

Case No. MA 22-08

Date rcvd 8-1-2022

Map Amendment Application

Contact Information

Property Owner CHEN, PING

Address 10030 GREEN LEVEL CHURCH RD STE 802 City/State/Zip CARY NC 27519-8195

Phone 919-798-0429 Email ping@thescgrp.com

Developer The CSC Group, LLC

Contact Name Ping Chen

Address 10030 GREEN LEVEL CHURCH RD STE 802 City/State/Zip CARY NC 27519-8195

Phone 919-798-0429 Email ping@thescgrp.com

Property Information

Address 4928 UNIVERSAL DR.

Wake County PIN(s) 1757277811, 1757375278, 1757375365, 1757375464, 1757375575, 1757375665, 1757375765, 1757375865, 1757375975, 1757385064, 1757384572, 1757383572, 1757386816, 1757378013, 1757378109, 1757378303, 1757377990, 17574715

Current Zoning District R-30 Requested Zoning District RM and RH

Total Acreage 93.22

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.

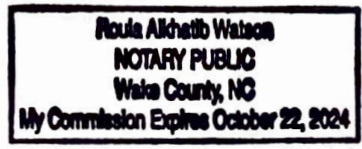
Signature [Handwritten Signature] Date 6/8/2022

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public, do hereby certify that ping chen
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 8th day of June 2022.

My commission expires 10/22/2024.

Signature [Handwritten Signature] Seal



Town of Rolesville Planning

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



Map Amendment Application

Rezoning Justification

In support of a petition to zone the subject property to Residential Medium Density (RM) and Residential High Density (RH) Zoning District, the applicant offers the following information:

The subject property is approximately 93+ acres located on both sides of Jonesville Road north of it's intersection of Mitchell Mill Road and bordered by Harris Creek. The property is currently zoned R-30 by Wake County, a rural holding district. The subject property is planned to come into the Town of Rolesville and to be developed as a part of the town. The subject property was included in the 2017 Rolesville Comprehensive Plan.

The proposed zonings are Residential Medium Density and Residential High Density. The Residential Medium Density section of the project will consist of single family residential uses in a conservation subdivision with cluster development. The Residential High Density section of the property will consist of single family attached residential uses in the form of townhomes. The proposed uses are in accordance with 3.1.A.1-3 of the Rolesville LDO Residential Districts by providing a variety of residential housing choices with varied densities, types and designs; creating neighborhoods and preserving existing character while allowing for new, compatible development; and providing for safe, appropriately located lands for residential development consistent with the Rolesville Comprehensive Plan. The Future Land Use Map designates the subject property for residential use.

The requested zoning is consistent and compatible with the Future Land Use Map and with the Rolesville 2017 Comprehensive Plan. We request your support for the proposed Zoning Map Amendment.

