



September 15, 2017

**Danny Johnson**  
**Planning Director**  
Town of Rolesville  
502 Southtown Circle  
Rolesville, NC 27571

Re: Regency at Heritage  
TG Project# 40013  
Zoning Application request – R-2 CZ

Dear Danny,

Please find attached a zoning application with our request to rezone two properties within the Town of Rolesville’s Planning Jurisdiction. Parcel #1, owned by Forestville Road Investments, LLC (PIN 1749-75-2855) and parcel #2, owned by Darice Frey (PIN 1749-75-9814). We are requesting these parcels be rezoned from R-1 to R-2 CZ which will allow for 27 lots on 14.76 acres (1.83 Un/Ac). Lots shown on the provided layout are a minimum of 85’ wide and a minimum of 15,000 square feet. Lot sizes will meet or exceed those found within Stone Water Subdivision located to the south of this site.

This project will be designed in coordination with 67 additional lots within The Town of Wake Forest’s Planning Jurisdiction which were previously approved in 2014 (SD-14-03), bringing street and utility connections to Rolesville’s ETJ boundary line. This project will provide Stone Water Subdivision additional access to sidewalks, greenway, streets and utilities.

The 2017 Comprehensive Plan indicates Medium Density Residential and puts an emphasis on connectivity which we believe this plan achieves with similar zoning districts to surrounding neighborhoods and the extension of streets and sidewalks.

Thank you for your assistance on this project. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,

Ben Williams  
TIMMONS GROUP  
Office: 919.866.4515 | Fax: 919.859.5333  
[ben.williams@timmons.com](mailto:ben.williams@timmons.com)

5410 Trinity Rd. Suite 102 | Raleigh, NC 27607

TEL 919.866.4951 FAX 919.859.5663

Site Development | Residential | Infrastructure | Technology

[www.timmons.com](http://www.timmons.com)

# TOWN OF ROLESVILLE

502 Southtown Circle (physical)  
PO Box 250 (mailing)  
Rolesville, North Carolina 27571

P: 919.556.3506  
F: 919.556.6852  
RolesvilleNC.gov



## PETITION FOR ZONING AMENDMENT

FOR PUBLIC HEARING AND APPROVAL BY THE TOWN BOARD OF COMMISSIONERS

### *Section A.*

#### **SUBMITTAL CHECKLIST**

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*Prior to submittal, contact Planning and Development staff to review this completed application for completeness and to verify the parcel(s) information. Do not leave this completed application on the front desk without review. Incomplete application submittal packages will not be processed. Please schedule an appointment for application review to ensure prompt service upon arrival.*

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#### **SUBMITTAL PACKAGE MUST INCLUDE ALL OF THE FOLLOWING: (CHECK OFF)**

- APPLICATION FEE.** Upon request, planning staff will prepare an estimate for you based on the type of application. Payments may be made by cash or by check, but not by credit card. Checks made payable: Town of Rolesville.
  - THREE ORIGINALS OF THIS APPLICATION FORM** completed (Section B), signed by the property owner and notarized.
  - THREE FULL SIZE COPIES OF PROPOSED PLANS.** Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" = 100', etc.). Preliminary plans do not need an engineer's, surveyor's or landscape architect's seal. Information shown on the plan should relate to the findings that must be made by the Board of Commissioners. See Section 3.6.2 and Article 8 of the Rolesville UDO for specific findings the Board is to make for this special use.
  - TEN 11" X 17" COPIES OF PROPOSED PLANS.**
  - A DIGITAL COPY OF ONLY THE PLAN LAYOUT AND ELEVATIONS.** The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundaries. The digital image should be provided in pdf format on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.
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#### **PROCEDURE FOR HEARING AND APPROVAL OF A ZONING AMENDMENT BY BOARD OF COMMISSIONERS:**

It is very important that this application is complete, accurate, and the signature of the property owner is notarized! A special use hearing is a quasi-judicial proceeding, and the special use permit may be invalidated if any information is inaccurate or incomplete.

If the initial application is complete, it will be reviewed by staff and then forwarded to the Planning Board. If the application contains a site plan, it will be reviewed by the Town's Technical Review Committee (TRC) in the interim. After receiving a recommendation from the Planning Board, the special use permit will most likely be heard by the Board of Commissioners approximately four (4) weeks later at a public hearing.

Applicant must be present at the hearing to present the case for zoning amendment. Town staff will provide a written draft set of findings for the Board to consider. Staff will contact the applicant with the time and place of the proceeding and will also provide a draft of the zoning amendment prior to the hearing.

**Section B.**

**SUMMARY INFORMATION – (SHOW ON PLANS)**

OWNER/DEVELOPER:

NAMES(S): FORESTVILLE ROAD INVESTMENTS, LLC

ADDRESS: 3700 FOXWILD LANE, WAKE FOREST NC 27587

TELEPHONE: 919-810-1146 FAX: —

EMAIL: PANDY.KING@PULTEGROUP.COM

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): BEN WILLIAMS OR JIM CHANDLER  
TIMMONS GROUP

ADDRESS: 5410 TRINITY ROAD, SUITE 102

TELEPHONE: 919 866 4951 FAX: 919 833 8124

EMAIL: BEN.WILLIAMS@TIMMONS.COM

**OWNER'S SIGNATURE:**

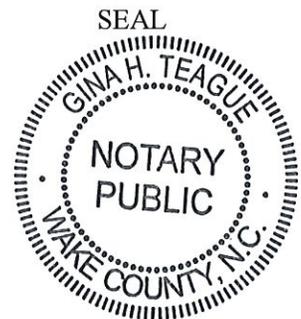
*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Date: 9-7-17 Signed: Andrew L Ammons, MANAGER

STATE OF NC \_\_\_\_\_  
COUNTY OF WAKE

*I, a Notary Public, do hereby certify that*  
Andrew L. Ammons personally appeared  
*before me this day and acknowledged the due execution of the*  
*foregoing instrument. This the*  
7th day of Sept, 20 17. My commission expires Feb 3, 2018

Signed: Gina H. Teague



**Section C.**  
**APPLICANT STATEMENT**

FOR MAP AMENDMENT----->

Location of Property: 3700 Foxwild Lane, Wake Forest, NC 27587 Wake Co. PIN(S): 1749-75-2855

Current Zoning District(s): R-1 Requested Zoning District: R-2-CZ Total Acreage: 11.16

Please include the following attachments:

- Attachment A** – a legal description of property (i.e. include on a sheet of paper the property survey, Wake County PIN #, metes and bounds description, and any other legal information available)
- Attachment B** – a list of adjacent property owners with envelopes addressed and postage paid
- Attachment C** – a write up of why the property should be rezoned. This explanation should include if the zoning coincides with the Comprehensive Land Use Plan and if the impact of the proposed rezoning affects adjacent or surrounding properties.

*NOTE: SIGNED APPLICANT MUST BE OWNER OF PROPERTY FOR MAP AMENDMENT*

FOR TEXT AMENDMENT----->

This petition is to hereby amend the text to allow \_\_\_\_\_

\_\_\_\_\_ as a (check one) permitted use  conditional use  special use

in the \_\_\_\_\_ zoning district.

Please include the following attachments:

- Attachment A** – a write up of the brief description of the proposed use
- Attachment B** – a write up of why the amendment is necessary

**Section B.**

**SUMMARY INFORMATION – (SHOW ON PLANS)**

OWNER/DEVELOPER:

NAMES(S): Darice Frey

ADDRESS: 3800 Foxwild Lane, Wake Forest, NC 27587

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL: \_\_\_\_\_

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Ben Williams or Jim Chandler, Timmons Group

ADDRESS: 5410 Trinity Rd #102, Raleigh, NC 27607

TELEPHONE: 919-866-4951 FAX: \_\_\_\_\_

EMAIL: Ben.Williams@Timmons.com, Jim.Chandler@Timmons.com

**OWNER'S SIGNATURE:**

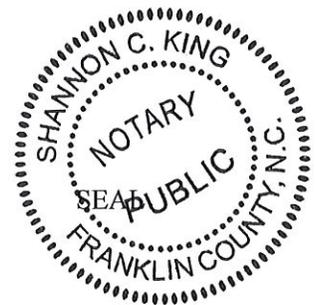
*I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.*

Date: 9/14/17 Signed: Darice L. Frey

STATE OF NC \_\_\_\_\_  
COUNTY OF wake XXXXXXXXXX

*I, a Notary Public, do hereby certify that*  
Darice L. Frey personally appeared  
*before me this day and acknowledged the due execution of the*  
*foregoing instrument. This the*  
14<sup>th</sup> day of September, 2017. My commission expires 8/28/2019

Signed: Shannon C. King



**Section C.**  
**APPLICANT STATEMENT**

**FOR MAP AMENDMENT**----->

Location of Property: 3800 Foxwild Lane, Wake Forest, NC 27587 Wake Co. PIN(S): 1749-75-9814

Current Zoning District(s): R-1 Requested Zoning District: R-2-CZ Total Acreage: 3.56

Please include the following attachments:

- Attachment A** – a legal description of property (i.e. include on a sheet of paper the property survey, Wake County PIN #, metes and bounds description, and any other legal information available)
- Attachment B** – a list of adjacent property owners with envelopes addressed and postage paid
- Attachment C** – a write up of why the property should be rezoned. This explanation should include if the zoning coincides with the Comprehensive Land Use Plan and if the impact of the proposed rezoning affects adjacent or surrounding properties.

*NOTE: SIGNED APPLICANT MUST BE OWNER OF PROPERTY FOR MAP AMENDMENT*

**FOR TEXT AMENDMENT**----->

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\_\_\_\_\_ as a (check one) permitted use  conditional use  special use

in the \_\_\_\_\_ zoning district.

Please include the following attachments:

- Attachment A** – a write up of the brief description of the proposed use
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