

Case No. REZ-23-03 Date <u>rcvd 3-3-23</u>

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 Mitc	hell Mill Road, Wake Forest, NC 27587
Wake County PIN(s) 175750520, 1757758529, 1757761273, 17	757778982
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 t	he Town Board of Commissioners, that the action of the
Board may be invalidated.	
Signature Wanker	Date 3/2/2023
	7 /
STATE OF NORTH CAROLINA	
COUNTY OF Wake	
I, a Notary Public, do hereby certify that Alan Watkins	
personally appeared before me this day and acknowled	dged the dูนูคู _เ คุxคูcution of the foregoing instrument. This
the	day of March Pring 2023
My commission expires 1/8/2028	Notan C. R.
	Notary Public Wake
Signature	Notary Public Wake County
Town of Pole	THE PLANT OF THE PARTY OF THE P
/ Town of Role	Sville Flaning William



Case No	
Date	

OWNER 2		
Contact Information		
Property Owner Randy Watkins		
Address 145 Olde Liberty Drive	_ City/State/Zip Youngsville, NC 27596	3
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 Mil	tchell Mill Road, Wake Forest, NC 27587	
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Current Zoning District Wake R30	Requested Zoning District NC-C	D & RH-CD
Total Acreage 115.94 acres	_	
Owner Signature		
I hereby certify that the information contained herein is	s true and completed. I understand	d that if any item is
found to be otherwise after evidentiary hearing before	the Town Board of Commissioner	s, that the action of the
Board may be invalidated.		-1-1
Signature Ray Walk		Date <u>3/2/2023</u>
STATE OF NORTH CAROLINA		
COUNTY OF Wake		
I, a Notary Public, do hereby certify that Randy Watkins		
personally appeared before me this day and acknowled	edged the due execution of the for	egoing instrument. Thi
the	_ dawor March PF/5/1/1	2023
My commission expires 1/8/2028	Notary Public Wake County	
Signature	County	

Rolesville
Est. 1837

Case No	
Date	

OWNER 3

est. 1037 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, 17	757778982
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 !	be Pown 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, Mar	nager
personally appeared before me this day and acknowled	dged the due execution of the foregoing instrument. This
the 2nd	day of Marchille 2023
My commission expires 01/08/2028 Signature	Notary Public Wake Seal County

Town of Rolesville Planning CAROLLING PO Box 250 / Rolesville, North Carolina 27571 / Rolesville, No. 900 / 919.554.6517



Case I	No	
Date		

OWNER 4

OWIN	LIC 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, 1757761	273, 1757778982
Current Zoning District Wake R30	Requested Zoning District NC-CD & RH-CD
Total Acreage 115.94 acres	
	ein is true and completed. I understand that if any item is
•	efore the Town Board of Commissioners, that the action of the
Signature Signature	Date Ol Mar 2023
STATE OF NORTH CAROLINA COUNTY OF Wake I, a Notary Public, do hereby certify that Laura Watk	vins
	nowledged the vive execution of the foregoing instrument. This
the ISF	double March 2023
My commission expires 1/8/2028 Signature	Motary Public County Seating A CAROLIMATING THE CAROLIMA
//	- reserve residents

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



Case No	
Date	

Genuine Community • Capital Conne
Contact Information
Proporty Owner Randall Watkin

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	
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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 to be attention after suidention, begins before	
	e the Town Board of Commissioners, that the action of the
Board may be invalidated.	Date 3/1/23
Signature	Date
STATE OF NORTH CAROLINA	
COUNTY OF Wake	
I, a Notary Public, do hereby certify that Randall Watkins	5
personally appeared before me this day and acknowle	edged the due execution of the foregoing instrument. This
the	day of Warch C. Prinning 2023
My commission expires 1/8/2028	— day of March C. PEIGHT 2023 Notary Public Wake County Seal To Seal
Signature	_ Seal O
Town of Ro	legyille Plattning

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



Metes and Bounds Description of Property		
Will be completed upon completion of survey		



Rezoning Justification See attached



Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1757758529	Ellis Land Investment Company, LLC	6801 Falls of Neuse Road, Suite 108, Raleigh, NC	27615
1757761273	Randall and Laura Watkins	3544 Donlin Drive, Wake Forest, NC	27587
1757750520	Alan and Randy Watkins	3609 Rock Farm Road, Wake Forest, NC	27587
1757778982	Alan and Randy Watkins	3609 Rock Farm Road, Wake Forest, NC	27587
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Particular statements and the statement of the statement			

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.