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# Neighborhood Meeting SIGN UP SHEET

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## 1216 Forestville Road

July 25/2022 at 5 :30 PM

NO.	Owner's name	Address	PHONE	EMAIL
01				
02				
03				
04				
05				
06				
07				
08				
09				
10				

NO SHOW

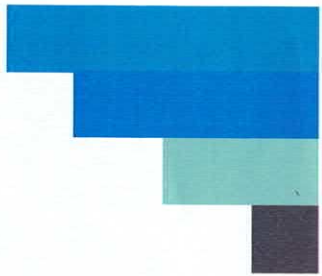
SUBJECT

Sign Sheet.

DATE

Neighborhood Meeting 6/6/2022 - 1021 Forestville Road  
PE: 1216 Kolesville Rd

MS Now



July 11, 2022

Re: Neighborhood Meeting Regarding plans for 1216 Rolesville Road Rolesville NC 27571

Dear Property Owners,

Optimal Equity Group will hold a Neighborhood meeting on Monday July 25 at 5:30PM on a site plans near property you own.

Details are as follow:

Property: 1216 Rolesville Road Rolesville NC 27571

Applicant: Optimal Development LLC

Location: 1021 Forestville Road Wake Forest NC 27587

Wake County Pin 1768-33-7689

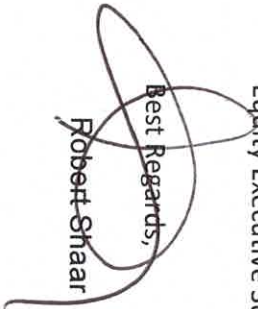
Request Rezoning RL to GC


Meeting Date and Time : Monday July 25, 2022 at 5:30 PM

Meeting Location : 1021 Forestville Road, 2nd Floor Conference Room in the Optimal Equity Executive Suites

Best Regards,


Robert Shaar

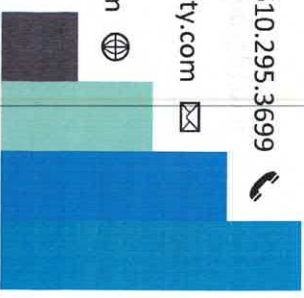


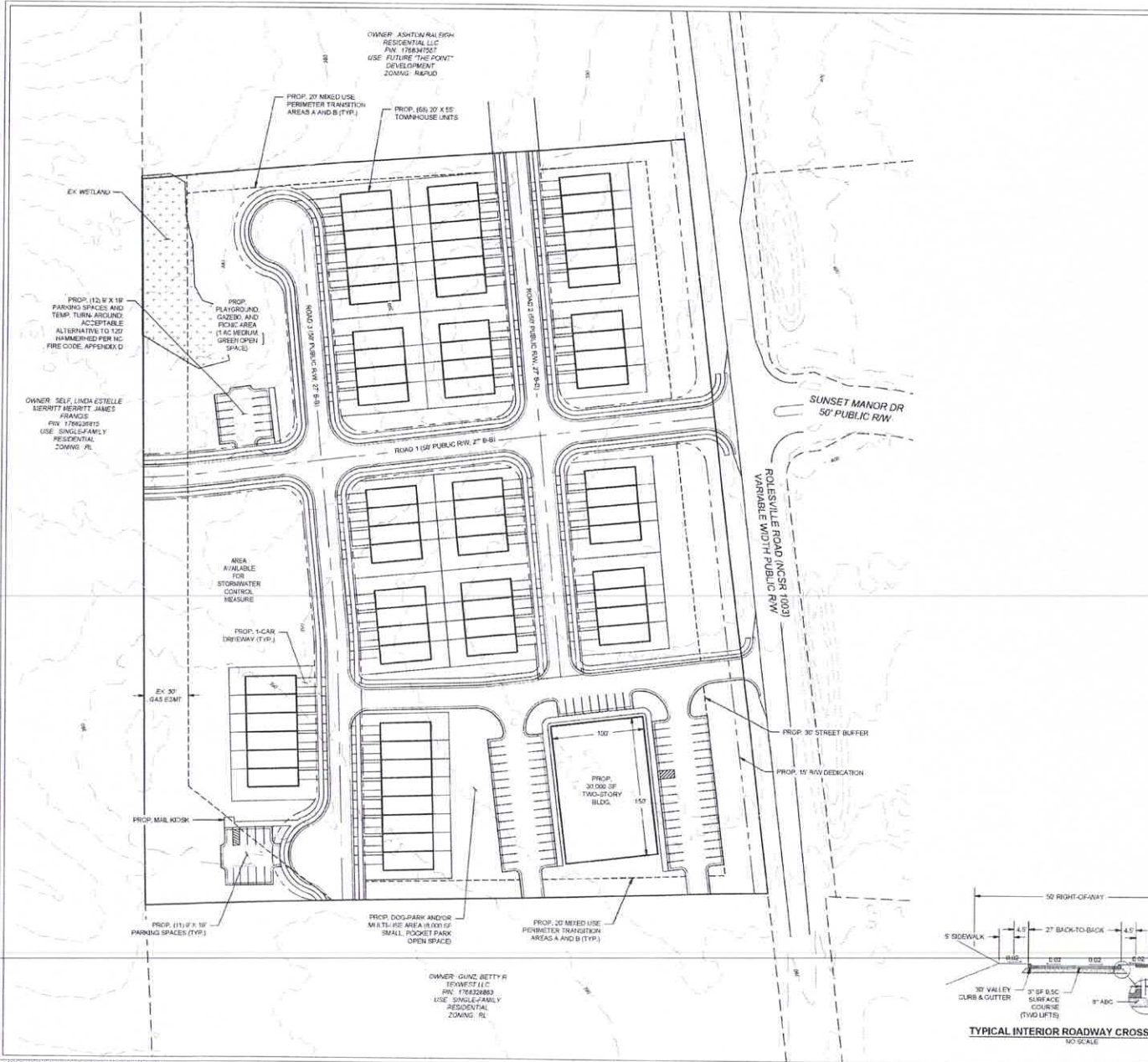
610.295.3699 

Shaar@Myoptimalequity.com 

WWW.Myoptimalequity.com 

919.939.3078 





**SUMMARY INFORMATION**

**DEVELOPMENT NAME:** ROLESVILLE ROAD MIXED USE  
**SITE ADDRESS:** 1216 ROLESVILLE RD  
**PIN NUMBER(S):** 1766-33-7699  
**TOTAL ACREAGE:** 11.6 AC  
**EXISTING USE:** VACANT  
**PROPOSED USE:** MIXED USE  
**JURISDICTION:** TOWN OF ROLESVILLE  
**CURRENT ZONING DISTRICT:** RL  
**PROPOSED ZONING DISTRICT:** NEIGHBORHOOD CENTER (NC)

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**PROPOSED COMMERCIAL AREA:** 30,000 SF  
**PROPOSED MAX. BLDG. HEIGHT:** 35' (TWO STORES)

**SETBACKS (MIN/MAX):**  
 FRONT: 10/10'  
 SIDE: 10/50'  
 REAR: 12/50'

**PARKING REQUIREMENTS:**  
 RETAIL SALES AND SERVICE:  
 2.5 SPACES / 1,000 SF  
**PARKING PROVIDED:**  
 2.5 SPACES / 1,300 SF = 30,000 SF = 75 SPACES  
**PARKING PROVIDED:**  
 18 SPACES (2 ADA ACCESSIBLE)

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**PROPOSED TOWNHOUSE UNITS:** 68  
**MAX. DENSITY:** 0 UNITS/AC  
**PROPOSED DENSITY:** 5.8 UNITS/AC

**PROPOSED MAX. BLDG. HEIGHT:** 30' (TWO STORES)

**SETBACKS (MIN/MAX):**  
 FRONT: 10/10'  
 SIDE: 10/50' (MIN. 30' BETWEEN STRUCTURES)  
 REAR: 10/50'

**PARKING REQUIREMENTS:**  
**DWELLING MULTIPLE FAMILY PARKING:**  
 1.5 SPACES PER UNIT PLUS 0.10 GUEST SPACE PER UNIT  
**PARKING PROVIDED:**  
 1.5 SPACES \* 68 UNITS + 0.10 SPACES \* 68 UNITS = 108 SPACES  
**PARKING PROVIDED:**  
 2 SPACES PER DRIVEWAY + 21 GUEST = 157 SPACES  
**MAIL BOX PARKING PROVIDED:**  
 2 SPACES FOR MAIL BOX (1 IS ADA ACCESSIBLE)  
**TOTAL PARKING PROVIDED:**  
 157 SPACES = 2 MAIL BOX SPACES + 155 SPACES (1 IS ADA ACCESSIBLE)

---

**REQUIRED OPEN SPACE:** 1.77 AC (15%)  
**PROPOSED OPEN SPACE:** 3.87 AC (33.3%)

**ENGINEER:**  
 FLM ENGINEERING, INC.  
 PO BOX 91727  
 RALEIGH, NC 27675  
 918.813.1551



**REVISION HISTORY**

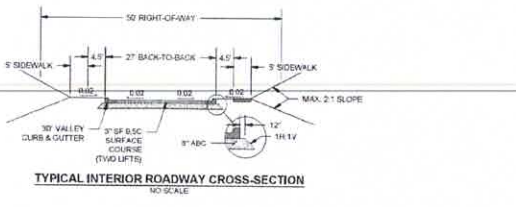
REV #	DESCRIPTION	DATE	BY

ORIGINAL PLAN SIZE: 24" X 30"

- NOTES**
- SKETCH PLAN BASED ON WAKE COUNTY GIS DATA PARCEL DATA.
  - THERE ARE NO AREAS WITHIN THE REGULATORY FLOODPLAIN AS SHOWN ON FEMA FIRM PANEL 17020185000L EFFECTIVE 5/2/2009.
  - EXISTING TOPOGRAPHIC DATA SHOWN IS WAKE COUNTY GIS TWO-FOOT CONTOURS.

**LEGEND**

---	EX. PROPERTY LINE
---	EX. ADJACENT OWNERS
---	EX. EASEMENT
---	EX. MAJOR CONTOUR (10')
---	EX. MINOR CONTOUR (2')
---	PROF. RIGHT-OF-WAY
---	PROF. LOT LINES
---	PROF. BUFFER



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**ROLESVILLE RD MIXED USE**  
 1216 ROLESVILLE RD  
 ROLESVILLE, NC


DATE:	02/01/2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	
PROJECT NO.:	

**SKETCH PLAN**

**C-1**  
SHEET 1 OF 1



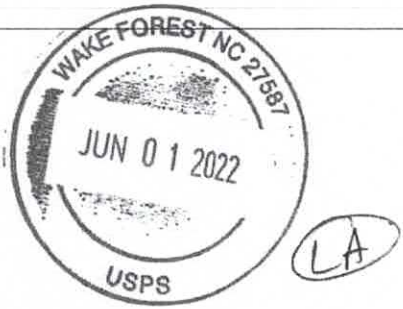
Name and Address of Sender <b>Optimal Development LLC</b> 1021 Forestville Road Wake Forest NC 27587	TOTAL NO. of Pieces Listed by Sender <del>6</del> 5 (LA)	TOTAL NO. of Pieces Received at Post Office™ <del>6</del> 5 (LA)	Affix Stamp Here Postmark with Date of Receipt.
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	Postmaster, per (name of receiving employee) <i>Lloyd Anthony</i> <i>224 E. Holding Ave</i> <i>WF 27587</i>	 0000 U.S. POSTAGE PAID WAKE FOREST, NC 27587 JUN 01, 22 AMOUNT <b>\$2.82</b> R2304M110382-13
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. HASSOUNEH HANI YAHYA HASSOUNEH RUTH HEIDI	6412 SUNSET MANOR Rolesville NC 27571				
2. GUNZ BETTY R TEXWEST LLC	11409 MARYLAND AVE CHARLOTTE NC 28209-1527				
3. LINDA ESTELLE MERRITT MERRITT JAMES FRANCIS	6411 MATCHETT RD BELLE ISLE FL 32809-5151				
4. ASHTON RALEIGH RESIDENTIAL LLC	4025 LAKE BOONE TRL STE 200 Raleigh NC 27607-3087				
5. JEFFERSON JOSEPH JEFFERSON SONIA R	<del>6405 SUNSET MANOR Rolesville NC 27571</del>				LA
6. Wake Count Board of Education	RE SERVICES DIRECTOR 1551 ROCK QUARRY ROAD RALEIGH NC 27610				



# Certificate of Mailing — Firm

Name and Address of Sender Optimal Development LLC 1021 Forestville Road Wake Forest NC 27587	TOTAL NO. of Pieces Listed by Sender 1	TOTAL NO. of Pieces Received at Post Office™ 1	Affix Stamp Here Postmark with Date of Receipt.
Postmaster, per (name of receiving employee) Lloyd Antony 224 E. Halding Ave. WF 27587.			

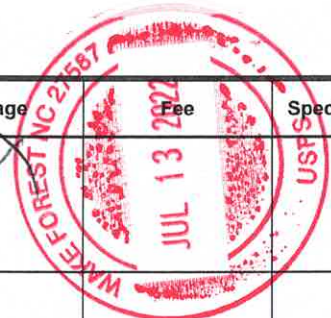
USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1. GOODNIGHT JUDY JONES	1201 ROLESVILLE Rolesville NC 27571				
2.					
3.					
4.					
5.					
6.					



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3. LINDA ESTELLE MERRITT MERRITT JAMES FRANCIS ✓	6411 MATCHETT RD BELLE ISLE FL 32809-5151				
4. ASHTON RALEIGH RESIDENTIAL LLC ✓	4025 LAKE BOONE TRL STE 200 Raleigh NC 27607-3087				
5. JEFFERSON JOSEPH JEFFERSON SONIA R ✓	6405 SUNSET MANOR <del>Rolesville NC 27571</del> <b>WAKE FOREST NC 27587</b>				
6. Wake Count Board of Education ✓	RE SERVICES DIRECTOR 1551 ROCK QUARRY ROAD RALEIGH NC 27610				







Certificate of Mailing — Firm

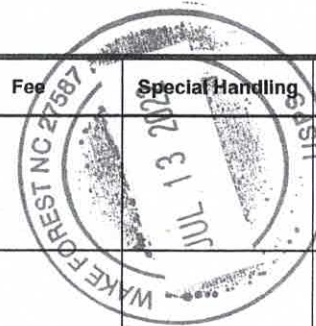
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U.S. POSTAGE PAID  
 WAKE FOREST, NC  
 27587  
 JUL 13, 22  
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**\$9.95**  
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 Optimal Development LLC  
 1021 Forestville Road  
 Wake Forest NC 27587

TOTAL NO.  
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 1

TOTAL NO.  
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 1

Affix Stamp Here  
 Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)  
 Lloyd Anthony  
 224 E. Halding Ave  
 Wake Forest NC 27587



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U.S. POSTAGE PAID  
 WAKE FOREST, NC  
 27587  
 JUL 13, 22  
 AMOUNT  
**\$1.75**  
 R2304M110362-13

USPS® Tracking Number  
 Firm-specific Identifier

Address  
 (Name, Street, City, State, and ZIP Code™)

1.  
 GOODNIGHT JUDY JONES

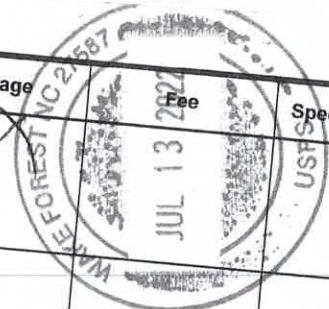
1201 ROLESVILLE  
 Rolesville NC 27571

Postage

Fee

Special Handling

Parcel Airlift





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~~6~~ 5  
 (LA)

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2.					
3.					
4.					
5.					
6.					

**Angelique Harris**

---

**From:** Avery Kolatch  
**Sent:** Thursday, May 19, 2022 4:22 PM  
**To:** Angelique Harris  
**Subject:** 1216 Rolesville

**Owner**  
HASSOUNEH HANI YAHYA HASSOUNEH RUTH HEIDI  
**Address**  
6412 SUNSET MANOR  
**Parcel ID**  
0366746

**Owner**  
GUNZ BETTY R TEXWEST LLC  
**Address**  
1224 ROLESVILLE  
**Parcel ID**  
0105864  
**Mailing Address 1**  
1409 MARYLAND AVE  
CHARLOTTE NC 28209-1527

**Owner**  
SELF LINDA ESTELLE MERRITT MERRITT JAMES FRANCIS  
**Address**  
6200 EMILY  
**Parcel ID**  
0046995  
**Mailing Address 1**  
6411 MATCHETT RD  
BELLE ISLE FL 32809-5151

**Owner**  
ASHTON RALEIGH RESIDENTIAL LLC  
**Address**  
0 E YOUNG  
**Parcel ID**  
0491960  
**Mailing Address 1**  
4025 LAKE BOONE TRL STE 200  
RALEIGH NC 27607-3087

**Owner**  
JEFFERSON JOSEPH JEFFERSON SONIA R  
**Address**  
6405 SUNSET MANOR

Parcel ID  
0366709

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0366709

**Owner**  
WAKE CNTY BOARD OF EDUCATION

Address  
1099 E YOUNG

Parcel ID  
0060540

RE SERVICES DIRECTOR  
1551 ROCK QUARRY RD

**Owner**

GOODNIGHT JUDY JONES

Address  
1201 ROLESVILLE  
Parcel ID  
0036622



Avery Z. Kolatch

Director of Business Development  
Optimal Equity Corp.

917-952-3118

1021 Forestville Rd.

Wake Forest NC 27857

<https://myoptimalequity.com/>

**OptimalEQUITY** CORP.  
MyOptimalEquity.com