

MEMORANDUM

To: Meredith Gruber, Town of Rolesville, Planning Director
Michael Elabarger, Town of Rolesville, Senior Planner

CC: Kelly Arnold, Town of Rolesville, Manager

From: Liza Monroe
Karen Morgan Mallo, AICP

Date: May 2, 2022

Project: Barham Land
MA 21-08

Subject: Rezoning Application – 2nd Review Comments

We have completed a review of the map amendment (rezoning) application completed by JA2GA LLC, dated December 6, 2021 and last revised on March 28, 2022. The project proposes the construction of 52 single-family, attached dwelling units on approximately 12.43 acres, located on two parcels (PINs: 1850962688 and 1850965586) on Wait Avenue. The current zoning of the site is HD. The proposed zoning is Residential High Density (RH).

The parcels are currently located within the Wake County jurisdiction. There is a subsequent annexation application, ANX 22-02, that will also need to appear before the Board to incorporate the parcels into Rolesville's jurisdiction. The annexation application will be reviewed by Town of Rolesville staff for completeness and compliance.

We offer the following:

A. Application Documents

WithersRavenel staff does not have any further comments on the rezoning application. We will only remind the applicant that approval of this review does not mean a guaranteed annexation and/or rezoning approval from the Board. Furthermore, if approved, a preliminary plat, construction drawings, and a final plat will be required for the proposed development.