



Case No. MA 22-01  
Date rcvd 01-05-2022

## Map Amendment Application

### Contact Information

Property Owner Alen & Randy Watkins // Laura and Randall Watkins // Mitchell Mill Rd Investors

Address 3609 Rock Farm Rd // 3544 Donlin Rd // PO BOX 3557 CARY NC 27519-3557 City/State/Zip Wake Forest, NC 27587

Phone 981-481-3000 // 981-481-3000 // 919-389-2372 Email Can be provided upon request

Developer Ellis Developments Group

Contact Name Zach Anderson

Address 6801 Falls of Neuse Rd Suite 108 City/State/Zip Raleigh, NC 27615

Phone 910-639-4092 Email zach@ellisdevgroup.com

### Property Information

Address 5326 Mitchell Mill Rd

Wake County PIN(s) 1757738648, 1757750520, 1757761273, 1757778982

Current Zoning District Wake R30 Requested Zoning District Neighborhood Mixed Use

Total Acreage 115.94 Neighborhood Center Mixed Use (NC)

### 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. Mitchell Mill Rd. Investors LLC

Signature Timothy R Smith Date Dec. 10, 2021

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Timothy R Smith

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 10<sup>th</sup> day of December 2021.

My commission expires July 14, 2026.

Signature Vickie E Almond Seal







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### Rezoning Justification

~~The proposed rezoning, of the parcels described above, is made in concert with careful consideration of the Roleville Comprehensive Plan 2017. The Future Land Use Map designates these parcels as Medium Density Residential, and we believe the Neighborhood Mixed Use zone would allow the best variety of housing types to meet this objective while integrating seamlessly with the surrounding community. This proposal also strives to continue the efforts of the goals as outlined. Mixed-use neighborhoods are routinely applauded for their connectivity and walkability (Goal LU1). The varied housing types appeal to a various income levels while still maintaining the appeal and quality (Goal LU2). Commercial that is complimentary of the of the residents will increase the offerings within the town and could potentially provide space for new/existing small business owners (Goal LU4). In total, we feel this proposal provides the correct balance to meet the Future Land Use map and goals set forth in the Roleville Comprehensive Plan 2017.~~

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# Map Amendment Application

## Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1757738648	Mitchell Mill Road Investors	PO BOX 3557 Cary, NC 27519	27587
1757750520	Watkins, Alan Watkins, Randy	3609 Rock Farm Rd, Wake Forest, NC 27587	27587
1757761273	Watkins, Randall Watkins, Laura	3544 Donlin Rd, Wake Forest, NC 27587	27587
1757778982	Watkins, Alan Watkins, Randy	3609 Rock Farm Rd, Wake Forest, NC 27587	27587