



PETITION FOR ZONING AMENDMENT

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 FULL SIZE 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.
 - TEN 11" X 17" COPIES OF PROPOSED PLANS.**
 - 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.
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PROCEDURE FOR HEARING AND APPROVAL OF A ZONING AMENDMENT 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 zoning amendment. 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 zoning amendment prior to the hearing.

Section B.
SUMMARY INFORMATION – (SHOW ON PLANS)

OWNER/DEVELOPER:

NAMES(S): A-Master Team, LLC

ADDRESS: 6200 Falls of Neuse Road, Ste. 10, Raleigh, NC 27609

TELEPHONE: _____ FAX: _____

EMAIL: halperry@remc.us

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Johnny Edwards, Jr.

ADDRESS: 333 Wade Ave., Raleigh, NC 27605

TELEPHONE: 919-828-4428 FAX: 919-828-4711

EMAIL: johnny@jaeco.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: 5-17-19

Signed: W. Harold Perry

STATE OF NC
COUNTY OF Johnston

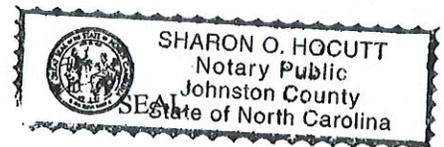
W. Harold Perry - Manager

I, a Notary Public, do hereby certify that

W. Harold Perry personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the

17th day of May, 2019. My commission expires 6/12/21

Signed: Sharon O. Hocutt



Section C.
APPLICANT STATEMENT

FOR MAP AMENDMENT----->

Location of Property: 151 Grand Rock Way Wake Co. PIN(S): 1759707093

Current Zoning District(s): R & PUD co-sup Requested Zoning District: ~~co-sup~~ CO-SUD Total Acreage: 7.44 ac

Please include the following attachments:

- Attachment A** – a legal description of property (i.e. include on a sheet of paper the property survey, Wake County PIN #, metes and bounds description, and any other legal information available)
- Attachment B** – a list of adjacent property owners with envelopes addressed and postage paid
- Attachment C** – a write up of why the property should be rezoned. This explanation should include if the zoning coincides with the Comprehensive Land Use Plan and if the impact of the proposed rezoning affects adjacent or surrounding properties.

NOTE: SIGNED APPLICANT MUST BE OWNER OF PROPERTY FOR MAP AMENDMENT

FOR TEXT AMENDMENT----->

This petition is to hereby amend the text to allow _____

_____ as a (check one) permitted use conditional use special use

in the _____ zoning district.

Please include the following attachments:

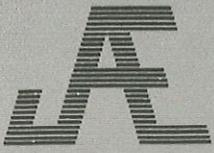
- Attachment A** – a write up of the brief description of the proposed use
- Attachment B** – a write up of why the amendment is necessary

ATTACHMENT A

TRACT 5

SITUATED IN THE TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT AN EXISTING IRON PIPE ON THE SOUTHERN RIGHT OF WAY OF GRAND ROCK WAY, SAID PIPE BEING THE NORTHWEST CORNER OF TRACT 5 AS SHOWN IN BOOK OF MAPS 201, PAGE 1390 OF THE WAKE COUNTY REGISTER OF DEEDS AND HAVING NORTH CAROLINA GRID COORDINATES OF N=790,238.79' AND E=2,157,530.95'; THENCE FROM THE POINT OF BEGINNING, ALONG SAID RIGHT OF WAY FOR 4 CALLS, WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 107.58 FEET A RADIUS OF 1030.00 FEET, A CHORD BEARING OF NORTH 76° 37' 54" EAST FOR A DISTANCE OF 107.53 FEET TO AN EXISTING IRON PIPE; THENCE CONTINUING WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 148.84 FEET, A RADIUS OF 1030.00 FEET, A CHORD BEARING OF NORTH 69° 29' 59" EAST FOR A DISTANCE OF 148.71 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 65° 21' 36" EAST FOR A DISTANCE OF 262.05 FEET TO AN EXISTING IRON PIPE; THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.26 FEET, A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 69° 38' 50" EAST FOR A DISTANCE OF 35.35 FEET TO AN EXISTING IRON PIPE ON THE WESTERN RIGHT OF WAY OF ROGERS ROAD; THENCE ALONG SAID RIGHT OF WAY FOR 3 CALLS, SOUTH 24° 39' 17" EAST FOR A DISTANCE OF 161.11 FEET TO AN EXISTING IRON PIPE; THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 95.40 FEET, A RADIUS OF 1050.00 FEET, AND A CHORD BEARING SOUTH 27° 15' 27" EAST FOR A DISTANCE OF 95.36 FEET TO A COMPUTED POINT; THENCE SOUTH 29° 51' 37" EAST FOR A DISTANCE OF 25.04 FEET TO AN EXISTING IRON PIPE; THENCE LEAVING SAID RIGHT OF WAY, SOUTH 60° 05' 31" WEST FOR A DISTANCE OF 244.95 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 08° 49' 40" EAST FOR A DISTANCE OF 208.92 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 60° 08' 02" WEST FOR A DISTANCE OF 18.00 FEET TO A COMPUTED POINT; THENCE SOUTH 12° 59' 21" WEST FOR A DISTANCE OF 76.72 FEET TO A COMPUTED POINT; THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 66.42 FEET, A RADIUS OF 200.00 FEET, AND A CHORD BEARING OF SOUTH 03° 28' 33" WEST FOR A DISTANCE OF 66.11 FEET TO A COMPUTED POINT; THENCE NORTH 87° 16' 05" WEST FOR A DISTANCE OF 446.53 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 02° 37' 26" EAST FOR A DISTANCE OF 536.58' TO AN EXISTING IRON PIPE, SAID PIPE BEING THE POINT AND PLACE OF BEGINNING, AND CONTAINING 324,170 S.F. OR 7.4419 AC.



**JOHN A. EDWARDS
& COMPANY**

*Consulting Engineers
And Land Surveyors*

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(919) 828-4428
(919) 828-4711 fax
info@jaeco.com
www.jaeco.com**

ATTACHMENT C

A-Master Team Rezoning Narrative

The proposed rezoning is from R & PUD, and CO-SUD to CO-SUD. This zoning allows townhomes with a SUP which is the existing use on two adjacent properties. Landscape buffers are shown on the boundaries of other adjacent uses.

