



Case No. MA 22-03

Date rcvd 2-1-2022

Map Amendment Application

Contact Information

Property Owner See attached addendum for all owner contact information

Address See attached addendum City/State/Zip See attached addendum

Phone See attached addendum Email See attached addendum

Developer Lennar Carolinas LLC c/o Collier Marsh

Contact Name Collier Marsh

Address 301 Fayetteville Street City/State/Zip Raleigh, NC 27601

Phone 919-835-4663 Email colliermarsh@parkerpoe.com

Property Information

Address 82 School Street, 201 Redford Place Drive, and 120 School Street (See attached addendum for additional information by parcel)

Wake County PIN(s) 1758988411, 1758884270, 1768091558, and 1758983710

Current Zoning District RL, R and PUD Requested Zoning District RM and RH

Total Acreage 88.36

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 *William McLeod Power Jr.* Date 12-29-2021

STATE OF NORTH CAROLINA
COUNTY OF *Sevier*

I, a Notary Public, do hereby certify that *William McLeod Power Jr.*
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the *29* *December* 20 *21*

My commission expires *1-7-2022*

Signature *[Signature]*



Town of Rolesville Planning



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Owner Signature

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Signature *W. Paul R. L.* Date 12-29-2021

STATE OF NORTH CAROLINA

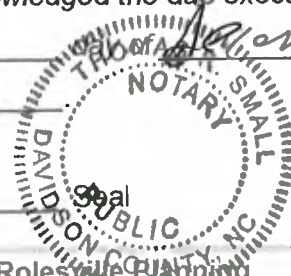
COUNTY OF *Garland*

I, a Notary Public, do hereby certify that *William Mark Parker Sr*

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the *29* day of *December* 20 *21*.

My commission expires *1-7-2022*

Signature *[Signature]*



Town of Rolesville Planning



Case No. _____

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Contact Information

Property Owner See attached addendum for all owner contact information

Address See attached addendum City/State/Zip See attached addendum

Phone See attached addendum Email See attached addendum

Developer Lennar Carolinas LLC c/o Collier Marsh

Contact Name Collier Marsh

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Phone 919-835-4663 Email colliermarsh@parkerpoe.com

Property Information

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Current Zoning District RL, R and PUD Requested Zoning District RM and RH

Total Acreage 88.36

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.

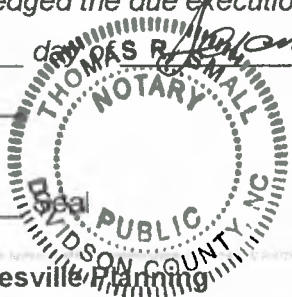
Signature Catherine Faye Parker Date 12/29/2021

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, a Notary Public, do hereby certify that Catherine Faye Parker
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 29 day of December 20 21

My commission expires 1-7-2027

Signature [Handwritten Signature]



Town of Rolesville Planning



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner See attached addendum for all owner contact information

Address See attached addendum City/State/Zip See attached addendum

Phone See attached addendum Email See attached addendum

Developer Lennar Carolinas LLC c/o Collier Marsh

Contact Name Collier Marsh

Address 301 Fayetteville Street City/State/Zip Raleigh, NC 27601

Phone 919-835-4663 Email colliermarsh@parkerpoe.com

Property Information

Address 82 School Street, 201 Redford Place Drive, and 120 School Street (See attached addendum for additional information by parcel)

Wake County PIN(s) 1758988411, 1758884270, and 1758983710

Current Zoning District RL, R and PUD Requested Zoning District RM and RH

Total Acreage 88.36

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 *[Handwritten Signature]* Date 12/21/21

STATE OF NORTH CAROLINA

COUNTY OF DIH

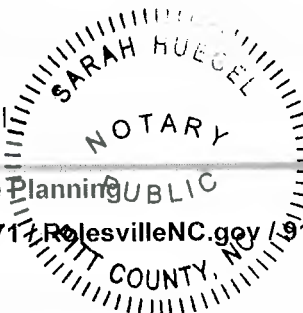
I, a Notary Public, do hereby certify that Thomas Glenn

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 21st day of December 2021.

My commission expires 12/2025

Signature *[Handwritten Signature]*

Seal



Town of Rolesville Planning

EXHIBIT A
to
School Street Rezoning Application
Property and Owner Contact Information

Wake County PIN: 1758988411

Address: 82 School Street, Rolesville, NC 27571
Current Zoning District: RL
Requested Zoning District: RM and RH
Total Acreage: 60.97 acres
Property Owner: W. Harold Parker Jr and Catherine Faye Parker
Owner Mailing Address: 149 Stonebridge Drive
City/State/Zip: New London, NC 28127
Phone: N/A
Email: N/A

Wake County PIN: 1768091558

Address: 0 School Street, Rolesville, NC 27571
Current Zoning District: RL
Requested Zoning District: RM
Total Acreage: 0.14 acres
Property Owner: W. Harold Parker Jr and Catherine Faye Parker
Owner Mailing Address: 149 Stonebridge Drive
City/State/Zip: New London, NC 28127
Phone: N/A
Email: N/A

Wake County PIN: 1758884270

Address: 201 Redford Place Drive, Rolesville, NC 27571
Current Zoning District: R and PUD
Requested Zoning District: RH
Total Acreage: 26.99 acres
Property Owner: Rolesville Development LLC
Owner Mailing Address: PO Box 30803
City/State/Zip: Greenville, NC 27833
Phone: N/A
Email: N/A

Wake County PIN: 1758983710

Address: 120 School Street, Rolesville, NC 27571
Current Zoning District: RL
Requested Zoning District: RM
Total Acreage: 0.4 acres
Property Owner: W. Harold Parker, Jr.
Owner Mailing Address: 149 Stonebridge Drive
City/State/Zip: New London, NC 28127
Phone: N/A
Email: N/A

Rezoning Justification

Parker Ridge is a proposed residential development with a combination of single family detached and single family attached (townhouse) uses. Parker Ridge will benefit the public by creating more housing choices and needed housing supply in a key location near downtown Rolesville. The request will allow for development that is consistent with nearby neighborhoods and will complement the established character of the surrounding area. Parker Ridge includes a significant amount of open space, offsetting any impacts of the development and preserving the natural features of the site. Parker Ridge is consistent with the Town of Rolesville's long range plans and will further the Town's goals outlined in the Rolesville Comprehensive Plan.

Parker Ridge is consistent with the Future Land Use Map. The subject property is designated as High Density Residential on the Future Land Use Map. (Comprehensive Plan p. 39) This category contemplates mixed use neighborhoods consisting of single family, duplex, condominium, townhouse or multifamily residential uses. (Comprehensive Plan p. 37) Parker Ridge will include the desired mixture of uses, with a combination of single family detached and single family attached uses, accompanied by substantial open space.

Parker Ridge also fulfills the following additional goals of the Comprehensive Plan:

Major Recommendation: *Create a Diversity of New Houses, but Ensure High Quality and Limited Locations for Multi-Family Units.* The Comprehensive Plan calls for more dense residential uses in limited, appropriate locations including locations closer to Main Street and areas closer to downtown. Parker Ridge is in close proximity to Main Street and Downtown. The site is a short walking distance from the many services and business currently located along Main Street and is an appropriate location for the proposed mix of residential uses.

Major Recommendation: *Celebrate Downtown.* The Comprehensive Plan seeks mixed use development, including diverse housing options, near downtown to activate the downtown core. Parker Ridge will offer a mix of residential uses in the vicinity of the downtown core, in a location walkable to existing commercial development and will help to activate the downtown core.