Zoning Map (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Planning Department Home Page: Official Town Webpage

Complete one form for each parcel identification number.

APPLICATION INFORMATION:	
Site Address: 205 N. Main Street	Site Area (in acres): 2.21
Rezoning Type: ☐ General ■ Conditional	Total area requested to be rezoned (in acres): 2.21
Voluntary Annexation Application Submitted: ☐ Yes ■ No ANX-	Current Location: ☐ County Limits ☐ ETJ ■ Town Limits
Existing Zoning District: RL- Residential Low Density	**Proposed Zoning District(s):** RH-CZ - Residential High Density GC-CZ - General Commercial
PIN: 1769123307	Associated Previous Case(s): REZ-25-04
Current Use(s): single-family home	Proposed Use(s): single-family detached & attached homes, commercial

APPLICATION REQUIREMENTS:	
☑ Complete Application and checklist.	☑ Completed Property Owner's Consent Form – 1 per Owner.
☑ If the request is for a *Conditional District* per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	☑ A **Concept (nee site) Plan** * may be submitted, considered, and approved as part of a *Conditional District* request; it shall be incorporated into a written condition for "general compliance" upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
☑ Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or a Letter/Email from Planning staff confirming that a TIA is not required. (LDO Section 8.C.5)	☑ * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts **require the submission of a Concept Plan (also known as a site plan) as** per LDO Sections 3.4.1 and 3.4.2.
☑ Legal Metes & Bounds	☑ Deeds with Book of Map & Page Number
☑ Sketch/Pre-submittal meeting held on: 10.15.26	☐ Meeting Notes submitted
☐ ***Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.***	

Financially Responsible Party (*REQUIRED: Who will pay Invoices related to this application?)

Name: Robert J. Hayes **Company Name:** Grand Communities, LLC

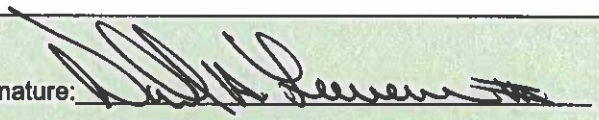
Title: Planning & Entitlements Manager **Signature:** _____

Mailing Address 3940 Olympic Blvd, Suite 400 **City/State/Zip** Erlanger, Kentucky 41018

Phone 859.344.3137 **Email** rhayes@fischerhomes.com

Property Owner (First name on Deed)

Name: LAWRENCE, DONALD H III

Signature: 

Address: 205 N Main St, Rolesville NC 27571

Email: dlaw10766@gmail.com

Property Owner (Second name on Deed or Spouse information required if applicable)

Name: _____

Signature: _____

Address: _____

Email: _____

Preferred Point of Contact: ☐ Owner ☐ Agent ■ Applicant ☐ Architect ☐ Attorney ☐ Engineer

Please add contact information if applicable.

Agent Name: Laura Holloman

Title/ Firm: McAdams

Phone: 919.610.7377

Email: holloman@mcadamsco.com

Applicant Name: same as agent

Title/ Firm: _____

Phone: _____

Email: _____

Architect Name: N/A

Title/ Firm: _____

Phone: _____

Email: _____

Attorney Name: N/A

Title/ Firm: _____

Phone: _____

Email: _____

Engineer Name: Ryan Barker, PE

Title/ Firm: McAdams

Phone: 919.361.5000

Email: barker@mcadamsco.com

Owner Name: LAWRENCE, DONALD H III

Title/ Firm: Owner

Phone: 919-201-4686

Email: dlaw10766@gmail.com

Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Opal at Main

Site Address: 205 N Main St., Rolesville, NC 27571

Parcel ID: 1769123307 Deed Reference: DB: 016871, PG: 00285

Property Owner ***This field is required.***

Name: LAWRENCE, DONALD H III Signature:
(type or print clearly)

Company Name: Title: Owner

Mailing Address: 205 N Main St City/State/Zip: Rolesville NC 27571

Phone: 919-201-4686 Email: dlaw10766@gmail.com

☑ **Applicant** ☐ **Owner** ☐ **P.O.A.** ☐ **Agent** ☐ **Legal Representative**
Check all that apply.

1). Name: Laura Holloman Signature:
(type or print clearly)

Mailing Address: 621 Hillsborough St City/State/Zip: Raleigh NC, 27603

Phone: 919.610.7377 Email: holloman@mcadamsco.com

2). Name: Signature:
(type or print clearly) (spouse if applicable)

Mailing Address: City/State/Zip:

Phone: Email:

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. **I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.**

Rolesville
Genuine Community • Capital Connection
Est. 1837

Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Voluntary List of Proposed Conditions: (Please use additional pages as needed)

1. See Attachment 1.
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Property Owner (First name on Deed)

Printed Name: Donald H. Lawrence III Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Property Owner (Second name on Deed)

Printed Name: _____ Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**