

Development Plan Review Application

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

Planning Department Home Page: [Official Town Webpage](#)

PROJECT & PLAN INFORMATION:	
<input type="checkbox"/> Preliminary Subdivision Plat (PSP)	<input type="checkbox"/> Site Development Plan (SDP)
<input checked="" type="checkbox"/> Construction Infrastructure Drawings (CID)	<input type="checkbox"/> Final Subdivision Plat (FSP)
Submittal #: <input checked="" type="checkbox"/> Original <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> Other _____ OR <input type="checkbox"/> Revision to Previously Approved (_____)	
If a resubmittal, revisions to the plan must be clouded and a comment response letter must be provided for the resubmittal to be complete.	
Legal Description (Book of Maps if platted, or Register of Deeds Bk/Pg if not): BM1985 PG 1807	
Proposed Project Name: Rolesville Road Mixed Use	Site Address: 1216 Rolesville Road
PIN(s) or REID(s): 1768-33-7689	Site Area (in acres): 11.78
Associated Previous Case Number(s): PSP-25-01	Current Use(s): Vacant
Zoning District(s): Neighborhood Center Conditional Zoning (MA 22-05)	Zoning and/or Watershed Overlay(s):
Proposed # of New Lots (Residential or Nonresidential): 69	Proposed Residential Dwelling Units: 68 Proposed Residential Density:
Summary Description of Proposed Use / Project: Rolesville Road Mixed Use is a subdivision located at 1216 Rolesville Road in Rolesville. The existing site is vacant and mostly wooded areas. The proposed subdivision includes 68 townhomes lots, and one lot for future commercial use. The future commercial lot is accounted for in the stormwater calculations and is treated by the proposed SCM. Proposed impervious areas include the proposed townhomes, driveways, patios, and the proposed sidewalk, roadways and trail. The future commercial parcel was assumed to be 80% impervious area (41,417 sf of impervious area).	

APPLICATION REQUIREMENTS - the following documents by the submittal deadline to be considered complete and ready for review. Additional supporting documents may be requested by the TRC Staff case by case.

<input checked="" type="checkbox"/> Completed Application & Specific application checklist	<input type="checkbox"/> Sketch/Pre-Submittal meeting notes (if applicable).
<input checked="" type="checkbox"/> PDF's (Flattened, < than 100MB) of any/all documents	<input checked="" type="checkbox"/> Any approved/recorded Special Use Permits, Variances, etc.
<input checked="" type="checkbox"/> FIRM panel, USGS, and Soil Survey Maps, as applicable.	<input checked="" type="checkbox"/> Traffic Impact Analysis, ITE Traffic Generation Letter, or Letter/Email from Planning staff confirming one is not required
<i>Note: INVOICE issued for the Application fee payment during the completeness check or following application review.</i>	

Financially Responsible Party OPTIMAL DEVELOPMENT LLC

(*that who receives and will pay Invoices for the Actual Cost Consultant Review Fees*)

Mailing Address 924 EVENING SNOW ST City/State/Zip WAKE FOREST NC 27587-3968

Phone 610-295-3699 Email Shaar@myoptimalequity.com

Property Owner (PRINT) OPTIMAL DEVELOPMENT LLC (if more than 1 use separate sheet)

Property Owner (Signature) Robert Shaar Digitally signed by Robert Shaar
Date: 2025.07.25 14:26:15 -04'00'

Mailing Address 924 EVENING SNOW ST City/State/Zip WAKE FOREST NC 27587-3968

Phone 610-295-3699 Email Shaar@myoptimalequity.com

Applicant / Engineer / Architect / Attorney / Agents
Name: Chase Massey Phone: 919-423-8975
Email: cmassey@flmengineering.com

Name: _____ Phone: _____ Email: _____

Name: _____ Phone: _____ Email: _____



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Property Owner's Consent & Authorization Form

For Applications where the Property Owner (detailed on previous page) is NOT THE APPLICANT or REPRESENTATIVE of the Application, complete the below Property Owner Consent and Authorization form, thereby the Property Owner is giving those stated persons permission and authority to represent their property within this Development Application. Communications will thus occur between Technical Review Committee (TRC) members and those designated persons, not the Property Owner.

This form shall be completed with each initial/1st Submittal, and when/if there are any changes to Property Ownership or designated Representatives.

If multiple Property Owners, each Owner must complete a separate copy of this form.

In the event that the Property Owner is an organization/entity, proof of signature authority (of that person) on behalf of the organization/entity (ie Secretary of State business registration proof) must be attached to this form.

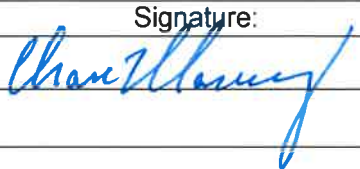
	Authorization by Property Owner(s)	
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I, Robert Sharr (property owner's printed legal name; include signatory name and title if signing for a company) swear and affirm that I am the owner of property at 1216 Rolesville Rd, Rolesville, NC, (property address, legal description; provide separate sheet if required) as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # CIDs).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Robert Shaar Digitally signed by Robert Shaar Date: 2025.07.25 14:26:41 -0400 Date: _____

Applicant/Agent/Contact persons:	
Print:	Signature:
Chase Massey, FLM Engineering, Inc.	

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