

Section B.

SUMMARY INFORMATION - (SHOW ON PLANS)

DEVELOPMENT NAME: Preserve At Jones Dairy Road

LOCATION: South side of Jones Dairy Road, Rolesville, NC

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: Rolesville # 1759888905 TOTAL SITE ACREAGE: 35.658

SPECIAL USE REQUESTED:
PUD Single Family
New Regulations

OWNER/DEVELOPER:
NAMES(S): GTR Dev, LLC

Glenw Jones, Tracy Jones, Robert H Jones
ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: _____

EMAIL: _____

STAFF CONTACT FOR COMMENTS OR QUESTIONS:

NAMES(S): Robert H Jones / Mack McIntyre

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-810-9304 FAX: _____

EMAIL: macmcintyrepe@gmail.com
919-427-5227

OWNER'S SIGNATURE:

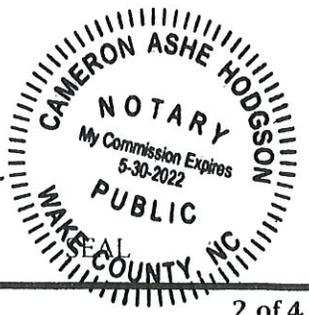
I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Date: 10-14-18 Signed: H. D. Perry

STATE OF NC
COUNTY OF WAKE

I, a Notary Public, do hereby certify that
H. D. Perry personally appeared
before me this day and acknowledged the due execution of the
foregoing instrument. This the
14th day of October, 2018. My commission expires 05-30-2022

Signed: Cameron Ashe Hodge



South

H. D. Perry

Section B.

SUMMARY INFORMATION - (SHOW ON PLANS)

DEVELOPMENT NAME: Preserve At Jones Dairy Road
LOCATION: South side of Jones Dairy Road, Rolesville, NC

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: Rolesville #1759888240 #1759786199
TOTAL SITE ACREAGE: 18.491

SPECIAL USE REQUESTED:
PLD Single Family
New Regulations

OWNER/DEVELOPER:
NAMES(S): GTR Dev. LLC
Glenn Jones, Tracy Jones, Robert H Jones
ADDRESS: 1213 Jones Dairy Road, WF NC
TELEPHONE: 919-810-9304 FAX: _____
EMAIL: _____

STAFF CONTACT FOR COMMENTS OR QUESTIONS:
NAMES(S): Robert H Jones

ADDRESS: 1213 Jones Dairy Road, WF, NC
TELEPHONE: 919-810-9304 FAX: _____
EMAIL: _____

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: 10-14-18 Signed: Stephanie Mullen Davis

STATE OF NC
COUNTY OF WAKE John Hugh Davis

I, a Notary Public, do hereby certify that John Hugh Davis personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 14th day of October, 2018. My commission expires 05-30-2022

Signed: Cameron Ashe Hodgson



South / Davis

Section C.

APPLICANT STATEMENT

Section 3.6.2 of the Unified Development Ordinance (UDO) imposes the following FINDINGS before a special use permit may be issued. Please address each of them in the area below as they relate to this request. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Town Board of Commissioners, the proposed use will comply with each of the following findings. (Attach additional sheets if necessary):

1. That the proposed development and/or use will not materially endanger the public health or safety;
The proposed development will not materially endanger public health or safety in any way. It is a high-quality residential development that meets or exceed all public health and safety standards. It will provide a safe, affordable, and beautiful environment for the town and their residents.

2. That the proposed development and/or use will not substantially injure the value of adjoining property;
The development will substantially improve and raise the value of all adjoining properties. The development will contain high-quality affordable housing that will be very desirable, and it will also make the adjoining properties more desirable as well as substantially increasing their property values.

3. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;
This new development will be in perfect harmony with the existing neighborhoods on Jones Dairy Road. The scale, bulk, coverage, and density will help assure that it will be an affordable housing option, and the character of the development will be high-quality single-family homes.

4. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;
The proposed development completely conforms with all Town of Rolesville comprehensive plans and will provide connections between existing and future developments in the Town of Rolesville's City Limits.

5. That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;
The proposed development is located on the south side of Jones Dairy Road, a main connector between Wake Forest and Rolesville. The development will connect to Averette Ridge sub-division, and the sewer will connect to the sewer from Averette Ridge. The water supply line runs the length of the property along Jones Dairy Road. Emergency service will be able to access all the properties from the Jones Dairy Farm entrance.

6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;
The proposed development will have one connection onto Jones Dairy Road and it should not create any congestion problems or traffic hazards. A traffic study has been done and the recommendations for improvements will be incorporated into the development.

(G) That the proposed development and use comply with all applicable requirements of this ordinance.
All of the land use and the development comply with all of the Town of Rolesville ordinances. The development is designed to follow the Town of Rolesville ordinance in order to achieve an affordable housing option.

South

Adjacent Property Owners - Preserve at Jones Dairy (South)

PIN	Owner	Mail Address 1	Mail Address 2
1759776624	WILLIAMSON, JACELYN RENEE	2121 CHALK RD	WAKE FOREST NC 27587-9168
1759785429	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759786116	WILLIAMSON, JAMES M	2120 CHALK RD	WAKE FOREST NC 27587-9167
1759786199	DAVIS, JOHN H DAVIS, STEPHENIE M	1608 JONES DAIRY RD	ROLESVILLE NC 27571-8295
1759787498	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759788527	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759788656	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759788785	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759789839	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759789968	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759799097	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759876638	HOLDING, HERBERT S III HOLDING, ELLEN W	PO BOX 1090	ROLESVILLE NC 27571-1090
1759888240	DAVIS, STEPHENIE MULLEN DAVIS, JOHN HUGH	1608 JONES DAIRY RD	ROLESVILLE NC 27571-8295
1759888905	PERRY FAMILY FARM LLC	1512 JONES DAIRY RD	ROLESVILLE NC 27571-8293
1759890126	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759890254	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759890384	ANDRIC DEVELOPMENT LLC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759891414	ETHERIDGE, JOHNNY W III ETHERIDGE, NIKKI G	924 FLASH DR	ROLESVILLE NC 27571-8205
1759891572	KORNEGAY, JAMES W III KORNEGAY, CHRISTINE A	932 FLASH DR	ROLESVILLE NC 27571-8205
1759892549	LUTSKUS, ROBERT ADAM LUTSKUS, ERIN MARIE	936 FLASH DR	ROLESVILLE NC 27571-8205
1759893617	MANNING, PATRICK IAN MANNING, KARAH NICOLE	944 FLASH DR	ROLESVILLE NC 27571-8205
1759893785	PHILLIPS, LINCOLN LEROY PHILLIPS, WHITNEY VANZANDT	948 FLASH DR	ROLESVILLE NC 27571-8205
1759894820	AVERETTE RIDGE OWNERS ASSOCIATION INC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1759987590	PERRY, HAROLD D PERRY, EMMA JEAN AVERETTE	1512 JONES DAIRY RD	ROLESVILLE NC 27571-8293
1759992822	PERRY, HAROLD DUKE	1512 JONES DAIRY RD	ROLESVILLE NC 27571-8293
1769071501	WFINV, LLC	4641 PARAGON PARK RD STE 104	RALEIGH NC 27616-3407
1769081386	PERRY FAMILY FARM LLC	1512 JONES DAIRY RD	ROLESVILLE NC 27571-8293
1769082115	DAVIS, JOHN H DAVIS, STEPHENIE M	1608 JONES DAIRY RD	ROLESVILLE NC 27571-8295