

Case No. _____

Date _____



Map Amendment Application

Contact Information

Property Owner Betty R. Gunz

Address 1409 Maryland Ave. City/State/Zip Charlotte, NC 28209

Phone 919-272-0626 Email _____

Developer BRD Land and Investment

Contact Name Michael Fleming

Address 234 Kingsley Park Dr. Suite 110 City/State/Zip Fort Mill, SC 29715

Phone 919-346-6014 Email michaelfleming@brdland.com

Property Information

Address 1224 Rolesville Rd., Rolesville NC

Wake County PIN(s) 1768-32-8863 (a portion of)

Current Zoning District RL Requested Zoning District RH (Residential High Density) CU

Total Acreage 16.745 GC (General Commercial) CU

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 *Betty R. Gunz* Date 9-3-24

STATE OF NORTH CAROLINA

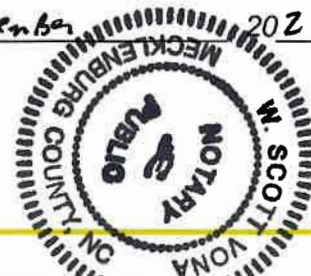
COUNTY OF Mecklenburg

I, a Notary Public, do hereby certify that BETTY R. GUNZ

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 3rd day of September, 2024.

My commission expires August 08, 2029.

Signature *[Signature]* Seal



Town of Rolesville Planning



Map Amendment Application

Rezoning Justification

The Property owners are requesting a map amendment to rezone this property to the Residential High Conditional Use and General Commercial in order to encourage an age-restricted development for residents over the age of 55. Most older homeowners, and those who are retired, do not wish to continue to do yard work, due to inclination or physical limitations. The lot sizes that are proposed are in keeping with those preferences. The lot sizes that are proposed range from 40' wide to 60' conventional town homes are also proposed, which widens the variety of housing types. Even though the Homeowners' Association will maintain all exterior spaces, the prospective owners traditionally prefer small lots. This makes the housing more affordable and approachable for older residents. Rolesville currently does not have an age restricted community and this development will fill that gap for its citizens. Two areas of General Commercial are also proposed. These are intended to provide neighborhood service types of uses. One Commercial tract is approximately three acres and is located at the intersection of Fowler Road extension and Rolesville Road. The second tract of about 4 acres is located along Fowler Road at the intersection with a collector road connecting north to the Point. These small acreages will not be large enough for a traditional shopping center ; the intent is to provide services for the residents.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1768-32-8863	Betty R. Gunz	1409 Maryland Ave	
		Charlotte, NC	28209

PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

MAP AMENDMENT REQUEST

REZ-24-01

PINS 1758-92-8330 (portion of), 1768-23-6815 AND 1768-32-8863 (portion of)

- February 1, 2024
- Amended April 11, 2024
- Amended June 26, 2024
- Amended July 15, 2024
- Amended August 22, 2024
- Amended August 28, 2024
- Amended August 30, 2024

1. The subject property shall be developed generally in accordance with the Concept Site Plan/Zoning Exhibit incorporated herein as if fully set out.
2. No townhouse structure shall contain more than six units.
3. Construction of the on-site amenities shall be completed when the 400th building permit is issued.
4. This will be an age-restricted development for residents age 55 and older. Age restrictions will be enforced by deed restrictions according to standards set by Fair Housing regulations per the US Department of Housing and Urban Development.
5. No more than 505 units will be permitted for the development.
6. General Commercial District to prohibit the following uses: Tattoo Establishment, Vape and Tobacco Store and Vehicle Rental and Sales.