



Case No. MA 21-10
Date rcvd 12-23-2021

Map Amendment Application

Contact Information

Property Owner POGE LLC ESNE LLC
Address P.O. BOX 97487 City/State/Zip Raleigh, NC 27624
Phone 919-845-6415 Email andy@ammensdg.com

Developer Toll Bros., Inc.
Contact Name Jeff Westmoreland
Address 900 Perimeter Park Drive, Suite B3 City/State/Zip Morrisville, NC 27560
Phone 919-801-6851 Email jwestmoreland@tollbrothers.com

Property Information

Address 0 Forestville Road; 0 Burlington Mills Road; 0 Alstonberg Avenue Wake Forest, NC 27587
Wake County PIN(s) 1748891680;1758081893;1748884104.
Current Zoning District R-1 Requested Zoning District MD: Medium Density Residential
Total Acreage 222.94

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 Andrew L. Ammons, Manager Date 12-16-21

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Andrew L. Ammons
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 16th day of December 20 21.

My commission expires 03.22.22

Signature [Signature] Seal



Town of Rolesville Planning

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

Metes and Bounds Description of Property

This image shows a full page of a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a guide for writing. There are no margins, text, or other markings on the paper.

LEGAL DESCRIPTION
PIN:1748891680
(EXCLUDING CEMETERY BM 1997, PG. 911)

Beginning at an iron pipe on the eastern right of way of Forestville Road, point also being the southwest property corner of Poge, LLC and Esne, LLC as shown in Book of Maps 2016, Page 1918 of the Wake County Register of Deeds, being the **Point of Beginning**; thence with said right of way a curve to the right with a radius of 2,099.61 feet, with an arc length of 174.03 feet, with a chord bearing of North 08°03'40" East, with a chord length of 173.98 feet to an iron pipe; thence leaving said right of way North 59°44'06" East a distance of 44.33 feet to an iron pipe; thence North 33°55'46" East a distance of 456.11 feet to an iron pipe; thence North 15°01'05" East a distance of 160.64 feet to an iron pipe; thence North 80°14'37" West a distance of 263.14 feet to a point on the centerline of Forestville Road; thence with said centerline North 09°43'25" East a distance of 119.15 feet to a point; thence leaving said right of way South 79°14'30" East a distance of 273.78 feet to an iron pipe; thence North 15°01'13" East a distance of 215.24 feet to an iron pipe; thence North 14°59'03" East a distance of 147.83 feet to an iron pipe; thence North 10°16'58" East a distance of 545.13 feet to an iron pipe; thence North 11°33'27" East a distance of 498.22 feet to an iron pipe; thence North 01°40'05" West a distance of 81.40 feet to an iron pipe; thence North 00°47'30" West a distance of 199.02 feet to an iron pipe; thence South 89°01'55" East a distance of 1,539.42 feet to an iron pipe; thence South 89°57'48" East a distance of 177.78 feet to an iron pipe; thence South 00°02'53" East a distance of 280.76 feet to an iron pipe; thence North 89°54'46" East a distance of 185.05 feet to an iron pipe; thence South 55°12'12" East a distance of 240.28 feet to an iron pipe; thence South 34°48'09" West a distance of 398.52 feet to an iron pipe; thence South 55°16'40" East a distance of 299.72 feet to an iron pipe; thence North 34°50'47" East a distance of 696.67 feet to an iron pipe on the southern right of way of Burlington Mills Road; thence with said right of way South 57°04'24" East a distance of 750.96 feet to an iron pipe; thence with a curve to the left with a radius of 1,906.64 feet, with an arc length of 194.44 feet, with a chord bearing of South 60°06'21" East, with a chord length of 194.36 feet to an iron pipe; thence leaving said right of way South 01°53'41" West a distance of 534.89 feet to an iron pipe; thence South 02°05'19" West a distance of 61.24 feet to an iron pipe; thence South 01°51'32" West a distance of 40.02 feet to an iron pipe; thence North 89°12'34" West a distance of 298.87 feet to an iron pipe; thence South 04°47'52" West a distance of 263.29 feet to an iron pipe; thence South 04°43'50" West a distance of 35.66 feet to an iron pipe; thence North 89°59'24" East a distance of 639.81 feet to an iron pipe; thence North 00°40'04" West a distance of 123.61 feet to an iron pipe; thence North 00°40'04" West a distance of 124.37 feet to an iron pipe; thence North 89°16'36" East a distance of 234.62 feet to an iron pipe; thence North 00°53'11" West a distance of 416.19 feet to an iron pipe; thence North 00°53'11" West a distance of 36.72 feet to a point on the centerline of Burlington Mills Road; thence with said centerline South 47°28'59" East a distance of 117.64 feet to a point; thence South 41°44'03" East a distance of 140.99 feet to a point; thence South 40°47'35" East a distance of 105.50 feet to a point; thence South 44°58'08" East a distance of 111.33 feet to a point; thence South 54°16'14" East a distance of 79.05 feet to a point; thence South 63°08'43" East a distance of 63.71 feet to a point; thence South 68°57'56" East a distance of 34.54 feet to a point; thence leaving said right of way South 00°43'21" East a distance of 14.61 feet to a point; thence South 89°03'08" West a distance of 60.00 feet to an iron pipe; thence South 89°03'39" West a distance of 187.22 feet to an iron pipe;

thence South 01°20'27" East a distance of 909.54 feet to an iron pipe; thence North 89°46'12" West a distance of 964.93 feet to an iron pipe; thence South 08°38'57" West a distance of 511.94 feet to an iron pipe; thence North 88°59'41" West a distance of 590.59 feet to an iron pipe; thence North 88°59'41" West a distance of 428.52 feet to an iron pipe; thence South 11°10'22" West a distance of 67.04 feet to an iron pipe; thence South 07°22'33" West a distance of 97.35 feet to an iron pipe; thence South 36°25'17" East a distance of 43.76 feet to an iron pipe; thence South 06°34'13" West a distance of 230.02 feet to an iron pipe; thence North 77°03'06" West a distance of 82.83 feet to a point; thence North 81°12'25" West a distance of 75.13 feet to a point; thence North 40°14'16" West a distance of 51.36 feet to a point; thence North 42°57'03" West a distance of 65.28 feet to an iron pipe; thence North 44°16'05" West a distance of 120.33 feet to an iron pipe; thence North 70°43'54" West a distance of 186.82 feet to a point; thence South 80°13'05" West a distance of 193.30 feet to a point; thence North 83°14'58" West a distance of 211.03 feet to a point; thence North 36°02'02" West a distance of 382.28 feet to an iron pipe; thence North 68°25'41" West a distance of 57.67 feet to an iron pipe; thence North 01°28'10" East a distance of 286.16 feet to an iron pipe; thence North 89°55'54" West a distance of 1,514.36 feet to the **Point of Beginning**, containing 9,724,936 square feet, or 223.25 acres.

EXCLUDING CEMETERY AS SHOWN IN BM 1997, PG. 911

North 81°25'40" East a distance of 104.55 feet to a point; thence South 08°53'38" East a distance of 104.55 feet to an iron pipe; thence South 81°17'52" West a distance of 104.56 feet to an iron pipe; thence North 08°53'18" West a distance of 104.79 feet.



Map Amendment Application

Rezoning Justification

The Town of Rolesville has seen an influx of residential growth as many folks are flocking to Wake County. It is more important than ever, to ensure that this growth incorporates smart planning techniques, that translates to high quality neighborhoods .

Tom's Creek, as shown on the submitted concept plan, is one that will be designed with the natural environment in mind. Open space will be disbursed throughout the property. This allows integration of outdoor spaces throughout the property. Residents will be able to enjoy natural sight lines and avoid an unsightly residential development. Zoning conditions ensure future members of the community can enjoy a main amenity, that at a minimum, will feature a pool, clubhouse, and associated outdoor activities on-site. This enriches this neighborhood, where ample social interaction can occur and create a place where everyone know your name.

Additionally, high quality and tax base has also been considered. These single-family homes will not feature vinyl-siding as a primary building material, which will contribute to a higher tax base whilst still allowing for unique building designs throughout the community.

The Rolesville Comprehensive Plan designates this property as 'Medium Density Residential', this designation features single-family as its predominant use, our proposed zoning ensures only single-family detached will be constructed on the subject property. The suggested density range is three to five units per acre, however, the applicant has chosen to limit the proposed density to 2.7 units per acre as necessary to adequately preserve open space acres; something the Comprehensive Plan also strives to do.

Forestville Road is an apt residential corridor. In close proximity to regional transportation routes as well as the adjacent fire station, this subject property has adequate access to infrastructure and public services that enable and promote a rezoning to an increased residential density. By rezoning this property, a design that puts the natural open spaces areas first, can move forward, and Tom's Creek can become a wonderful neighborhood for years to come.

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