



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner MBW Partners LLC, Glenn Adams, S. Montgomery White

Address 403 E. Six Forks Rd City/State/Zip Raleigh, NC 27609

Phone 919-621-9622 Email bwhite@whiteoakcommercial.com

Developer C4 Investments LLC d/b/a Crosland Southeast

Contact Name Austin Williams

Address 4700 Six Forks Rd, Suite 150 City/State/Zip Raleigh, NC 27609

Phone 704-621-6430 Email awilliams@cse.com

Property Information

Address Parcel 1: 0 S. Main St; Parcel 2: 0 Burlington Mills Rd

Wake County PIN(s) Parcel 1: 1758582090 Parcel 2: 1758489229

Current Zoning District Parcel 1: I-SUD Parcel 2: R-1 Requested Zoning District CO-CZ

Total Acreage 11.523 AC (Parcel 1= 10.723 AC, Parcel 2= 0.8 AC)

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 *W. Glenn Adams* Date 1/20/2020

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that W. Glenn Adams personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 20th day of January 20 20.

My commission expires 11-3-24.

Signature *Cynthia H. Russell* Seal

CYNTHIA H RUSSELL
NOTARY PUBLIC
Wake County
North Carolina
Commission Expires Nov. 3, 2024

Town of Rolesville Planning

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



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Owner Signature

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Signature *Sydney M. White, Jr.* Date *1/20/2020*

STATE OF NORTH CAROLINA

COUNTY OF *Wake*

I, a Notary Public, do hereby certify that *Sydney M. White, Jr.*

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the *20th* day of *January* 20 *20*.

My commission expires *11-3-24*.

Signature *Cynthia H. Russell* Seal



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Owner Signature

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Signature *[Handwritten Signature]* Date 1/23/20

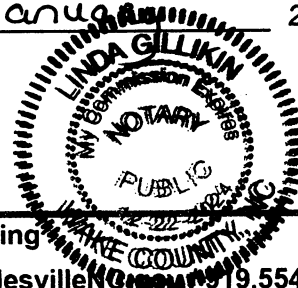
STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public, do hereby certify that William White

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 23rd day of January 2020.

My commission expires 12-22-2024.

Signature *[Handwritten Signature]* Seal



Town of Rolesville Planning

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Map Amendment Application

Metes and Bounds Description of Property

Parcel 1:

Deed Book 015498 Page 010307

Wake County Tax Parcel #1758-58-2090

BEING all of Lot2-3, containing 10.723 net acres, as same is shown on that plat recorded in Book of Maps 1996, Page 1582, Wake County Registry, to which plat reference is made for a more complete and accurate description.

Parcel 2:

Deed Book 015498 Page 010307

Wake County Tax Parcel #1758-48-9229

BEGINNING at a stake in the edge of the Rolesville-Walkers Crossroad Road, corner of O.V. Wiggins; thence in a Southwestern direction about 300 feet to a stake and W.H. Marshall's line; thence in a Northwestern direction 246 feet with Marshall's line to the edge of the road; thence in an Eastern direction with said road about 410 feet to the point of BEGINNING, containing 8/10 or an acre by estimation. Being a part of the land formerly owned by James Wall.



Map Amendment Application

Rezoning Justification

The Subject Property will constitute the northern corner of the future/realigned Burlington Mills Rd & Main Street intersection. Per the Town of Rolesville's Main Street Vision Plan, the Subject Property is identified as a "Catalyst Site" with commercial uses consistent with the CO-CZ zoning category. The Developer is currently engaged in a Development Agreement with the Town of Rolesville dated June 4th 2019. Under this Agreement, the Developer has committed to donate/dedicate approximately 4 acres of the Subject Property to public use as a 110' wide right-of-way for the future Burlington Mills Rd alignment. Once the road improvements are in place, the Subject Property will be a prominent commercial corner, with the highest-and-best use being retail and office, suitable for quality business who desire to serve the greater Rolesville community. Conversely, the existing categories of I-SUD and R-1 are not appropriate nor compatible with either the Main Street Vision Plan or the highest-and-best use for the Subject Property based upon market demand.

CO-CZ Conditions: The site plan and development of the Subject Property shall be bound by the requirements and specifications of the Traffic Impact Analysis (TIA) dated February 13, 2020 by Stantec Consulting.

The Applicant recognizes that the Rolesville 2017 Comprehensive Plan Future Land Use Map designates Parcel 1 as Industrial and Parcel 2 as Commercial. Applicant is requesting that the Future Land Use Map updated to reflect Commercial land use for Parcel 1. Per the Comprehensive Plan, Commercial land use is defined as:

Suburban commercial centers serving the daily needs of surrounding residential neighborhoods. They typically are located near roads with a high volume of traffic and key intersections that are designed to be accessed primarily by automobile. These consider other modes of transportation in design choices as well, both internally and externally of the commercial neighborhood. Common types include single tenant buildings on individual lots, single and multi-tenant buildings normally found in shopping centers, or multi-tenant units with big box or anchor retail businesses in commercial shopping facilities.

Applicant believes that given the future road improvements and visibility/connectivity of the Subject Property, the Commercial land use category is most appropriate and consistent with the rezoning request and will also best satisfy the market demand for quality commercial development at the future intersection.



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