

NORTH

# TOWN OF ROLESVILLE

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

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F: 919.556.6852  
RolesvilleNC.gov



## SPECIAL OR CONDITIONAL USE PERMIT APPLICATION 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 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: North

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

ZONING DISTRICT: Rolesville #1850922931 TOTAL SITE ACREAGE: 44.167

SPECIAL USE REQUESTED: PUD New Regulations  
Townhomes & Single Family

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.

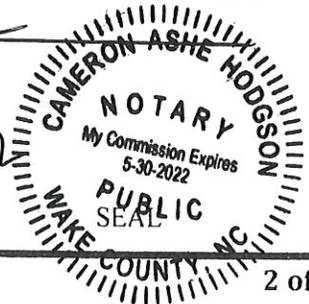
Date: 10/17/10 Signed: [Signature]

STATE OF NC  
COUNTY OF Wake

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

17th day of October, 2010. My commission expires 05-30-2012

Signed: Cameron Ashe Hodgson



North Kirby, Terry, DANA, Kevin

**Section B.**

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

DEVELOPMENT NAME: Preserve At Jones Dairy Road  
LOCATION: North

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

ZONING DISTRICT: Rolesville #1850931255 TOTAL SITE ACREAGE: 5

SPECIAL USE REQUESTED:  
PLU  
Townhomes & Single Family

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: \_\_\_\_\_

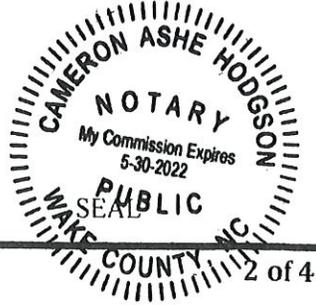
STAFF CONTACT FOR COMMENTS OR QUESTIONS:  
NAMES(S): Robert H. Jones / MAC McIntyre  
ADDRESS: 1213 Jones Dairy Road, WF, NC  
TELEPHONE: 919-810-9304 FAX: \_\_\_\_\_  
EMAIL: macmcintyrepe@gmail.com  
919-427-5227

**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: 10/17/19 Signed: Dana M Jones co creator  
Kevin Jones co creator  
STATE OF NC WAKE  
COUNTY OF WAKE

I, a Notary Public, do hereby certify that Dana M. Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 17th day of October, 2019. My commission expires 05-30-2022  
Signed: Cameron Ashe Hodgson



North 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 development will serve to connect Perry Farms, Jones Dairy Farm, and Elizabeth Heights. It is perfectly located and designed to connect all the transportation facilities from these neighborhoods. Water and sewer supplies are ideally located on the perimeter of the property and simply need to be extended to service the new development. The property is in the City Limits and the transportation infrastructure provides easy access for all emergency services.

6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;  
The development has multiple traffic exits and will not cause traffic congestion or create any traffic hazards. A traffic study has been completed and any required improvements will be followed.

(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.

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### Adjacent Property Owners - Preserve at Jones Dairy (North)

PIN	Owner	Mail Address 1	Mail Address 2
1850736733	LENNAR CAROLINAS LLC	1100 PERIMETER PARK DR STE 112	MORRISVILLE NC 27560-9119
1850739100	LOPEZ, ANA LAURA JOSE	1205 SWEETCLOVER DR	WAKE FOREST NC 27587-6475
1850739224	HAMPTON, RICHARD DARNELL HAMPTON, TAKENYA RASEAN	6401 WINTER SPRING DR	WAKE FOREST NC 27587-6474
1850820476	FERRELL, LEWIS B FERRELL, JESSICA D	1305 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850820535	PEREZ, DAVEECA C	1301 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850820635	BIDWELL, JASON ROBERT	1225 SWEETCLOVER DR	WAKE FOREST NC 27587-6475
1850820734	MANGUM, WILLIAM B MANGUM, TONYA M	1221 SWEETCLOVER DR	WAKE FOREST NC 27587-6475
1850820824	CONWAY, VICKIE H	1217 SWEETCLOVER DR	WAKE FOREST NC 27587-6475
1850820934	BETTY K RAITZ TRUST	1213 SWEETCLOVER DR	WAKE FOREST NC 27587-6475
1850821451	SICKLER, REBEKAH	1313 SWEETCLOVER DR	WAKE FOREST NC 27587-6475
1850822442	ROBERSON, DOUGLAS E ROBERSON, WENDY H	1321 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850823421	AYSCUE, CLARENCE F JR	1325 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850824410	SCARABAGGIO, PAULA	1329 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850825399	SOUTHERLAND, JOHN M JR SOUTHERLAND, COURTNEY	1337 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850825400	GREYER, MICHAEL L GREYER, JAIME L	1333 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850826388	STEPHENS, JAMES B STEPHENS, NORMA JEAN	1341 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850827369	FARLEY, RONALD J FARLEY, JANET	1345 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850828368	HALL, CHRISTOPHER LEE HALL, CHERYL MARIE	1349 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850829358	ARNOLD, MICHELLE E	1353 SWEETCLOVER DR	WAKE FOREST NC 27587-6476
1850830013	RAWLS, JANNA H	1209 SWEETCLOVER DR	WAKE FOREST NC 27587-6475
1850920338	HAMLIN, DONNA S HAMLIN, RICHARD W	1401 SWEETCLOVER DR	WAKE FOREST NC 27587-6477
1850921317	GILBERT, THOMAS WILLIAM JR GILBERT, NICOLE MICHELLE	1405 SWEETCLOVER DR	WAKE FOREST NC 27587-6477
1850921397	PERRY FARMS HOMEOWNERS ASSOCIATION INC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1850922366	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1850922931	PEARCE, KIRBY VAUGHN JONES, DANA MARIE	PO BOX 160	ROLESVILLE NC 27571-0160
1850923356	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1850924346	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1850925336	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1850926325	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1850927325	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1850929301	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1850931255	JONES, DONALD HOUSTON	5405 OLD PEARCE RD	WAKE FOREST NC 27587-7276
1860020336	PERRY FARMS HOMEOWNERS ASSOCIATION INC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1860022324	BILL CLARK HOMES OF RALEIGH LLC	200 E ARLINGTON BLVD STE A	GREENVILLE NC 27858-5020
1860022839	CROW, KEVIN M CROW, JOANNA N	1121 AVERETTE RD	WAKE FOREST NC 27587-8213
1860029417	WAKE FOREST CHURCH OF THE NAZARENE	203 CAPCOM AVE STE 114	WAKE FOREST NC 27587-6514
1860038619	JONES, DOUGLAS B	1109 AVERETTE RD	WAKE FOREST NC 27587-8213
1860124968	JONES, DOUGLAS BRANCH	1105 AVERETTE RD	WAKE FOREST NC 27587-8213