



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

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 G1 Requested Zoning District GC

Total Acreage 4.23

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 2/16/2022

STATE OF NORTH CAROLINA

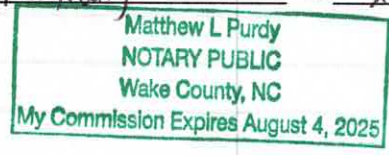
COUNTY OF Wake

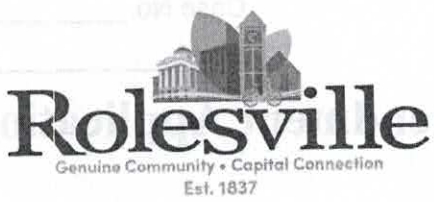
I, a Notary Public, do hereby certify that Robert J. Shaar

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 16th day of February 20 22.

My commission expires August 4, 2025.

Signature [Handwritten Signature] Seal





Map Amendment Application

Metes and Bounds Description of Property

See attached metes and bounds description.

Matthew J. Purdy Notary Public Wake County, NC My Commission Expires August 4, 2021
--

Town of Roleville Planning

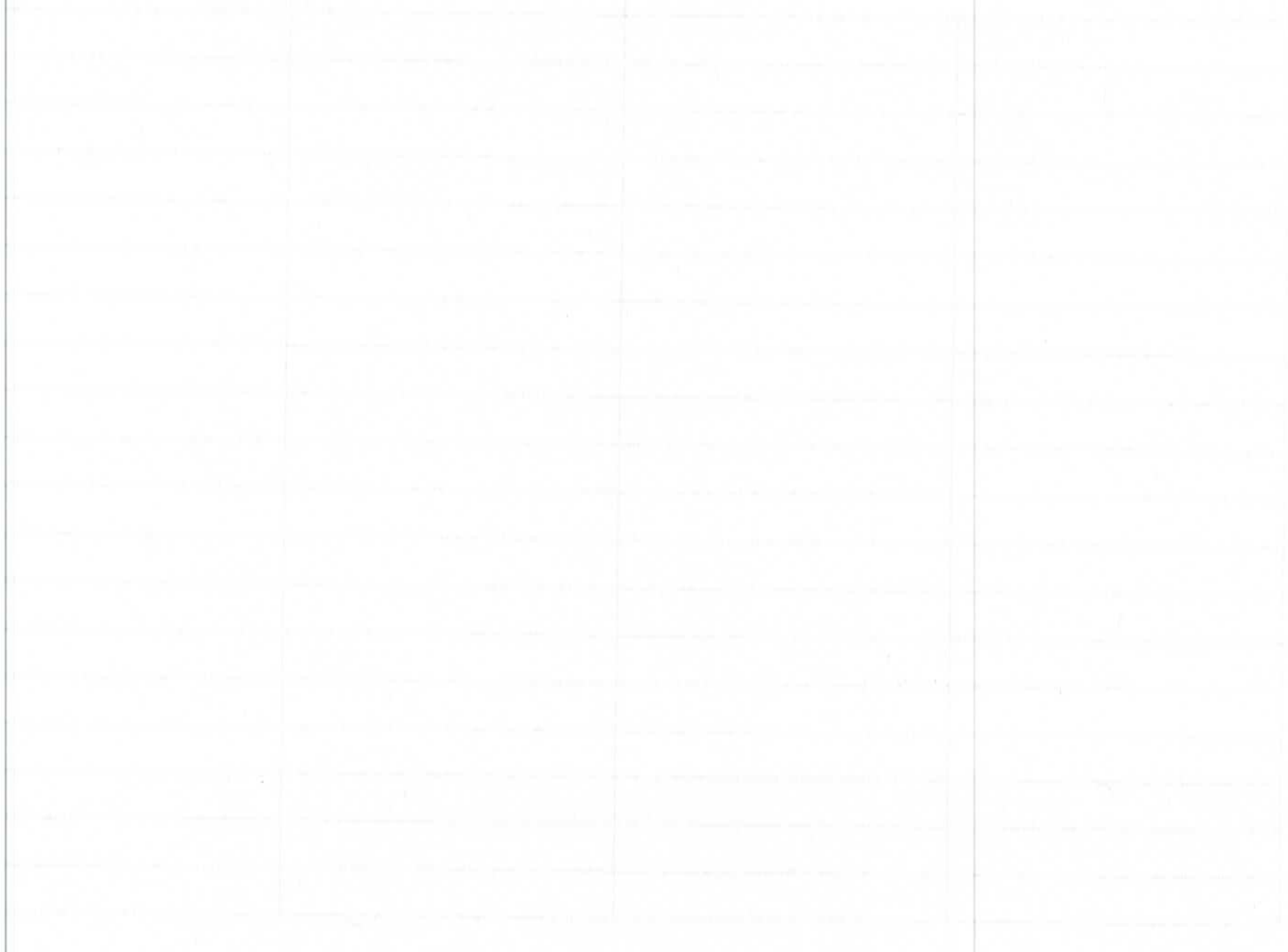
PO Box 250 / Roleville, North Carolina 27571 / RolevilleNC.gov / 919.554.6517

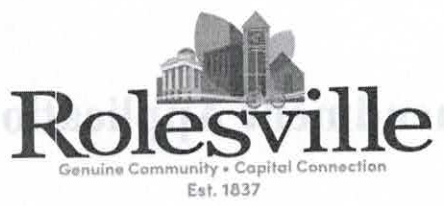


Map Amendment Application

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 MAIN ST, ROLESVILLE, NC	27571
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