

MIDDLE

TOWN OF ROLESVILLE

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

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RolesvilleNC.gov



SPECIAL OR CONDITIONAL USE PERMIT APPLICATION FOR PUBLIC HEARING AND APPROVAL BY THE TOWN BOARD OF COMMISSIONERS

Section A. SUBMITTAL CHECKLIST

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.

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 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.
 - 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 SPECIAL USE PERMIT 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 issuance of the special use permit. 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 special use findings prior to the hearing.

Section B.

SUMMARY INFORMATION - (SHOW ON PLANS)

DEVELOPMENT NAME: Preserve at Jones Dairy Road

LOCATION: Middle on North Side

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

ZONING DISTRICT: Rolesville #0000150967 TOTAL SITE ACREAGE: 4.340

SPECIAL USE REQUESTED:
PUD Single Family
New Regulations

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

Glen W 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 Rd, 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: James E Mangum

STATE OF NC
COUNTY OF WAKE

I, a Notary Public, do hereby certify that James E Mangum 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



Middle James E Mangum

Section B.

SUMMARY INFORMATION - (SHOW ON PLANS)

DEVELOPMENT NAME: Preserve at Jones Dairy Road

LOCATION: Middle on North Side

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

ZONING DISTRICT: Rolesville # 1850.04-90-4753
TOTAL SITE ACREAGE: 9.336

SPECIAL USE REQUESTED:
PUD Single Family
New Regulations

OWNER/DEVELOPER:

NAMES(S): GTR Dev LLC

Glewn 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: 10-17-18 Signed: Darrell Chalk

STATE OF NC
COUNTY OF WAKE

I, a Notary Public, do hereby certify that
Darrell Chalk personally appeared
before me this day and acknowledged the due execution of the
foregoing instrument. This the
17th day of October, 2018 My commission expires 05-30-2022

Signed: Cameron Ashe Hodgson



Middle Darrel Chalk

Section B.

SUMMARY INFORMATION - (SHOW ON PLANS)

DEVELOPMENT NAME: Preserve At Jones Dairy Road

LOCATION: Middle on North Side

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

ZONING DISTRICT: Rolesville #17502992822 TOTAL SITE ACREAGE: 35.560

SPECIAL USE REQUESTED: PUD Townhomes & 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 / MAC 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: Donna Joy Tiffany

STATE OF NC WAKE COUNTY OF WAKE * Cynthia P. Griesedieck

I, a Notary Public, do hereby certify that
Donna Joy Tiffany 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



Middle
Donna Joy Tiffany
Cynthia P. Griesedieck

Section B.

SUMMARY INFORMATION - (SHOW ON PLANS)

DEVELOPMENT NAME: Preserve at Jones Dairy Road

LOCATION: Middle on North Side

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

ZONING DISTRICT: Rolesville #1769 09 4682000 TOTAL SITE ACREAGE: 39.782

SPECIAL USE REQUESTED:
PUD 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 / Mac McIntyre

ADDRESS: 1213 Jones Dairy Road, WF, NC

TELEPHONE: 919-427-5227 FAX: _____

EMAIL: macmcintyrepe@gmail.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: 10/17/18 Signed: [Signature] Co-executor

STATE OF NC
COUNTY OF Wake [Signature] Co-executor

I, a Notary Public, do hereby certify that Kirby V. Pearce personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the

17th day of October, 2018. My commission expires 05-30-2022

Signed: Cameron Ashe Hodgson



Middle Kirby, Terry, DANA, Kevin

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 its neighborhood. It has several different affordable housing options. It adjoins with Jones Dairy Farm, the premiere affordable housing neighborhood in the area, and the scale bulk, and coverage will be the perfect complement to Jones Dairy Farm. The neighborhoods density ensures that there will be abundance of affordable housing options.

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 off Jones Dairy Road a main connector for Wake Forest and Rolesville. It will also connect to Jones Dairy Farm and provide a connector to Perry Farms. The property will connect to the sewer in Jones Dairy Farm and the water supply runs the length of the property on Jones Dairy Road. The development has several entrances and easy access for emergency services.

6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;
The proposed development has several exits off Jones dairy Road. A traffic study has been completed and all required improvements will be followed and should improve relieve any undue congestion or hazards

(G) That the proposed development and use comply with all applicable requirements of this ordinance.
All of the land use and the development comply will 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.

Middle

Adjacent Property Owners - Preserve at Jones Dairy (Middle)

PIN	Owner	Mail Address 1	Mail Address 2
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
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
1769081386	PERRY FAMILY FARM LLC	1512 JONES DAIRY RD	ROLESVILLE NC 27571-8293
1769086810	CRITCHER, DAN R CRITCHER, NELL D	5119 CORNER ROCK DR	ROLESVILLE NC 27571-8727
1769094682	PEARCE, KIRBY VAUGHN JONES, DONALD H	PO BOX 160	ROLESVILLE NC 27571-0160
1769197611	PEARCE, KIRBY VAUGHN PEARCE, TERRY JONES	PO BOX 160	ROLESVILLE NC 27571-0160
1769298897	TIMBERLAKE, WAYNE J TRUSTEE TIMBERLAKE SURVIVOR'S TRUST SECTION VI(1)	816 AVERETTE RD	WAKE FOREST NC 27587-8206
1850801080	AVERETTE RIDGE OWNERS ASSOCIATION INC	11709 APPALOOSA RUN E	RALEIGH NC 27613-7107
1850802341	FISHOW, THOMAS C FISHOW, SANDRA E	1321 JONES DAIRY RD	ROLESVILLE NC 27571-8290
1850803563	LEPSON, INDREK LEPSON, BARBARA E	6300 ALFALFA LN	WAKE FOREST NC 27587-6452
1850804553	HEDGPETH, NATHAN HEDGPETH, TIFFANY	6304 ALFALFA LN	WAKE FOREST NC 27587-6452
1850805552	HARTWELL FAMILY LLC	9420 KOUPELA DR	RALEIGH NC 27615-2232
1850806542	FRICK, DAVID J FRICK, ROSANNA L C	6312 ALFALFA LN	WAKE FOREST NC 27587-6452
1850807533	NELLIGAR, MILDRED NELLIGAR, ROBERT M	6316 ALFALFA LN	WAKE FOREST NC 27587-6452
1850808522	FLOYD, H SCOTT FLOYD, SHAUNA M	6320 ALFALFA LN	WAKE FOREST NC 27587-6452
1850809513	SPERSRUD, JEFFREY G SPERSRUD, BEVERLY C	6324 ALFALFA LN	WAKE FOREST NC 27587-6452
1850900502	DICK, GARTH M DADON DICK, SAMANTHA	6328 ALFALFA LN	WAKE FOREST NC 27587-6454
1850900880	RUBY, KOLBY G ROBERTI, MAUREEN E	6204 DAYBREAK DR	WAKE FOREST NC 27587-6454
1850900970	PATTERSON, KATHLEEN MOSHER PATTERSON, DANIEL COURTNEY	6208 DAYBREAK DR	WAKE FOREST NC 27587-6454
1850900979	HARPER, LOUIS KEITH HARPER, JOHNNIE	6212 DAYBREAK DR	WAKE FOREST NC 27587-6454
1850901502	WELISCHAR, EUGENE JR	2023 BATTLEWOOD RD	APEX NC 27523-5149
1850901700	HALES, RONALD HALES, CATHERINE P	6333 ALFALFA LN	WAKE FOREST NC 27587-6460
1850904753	CHALK, BOBBY HEIRS	204 JANICE AVE	FRANKLINTON NC 27525-1538
1850910068	MUNNERLYN, RICHARD E MUNNERLYN, ANGELA	6216 DAYBREAK DR	WAKE FOREST NC 27587-6454
1860000842	MANGUM, JAMES EDWARD	5116 EDGEFIELD DR	WAKE FOREST NC 27587-5577
1860005632	HOPE BAPTIST CHURCH	1632 OAK GROVE CHURCH RD	WAKE FOREST NC 27587-7103
1860006858	MANGUM, JAMES EDWARD	5116 EDGEFIELD DR	WAKE FOREST NC 27587-5577
1860010447	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1860103171	PEARCE, KIRBY VAUGHN PEARCE, TERRY JONES	808 AVERETTE RD	WAKE FOREST NC 27587-8206
1860107749	BARTHOLOMEW, CHARLES R BIADULINA, HANNA	900 AVERETTE RD	WAKE FOREST NC 27587-8208