

Case No	
Date	

Map Amendment Application

Contact Information		
Property Owner R P DIEHL PROPERTIES LLC		
Address 1424 HUNTING RIDGE RD	City/State/Zip RALEIGH NC 27615-7024	
Phone	Email	
Developer OPTIMAL DEVELOPMENT LLC	The same of the sa	
Contact Name Robert Shaar		
Address 924 EVENING SNOW ST	City/State/Zip WAKE FOREST NC 27587-3968	
Phone 610-295-3699	Email_Shaar@myoptimalequity.com	
Property Information		
Address 414 S Main St		
Wake County PIN(s) _1758-79-7437		
Current Zoning District GI	Requested Zoning District GC	
Total Acreage 4.23		
Owner Signature		
	s true and completed. I understand that if any item is	
	the Town Board of Commissioners, that the action of the	
Board may be invalidated.	7/16/7	
Signature /	Date O C	
CTATE OF NODTH CARCUING		
STATE OF NORTH CAROLINA		
COUNTY OF UIRE		
I, a Notary Public, do hereby certify that Robert T.		
1111.	edged the due execution of the foregoing instrument. This	
the 16th	_ day of <u>February</u> 20_12 .	
My commission expires August 4, 2026	Matthew L Purdy NOTARY PUBLIC	
M 111 P 0 1	Wake County, NC	
Signature North A - V	Seal My Commission Expires August 4, 2025	



e Map Amendment Application

Metes and Bounds Description of Property	
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Wilko County, NC	
Engl My Commission Expires August 4, 2029	The Associate All and annual



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Rezoning Justification

The subject parcel is currently within the Town of Rolesville's jurisdiction and is zoned GI, General Industrial. The parcel is within the Town of Rolesville's Future Land Use Plan (2017) and designated as Industrial. However, the Future Land Use Plan generally depicts all properties around this parcel as Commercial. The map amendment application for General Commercial (GC) is requested for the establishment of a zoning district that will allow for a wide range of intensities of commercial uses to minimize potential effects of commercial activity on residential districts. The Main Street Vision Plan depicts the area in which this property is located as the Village Core. Redevelopment of this property from industrial to commercial would align with the Main Street Vision Plan by providing additional commercial uses and activities to balance the residential growth within Rolesville. Adequate public infrastructure exists in the area, and the site will be developed according to the Town of Rolesville's Land Development Ordinance, which will ensure that the proposed uses do not adversely affect adjoining uses.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1758795264	GETTY LEASING INC	292 MADISON AVE FL 9, NEW YORK NY	10017
1758792469	STORAGE MAX II LLC	417 S MÁIN ST, ROLESVILLE, NC	27571 Islandimo 9E
1758793974	DAN RYAN BUILDERS - NORTH CAROLINA LL	64 THOMAS JOHNSON DR STE 110, FREDERICK< MD	21702
1758797957	A MASTER TEAM LLC	394 FLEMING RD , YOUNGSVILLE, NC	27596
1758890677	CAROLINAZ LLC	1310 S TRYON ST STE 104, CHARLOTTE, NC	28203
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