

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: <u>1216 Rolesville Road</u>, Rolesville, NC 27571; PIN 1768337689

Sincerely,

Robert Shaar

(610) 295-3699

shaar@myoptimalequity.com





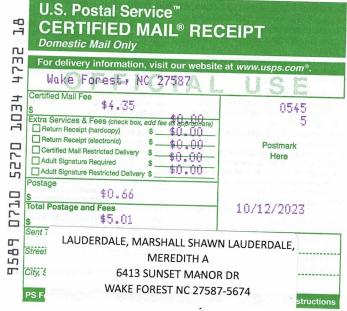


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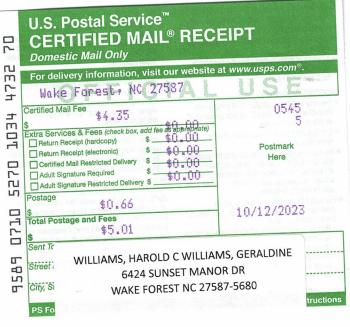
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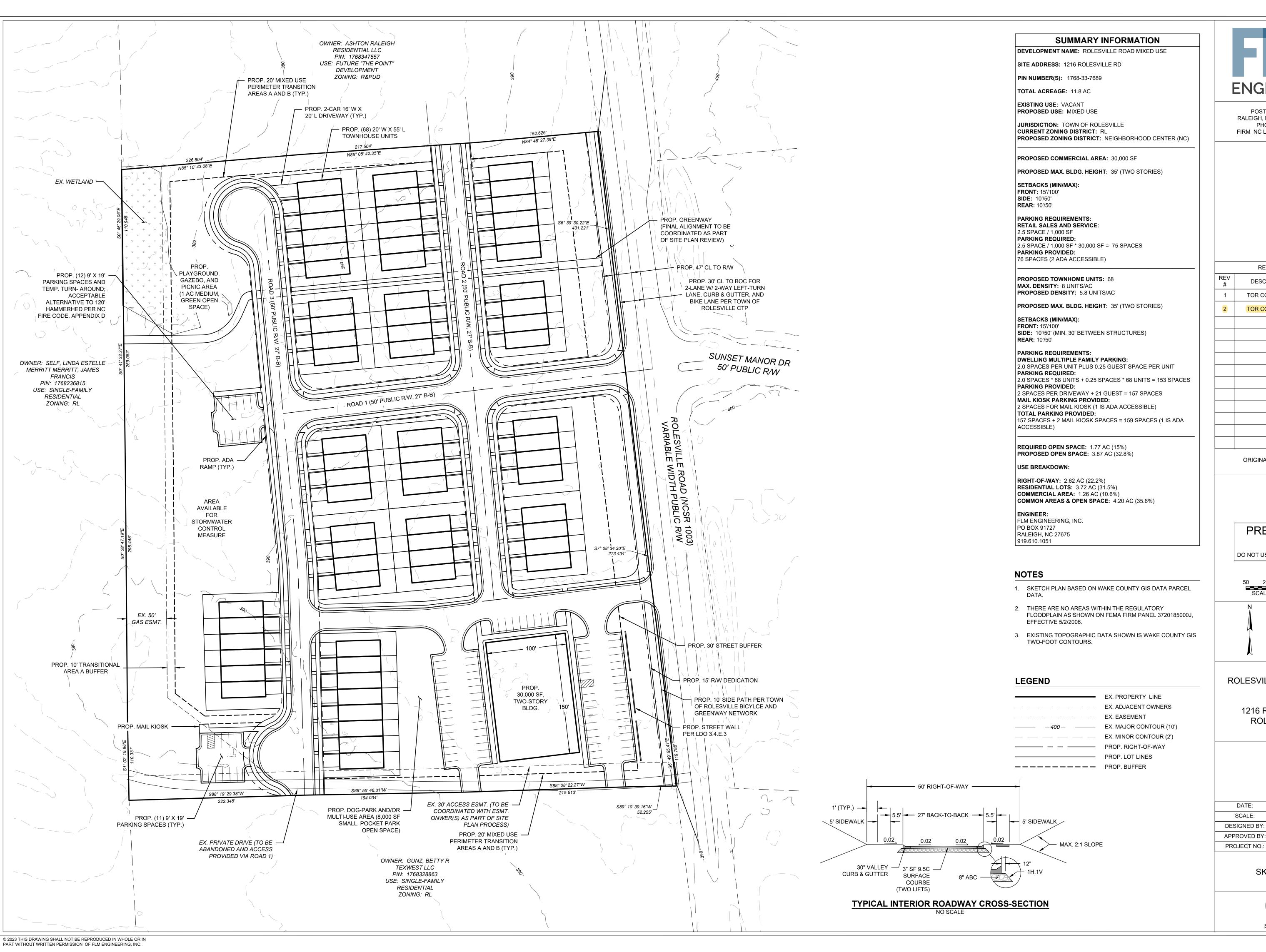












ENGINEERING

POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

# #	DESCRIPTION	DATE	BY
1	TOR COMMENTS	5/2/2022	FLM
2	TOR COMMENTS	2/27/2023	FLM
		•	

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

50 25 0 50 SCALE: 1 INCH = 50 FEET

SCALE: 1 INCH = 50 FEET

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"

L

IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE

ACCORDINGLY

ROLESVILLE RD MIXED USE MA 22-05

> 1216 ROLESVILLE RD ROLESVILLE, NC

DATE: 02-21-2022

SCALE: AS SHOWN

DESIGNED BY: FLM

APPROVED BY:

SKETCH PLAN

C-1SHEET 1 OF 1

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!