



OWNER 1

Case No. REZ-23-03

Date rcvd 3-3-23

Map Amendment Application

Contact Information

Property Owner Alan Watkins

Address 3645 Rock Farm Road City/State/Zip Wake Forest, NC 27587

Phone 919-824-6088 Email c/o: jason@ellisdevgroup.com

Developer Ellis Developments NC, LLC

Contact Name Jason Pfister, VP of Development

Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615

Phone 919-824-6088 Email jason@ellisdevgroup.com

Property Information

Address 5333 Mitchell Mill Road, Wake Forest, NC 27587 & O Mitchell Mill Road, Wake Forest, NC 27587

Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982

Current Zoning District Wake R30 Requested Zoning District NC-CD & RH-CD

Total Acreage 115.94 acres

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 Date 3/2/2023

STATE OF NORTH CAROLINA

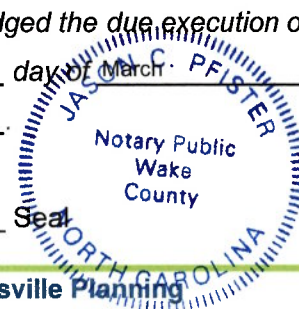
COUNTY OF Wake

I, a Notary Public, do hereby certify that Alan Watkins

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the _____ day of March, 2023.

My commission expires 1/8/2028

Signature



Town of Rolesville Planning

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



Case No. _____

Date _____

Map Amendment Application

OWNER 2

Contact Information

Property Owner Randy Watkins

Address 145 Olde Liberty Drive City/State/Zip Youngsville, NC 27596

Phone 919-824-6088 Email c/o: jason@ellisdevgroup.com

Developer Ellis Developments NC, LLC

Contact Name Jason Pfister, VP of Development

Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615

Phone 919-824-6088 Email jason@ellisdevgroup.com

Property Information

Address 5333 Mitchell Mill Road, Wake Forest, NC 27587 & O Mitchell Mill Road, Wake Forest, NC 27587

Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982

Current Zoning District Wake R30 Requested Zoning District NC-CD & RH-CD

Total Acreage 115.94 acres

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 *Randy Watkins* Date 3/2/2023

STATE OF NORTH CAROLINA

COUNTY OF Wake

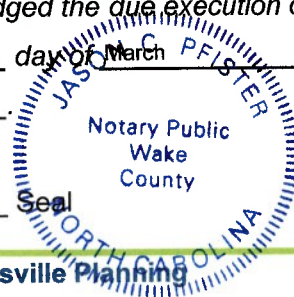
I, a Notary Public, do hereby certify that Randy Watkins

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

the _____ *day of* March *20* 23

My commission expires 1/8/2028

Signature _____



Town of Rolesville Planning



Case No. _____

Date _____

Map Amendment Application

OWNER 3

Contact Information

Property Owner Ellis Land Investment Company, LLC

Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615

Phone 919-824-6088 Email c/o: jason@ellisdevgroup.com

Developer Ellis Developments NC, LLC

Contact Name Jason Pfister, VP of Development

Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615

Phone 919-824-6088 Email jason@ellisdevgroup.com

Property Information

Address 0 Mitchell Mill Road, Wake Forest, NC 27587

Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982

Current Zoning District Wake R30 Requested Zoning District NC-CD & RH-CD

Total Acreage 115.94 acres

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 _____ Date _____

STATE OF NORTH CAROLINA

COUNTY OF Wake

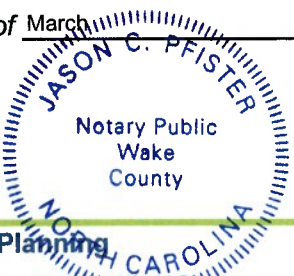
I, a Notary Public, do hereby certify that Stephen Ellis, Manager

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

the 2nd day of March 2023

My commission expires 01/08/2028

Signature _____ Seal _____



Town of Rolesville Planning

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



Case No. _____

Date _____

Map Amendment Application

OWNER 4

Contact Information

Property Owner Laura Watkins

Address 3544 Donlin Drive City/State/Zip Wake Forest, NC 27587

Phone 919-824-6088 Email c/o: jason@ellisdevgroup.com

Developer Ellis Developments NC, LLC

Contact Name Jason Pfister, VP of Development

Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615

Phone 919-824-6088 Email jason@ellisdevgroup.com

Property Information

Address 3645 Rock Farm Road, Wake Forest, NC 27587

Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982

Current Zoning District Wake R30 Requested Zoning District NC-CD & RH-CD

Total Acreage 115.94 acres

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 Date 01 Mar 2023

STATE OF NORTH CAROLINA

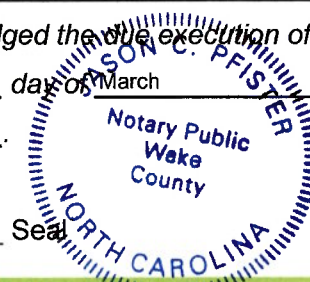
COUNTY OF Wake

I, a Notary Public, do hereby certify that Laura Watkins

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 1st day of March, 2023.

My commission expires 1/8/2028.

Signature Seal



Town of Rolesville Planning

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



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Randall Watkins

Address 3544 Donlin Drive City/State/Zip Wake Forest, NC 27587

Phone 919-824-6088 Email c/o: jason@ellisdevgroup.com

Developer Ellis Developments NC, LLC

Contact Name Jason Pfister, VP of Development

Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615

Phone 919-824-6088 Email jason@ellisdevgroup.com

Property Information

Address 3645 Rock Farm Road, Wake Forest, NC 27587

Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982

Current Zoning District Wake R30 Requested Zoning District NC-CD & RH-CD

Total Acreage 115.94 acres

Owner Signature

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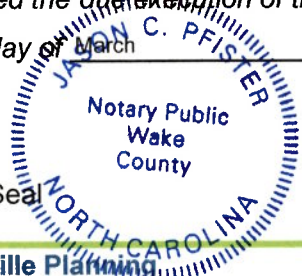
Signature Date 3/1/23

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, a Notary Public, do hereby certify that Randall Watkins
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 1st day of March, 2023.

My commission expires 1/8/2028.

Signature Seal



Town of Rolesville Planning

Statement of Justification

The proposed rezoning of the parcels described above is made in careful consideration of the Rolesville Comprehensive Plan 2017. The Future Land Use Map designates these parcels as Medium Density Residential, and we believe that a combination of the Mixed Use Neighborhood Center Conditional District and Residential High Density Conditional District would allow for the best variety of housing types to meet this objective while integrating seamlessly with the surrounding community. The proposed community includes a mix of housing types (single-family detached homes and townhomes) and is within the density levels recommended by the Comprehensive Plan.

Mixed-use neighborhoods such as the one proposed herein are routinely applauded for their connectivity and walkability and the multiple housing types appeal to various income levels while still maintaining the appeal and quality of the neighborhood. The proposed rezoning is in accordance with the Comprehensive Plan and reasonable and in the public interest. We request your support for the proposed zoning.