



Map Amendment Application

Contact Information

Property Owner OPTIMAL DEVELOPMENT LLC
Address 924 EVENING SNOW ST City/State/Zip WAKE FOREST NC 27587-3968
Phone 610-295-3699 Email Shaar@myoptimalequity.com

Developer Same
Contact Name _____
Address _____ City/State/Zip _____
Phone _____ Email _____

Property Information

Address 1216 Rolesville Rd
Wake County PIN(s) 1768-33-7689
Current Zoning District RL Requested Zoning District NC CZ
Total Acreage 11.78

Owner Signature

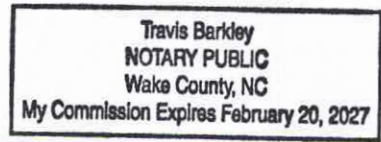
I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature [Handwritten Signature] Date 2/28/2023

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, a Notary Public, do hereby certify that ROBERT SHAAAR
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 28th day of FEBRUARY 2023
My commission expires FEB 20, 2027

Signature [Handwritten Signature] Seal





Map Amendment Application

Rezoning Justification

The subject parcel is currently within the Town of Rolesville's jurisdiction and is zoned RL, Residential Low Density. The parcel is within the Town of Rolesville's Future Land Use Plan (2017) and designated as Mixed Use Neighborhood. The map amendment application for Neighborhood Center Mixed-Use (NC) is requested for the establishment of a zoning district that will allow for development that is suburban in nature with a limited commercial component that will be compatible with nearby residential and other uses. The Point development proposes to bring a mix of residential uses immediately adjacent to the subject property, and Rolesville High School is across Rolesville Road from the property to the northeast. Thus, the map amendment will be in harmony with surrounding developments and the Future Land Use Plan. 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.

