulations, a Neighborhood Meeting will be held to provide information to area residents about the proposal. A representative of the applicant will be present to explain their application, answer questions, and solicit comments.

Optimal Equity Group will hold a Neighborhood Meeting on Wednesday, October 25th at 5:30PM on a rezoning application near property you own.

Meeting Date: Wednesday, October 25, 2023

Meeting Time: 5:30 PM

Meeting Location: 1216 Rolesville Road, Rolesville, NC 27571

Type of Application: Request Rezoning RL to NC-CZ

Project / Proposal Address: 1216 Rolesville Road, Rolesville, NC 27571; PIN 1768337689

Sincerely,



Robert Shaar

(610) 295-3699

shaar@myoptimalequity.com

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BELLE ISLE FL 32809-5151

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Sent To: ZAKI, DANIAL ZAKI, MARINA
6409 SUNSET MANOR DR
WAKE FOREST NC 27587-5674

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Sent To: JEFFERSON, JOSEPH JEFFERSON, SONIA R
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Sent To: HASSOUNEH, HANI YAHYA HASSOUNEH, RUTH HEIDI
6412 SUNSET MANOR DR
WAKE FOREST NC 27587-5680

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Sent To: GOODNIGHT, JUDY JONES
1201 ROLESVILLE RD
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Sent To: ASHTON RALEIGH RESIDENTIAL LLC
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RALEIGH NC 27607-3087

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Sent To: FRANKLIN, MARK B FRANKLIN, CAROL S
 Street: 6801 RISING SUN CT
 City, State, ZIP: WAKE FOREST NC 27587-9601

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Total Postage and Fees	\$5.01

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Sent To: LAUDERDALE, MARSHALL SHAWN LAUDERDALE,
 Street: MEREDITH A
 City, State, ZIP: 6413 SUNSET MANOR DR
 WAKE FOREST NC 27587-5674

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Raleigh, NC 27610

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Sent To: WAKE CNTY BOARD OF EDUCATION
 Street: RE SERVICES DIRECTOR
 City, State, ZIP: 1551 ROCK QUARRY RD
 RALEIGH NC 27610-4145

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Total Postage and Fees	\$5.01

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Sent To: GUNZ, BETTY R TEXWEST LLC
 Street: 1409 MARYLAND AVE
 City, State, ZIP: CHARLOTTE NC 28209-1527

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Sent To: WILLIAMS, HAROLD C WILLIAMS, GERALDINE
 Street: 6424 SUNSET MANOR DR
 City, State, ZIP: WAKE FOREST NC 27587-5680

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Neighborhood Meeting Notes

Date: Wednesday, October 25, 2023 at 5:30pm

Project: 1216 Rolesville Rd

Agenda:

- I. Go over site plan.
- II. Community comments & questions.

I. Site Plan

- a. Development zoning is mixed use for residential and commercial.

II. Community Questions

- a. What else is currently planned for this area?
 - i. Another developer (Ashton Woods) is in the process of building over 300 residential units on the land abutting 1216 Rolesville.
 - ii. Our 68 townhomes back up against their property.
- b. How will your development affect our property values?
 - i. We believe that this development will increase your current home values.
 - ii. The addition of retail space will make this location more desirable to potential buyers.
 - iii. We estimate that the town homes will sell for \$400,000-\$475,000.
- c. How big will your townhomes be?
 - i. Plans are not finalized but we anticipate that they will be 1,800 to 2,200 SF.
 - ii. 2-3 stories depending on final construction plans.
 - iii. This is a low-density site plan. 68 townhomes and 30,000SF of commercial on approximately 12.7 acres. Many developers would try to push many more units on 13 acres.
- d. What will the townhomes look like?
 - i. The design is not finalized, but we have some potential renderings. We will send over more information to the community members present at today's meeting.
- e. How big is the commercial space? How many shops will there be?
 - i. 30,000 square feet of commercial space.
 - ii. The total number of shops is to be determined; we estimate with 30,000 SF there will be space for approximately 4 to 8 shops.
- f. What about water and sewer?
 - i. We will be bringing municipal water and sewer lines to this location.
 - ii. If the neighboring homeowners are interested in converting to municipal water and sewer from well and septic, we are open to working with them on that.
 1. Across the street, properties are in Wake Forest, not Rolesville. Can we still hook up to water and sewer? How does that work?
 - a. Good question. We'll try to find out for you.
- g. What is the time frame for the start of construction?
 - i. Potentially June 2025 depending on approvals from the town.
- h. It would be nice to get a restaurant here.
 - i. We agree!