

EXHIBIT C

STATE OF NORTH CAROLINA

**BEFORE THE TOWN OF
ROLESVILLE BOARD OF
COMMISSIONERS AND
PLANNING BOARD**

COUNTY OF WAKE

ZONING MAP AMENDMENT

In support of a petition to zone the subject property Mixed Use Neighborhood Center Conditional Zoning District, the applicant offers the following information:

The subject property is approximately 139± acres located on both sides of Jonesville Road north of its intersection with Mitchell Mill Road. The property is currently zoned R-30 by Wake County, a rural holding district. The subject property is planned to come into the Town of Rolesville and to be development as a part of the town. It is located on the southern edge of Rolesville in close proximity to the more urban areas of east Raleigh.

The proposed zoning is Mixed Use Neighborhood Center Conditional District. The Future Land Use Map designates the subject property for Medium Density Residential. Medium Density Residential is described as “[p]redominantly single family residential uses with portions of duplex, townhouse or multifamily residential. These are lots or tracts at a density range of three to five dwelling units per gross acre including preserved open spaces areas along with limited non-residential uses under planned unit development or form base code provisions.” The proposed community includes a mix of housing types (single-family detached homes and townhomes) and is within the density levels recommended by the Comprehensive Plan.

The Town Board of Commissioners has indicated a desire to include more commercial uses within Rolesville. The proposed zoning includes 8.27± acres in the northwest quadrant of the intersection of Mitchell Mill Road and Jonesville Roads as a neighborhood center. In addition this site is approximately one-mile from the Wallbrook mixed-use development with 265,000 square feet of commercial space, including a Publix grocery store

The zoning includes commitments for a community pool, playground, dog park, a public greenway connection as shown on the Town’s Open Space and Greenway Plan. Harris Creek will be preserved as a part of approximately 60 acres of open space on the subject property.

The proposed rezoning is in accordance with the Comprehensive Plan and reasonable and in the public interest. We request your support for the proposed zoning.