



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Suzanne Shoaf Ward

Address 10925 ENCHANTED HOLLOW WAY City/State/Zip Raleigh, NC 27614

Phone 919-622-8158 Email suzward@gmail.com

Developer Rivercrest Realty Investors

Contact Name Brian Holder

Address 8816 Six Forks Suite 201 City/State/Zip Raleigh, NC 27615

Phone 9198464046 Email bholder@rivercrestrealty.com

Property Information

Address 1414 Jones Dairy Road (Approximate Address; none assigned yet)

Wake County PIN(s) 1850608722

Current Zoning District I-1 (Wake County) Requested Zoning District Conditional Business, Industrial, and Technology (CBT)

Total Acreage 5.5 (GIS)

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Suzanne Ward Date 8-18-22

STATE OF NORTH CAROLINA

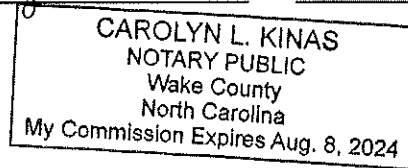
COUNTY OF Wake

I, a Notary Public, do hereby certify that SUZANNE S WARD

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 18th day of AUGUST 2022.

My commission expires 08-08-2024.

Signature Carolyn L Kinas Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Map Amendment Application

Rezoning Justification

See attached exhibit.

Lined area for writing the rezoning justification.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1850608722	SUZANNE SHOAF WARD	10925 ENCHANTED HOLLOW WAY, Raleigh	27614

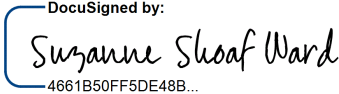
Exhibit A

Business, Industrial and Technology – Conditional Use

Zoning Conditions

1. In addition to those uses otherwise prohibited by the LDO, the following uses are prohibited: correctional facility, carwash, and fulfillment center.

These zoning conditions have been voluntarily offered by the property-owner. N.C. Gen. Stat § 160D-703(b).

Signature: _____  Date: 2022-Aug-30 | 14:12 PDT

Printed name: Suzanne Shoaf Ward

Exhibit B

Zoning Justification

The proposed annexation and zoning map amendment will bring a ±5.5-acre parcel into Rolesville's jurisdiction with substantially the same zoning the parcel currently has in Wake County for the development of a self-storage facility that is currently permitted. The parcel is contiguous to the Rolesville's primary corporate limits, but was not annexable by Rolesville until October 2021, through an annexation agreement with Wake Forest, ANX 21-03. The requested Rolesville zoning, Conditional Business, Industrial and Technology (CBT) is the most analogous Rolesville zoning to the property's current Wake County zoning.

While the planned "self-service storage" use is permitted under the property's Wake County Industrial-1 zoning, Wake County UDO 4-11, annexation into Rolesville and connection to nearby municipal utilities will allow for the development of an attractive indoor storage facility in this more densely-populated area of northern Rolesville. *See* Rolesville Community Transportation Plan, pg. 31, *Figure 3- Population Density* (showing a 2021 population density of 1000-2500 persons per square mile in immediately surrounding area).

The planned use is a low traffic generator, low noise, low visual impact use, and development in the Town's jurisdiction will bring the site into Rolesville's tax base while providing a needed commercial service to the many residents in this area where there is very little existing and planned nonresidential development. *See* Rolesville Comprehensive Plan 2017, pg. 39, *Figure 2, Future Land Use* map (FLUM).

Because Rolesville only recently gained the legal power to annex the subject parcel, it is not currently included in the Town's FLUM; however, the Existing Land Use map demonstrates how the subject parcel fits into the current and likely future uses in this nonresidential pocket. Comp Plan, pg. 32, *Figure 1, Existing Land Use map* (ELUM). The property immediately adjacent to the south, the Act Electric Inc electrical contractors, is classified as "Industrial" in the ELUM, and the property immediately adjacent to the north, Jones Dairy Elementary School, is classified as "Commercial" on the ELUM, although it will likely be designated as "School" when added to the FLUM.

The proposed zoning map amendment would automatically update the FLUM to reflect Rolesville's applied zoning. N.C. Gen. Stat. § 160D-605. A CBT zoning and corresponding FLUM designation on the subject property fits squarely into the existing pattern throughout the FLUM of planning a mix of nonresidential and residential land uses in the vicinity of schools.



Exhibit C

(rezoning description)
5.50 ACRES
Wake Forest Township – Wake County – North Carolina

Commencing on NGS Monument “Duplex”, having North Carolina State Plane Coordinates of N: 801,049.04 feet , E: 2,157,100.58 feet; thence South 33°00'13" East, 203.35 feet to the **Point of Beginning**, said point being a Nail found in the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053), having North Carolina State Plane Coordinates of N: 800,878.50 feet , E: 2,157,211.34 feet; thence leaving the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053) South 44°19'41" West, 640.02 feet to a 1 1/2 Inch Iron Pipe found; thence North 89°36'23" West, 351.87 feet to a Capped 5/8 Inch Iron Rebar Set, passing through a Bent 1 Inch Iron Pipe found on line at 28.40 feet, passing through a 1 Inch Iron Pipe found on line at 118.52 feet, passing through a Bent 1 Inch Iron Pipe found on line at 208.05 feet and passing through a 1 Inch Iron Pipe found on line at 298.50 feet for a total of 351.87 feet; thence North 33°16'16" East, 369.70 feet to a Bent 1 Inch Iron Pipe found; thence North 44°19'41" East, 500.00 feet to a Capped 5/8" Iron Rebar Set in the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053); thence along and with the southern 60' right-of-way line of Jones Dairy Road (NCSR 2053) South 49°26'01" East, 325.00 feet to the **Point of Beginning**, containing 5.50 acres, more or less.

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