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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: 204 W Young St.	Site Area (in acres): 1.93
Rezoning Type: ☐ General ■ Conditional	Total area requested to be rezoned (in acres): 1.93
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: 1769027985	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 C*onditional 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 C*onditional 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

Real Signature Verified: 2004bb32b818f2255d1d2eeb7c8185b1d7649f0e791ea5b5972335afa620eddf

Property Owner (First name on Deed)

Name: PERRY, MARY C Signature: Mary Perry 10/19/2026 21:04 PM EDT

Address: 204 W Young St, Rolesville NC 27571 Email:

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: PERRY, MARY C Title/ Firm

Phone: Email:

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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: 204 W Young St, Rolesville, NC 27571

Parcel ID: 1769027985 Deed Reference: DB: 11-E, PG: 1986

Property Owner *This field is required.

Name: PERRY, MARY C (type or print clearly) Signature: Mary Perry 10/19/2026 21:04 PM EDT

Company Name: _____ Title: _____

Mailing Address: 204 W Young St City/State/Zip: Rolesville, NC 27571

Phone: _____ Email: _____

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

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

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

Phone: 919.610.7377 Email: holloman@mcadamsco.com

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

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.**

Real Signature Verified: 2004bb32b818f2255d1d2eeb7c8185b1d7649f0e791ea5b5972335afa620eddf

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: Mary Perry Signature: Mary Perry 10/19/2026 21:05 PM EDT

***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.**