



Case No. REZ-23-01

Date rcvd 01-31-23

Map Amendment Application

Contact Information

Property Owner Wake Forest Baptist Church

Address 118 E South Ave City/State/Zip Wake Forest, NC 27587

Phone 919-556-5418 Email jmas@millridgeco.com

Developer To be determined

Contact Name _____

Address _____ City/State/Zip _____

Phone _____ Email _____

Property Information

Address 0 Averette Rd

Wake County PIN(s) 1769-08-6810

Current Zoning District R&PUD Requested Zoning District NC-CZ

Total Acreage 16.78

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 Wake Forest Baptist Church by [Signature] Date 1-4-23
Trustee

STATE OF NORTH CAROLINA

COUNTY OF Wake

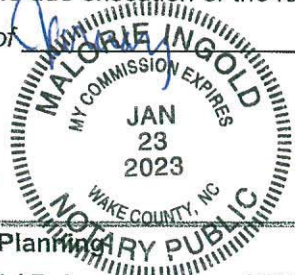
I, a Notary Public, do hereby certify that Franklin Melton

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

the 4 day of Jan 20 23

My commission expires Jan 23, 2025

Signature [Signature] Seal



Town of Rolesville Planning



Map Amendment Application

Rezoning Justification

The subject parcels are currently within the Town of Rolesville's jurisdiction and zone R&PUD. The Town of Rolesville's Future Land Use Plan calls for the parcels to be Medium Density Residential. The map amendment application for **Neighborhood Center (NC) mixed-use conditional district** is requested for development that is more suburban in nature and centered on a mixture of less intense uses that include a limited commercial component that will be small-scale, neighborhood-oriented commercial uses that are compatible with nearby residential uses. The commercial component is in keeping with the current R&PUD district.

The primary existing and proposed uses in the immediate vicinity along this corridor are residential, and thus, the map amendment will be consistent with surrounding developments and applicable adopted town plans. The development will not be in conflict with any provision of the Town of Rolesville's Land Development Ordinance (LDO). The map amendment allows uses that are compatible with existing and allowed uses on surrounding land. The development will ensure efficient development within the town, including the capacity and safety of the street network, public facilities, and other similar considerations. The development will result in a logical and orderly development pattern. The development will not result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1769094682	PRESERVE AT JONES DAIRY LLC	10534 ARNOLD PALMER DR	RALEIGH NC 27617-7775
1769085035	DAVIS, STEPHENIE MULLEN DAVIS, JOHN HUGH	1608 JONES DAIRY RD	ROLESVILLE NC 27571-8295
1769089117	BLEDSON, SONDRAD ADAMS	609 AVERETTE RD	WAKE FOREST NC 27587-8203
1769089931	MOORE, VANCE M MOORE, BARBIE J	701 AVERETTE RD	WAKE FOREST NC 27587-8205
1769099058	SHIMMEL, SCOTT	PO BOX 622	ROLESVILLE NC 27571-0622

**Legal Description for
Lot 3, Ina F. Pearce Estate**

Beginning at a point, said point being located on the western right of way of Averette Road, N 02°30'06" W 472.75' from the centerline intersection of Averette Road and Jones Dairy Road, Thence N 85°04'39" W a distance of 162.39' to an existing iron pipe; Thence N 85°14'17" W a distance of 505.12' to a new iron pipe located on the Northern right of way of Jones Dairy Road; Thence along said right of way N 55°23'54" W a distance of 84.84' to a new iron pipe; Thence leaving said right of way N 00°15'37" E a distance of 997.81' to a new iron pipe; Thence S 85°30'10" E a distance of 838.83' to a new iron pipe located on the Western right of way of Averette Road; Thence along said right of way S 05°14'28" W a distance of 229.73' to a bent existing iron pipe; Thence leaving said right of way N 85°28'45" W a distance of 250.03' to an existing iron pipe; Thence S 05°59'03" W a distance of 156.01' to an existing iron pipe; Thence S 05°58'21" W a distance of 194.95' to an existing iron pipe; Thence S 85°25'42" E a distance of 250.07' to an existing iron pipe located on the western right of way of Averette Road; Thence along said right of way S 06°00'56" W a distance of 460.56' to the point and place of Beginning Containing 731,104 square feet, 16.784 Acres as shown on a survey prepared by CMP Professional Land Surveyors, Dated May 14, 2021.