



Board of Commissioners

Work Session

October 22, 2024

6:00 p.m.

AGENDA

1. Call to Order
2. Consideration of Agenda
3. New Business
 - a. Consideration of Memo Expansion of Reimbursement Policy
 - b. Continued Legislative Hearing: REZ 24-01 / ANX-24-02 Merritt Property
4. Rolesville Downtown Development Association Report
5. Affordable Housing Development RFP – 4950 Burlington Mills Rd.
6. Main Street Project Update
7. Adjourn



M E M O R A N D U M

TO: Mayor and Town Commissioners
FROM: David J. Neill
DATE: October 17, 2024
RE: **CONSIDERATION OF ADOPTION OF TOWN POLICY TO PROVIDE REIMBURSEMENT FOR THE OVERSIZING OF THOROUGHFARE RIGHTS OF WAY**

Background.

In October of 2020, the Town adopted an ordinance to reimburse certain expenses for the construction of off-site public infrastructure, including roadway and intersection improvements made by private parties.

To date, this ordinance has been used three (3) times to provide transportation fee credit reimbursement to land developers for their construction of off-site road improvements that would otherwise be beyond what their subdivisions would be required to provide pursuant to the Town Code and Land Development Ordinance.

Policy Amendment Consideration.

The Town has been asked to expand the eligibility for reimbursement to include on-site major thoroughfares mandated by the “Rolesville Moves: Community Transportation Plan.” This reimbursement would be for those expanses that exceed what would otherwise be needed to support the use and development of the property or proposed project.

Next Steps:

This policy matter is before the Board for discussion and possible action.

In the event the Board were to adopt such a policy, the policy could be effective immediately. Staff would subsequently memorialize the policy in a policy document that would appear for ratification on a future consent agenda.

Possible Motion:

- **“I move adoption of a new Town policy to provide reimbursement from transportation fee credits under Code Chapter 52 for all required oversizing of new 4-lane thoroughfares as shown on the Rolesville Community Transportation Plan. This policy would be effective immediately.”**



Memo

To: Town of Rolesville Mayor Currin and Board of Commissioners
From: Meredith Gruber, Planning Director and Michele Raby, Planner II
Date: October 17, 2024
Re: Rezoning REZ-24-01 & Voluntary Annexation Petition ANX-24-02 – Merritt Property (0 Louisburg Road, 1224 Rolesville Road, 6200 Emily Lane)

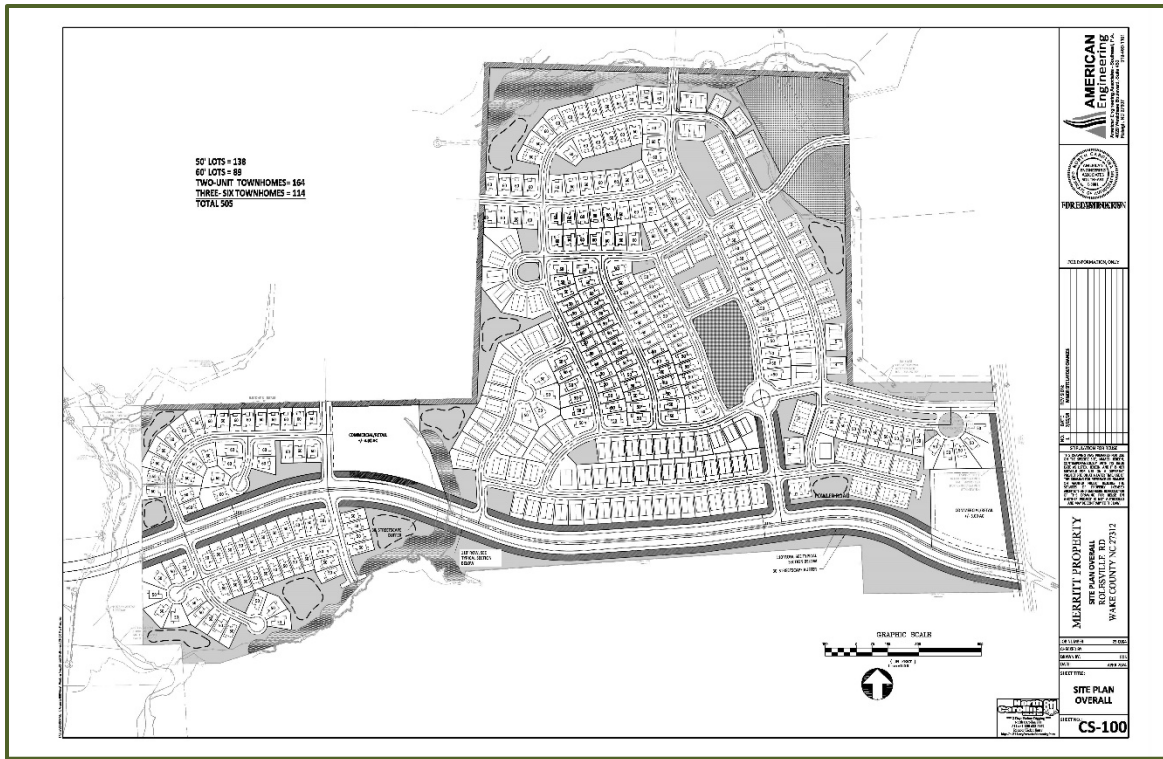
The legislative hearing for REZ-24-01 and ANX-24-02 – Merritt Property – was held on September 17, 2024 and continued to October 22, 2024. The following items were to be addressed by the applicant:

- Respond to questions and concerns about the tree line and general safety at Lake Serenity (Applicant will respond at the meeting.)
- Show the park land area at the northeastern corner of the subject property (Applicant has provided a park concept plan; it is included as an attachment.)
- Show any greenways and sidepaths on the Concept Site Plan. (Applicant has not yet provided an updated Concept Site Plan. Sidepaths are required to be included at the next development review step, Preliminary Subdivision Plat.)

Background

Rezoning – REZ-24-01

The Town of Rolesville Planning Department received a Rezoning application in January 2024 for properties located at 6200 Emily Lane (PIN 1768236815) and a portion of 1224 Rolesville Road (PIN 1768328863), as well as a portion of an unaddressed property on Louisburg Road (PIN 178928330), totaling approximately 150 acres. The rezoning request is to change the zoning from Residential Low (RL) to Residential High as a Conditional Zoning District (RH-CZ) and a smaller portion, about 9 of the 150 acres, to General Commercial as a Conditional Zoning District (GC-CZ). The application includes a Concept Site Plan and proposed Conditions of Approval. See proposed Ordinance 2024-O-10.



Merritt Property Concept Site Plan

The proposed Conditions of Approval are included as an attachment. As per LDO Section 3.3.B.2., Conditions and site-specific standards imposed in a conditional district shall be standards above and beyond the requirements of this LDO; conditions shall not lesser the standards in this LDO. Conditions shall be limited to those that address the conformance of the development and use of the site to the Rolesville Comprehensive Plan or the impacts reasonably expected to be generated by the development or use of the site.

The proposed Conditions of Approval address the following topics:

- Maximum of 505 residential units;
- Age restriction (55 and over) will be enforced by deed restriction;
- Timing of construction of amenities;
- General Commercial District prohibited uses: Tattoo Establishment, Vape and Tobacco Store, and Vehicle, Rental and Sales.

Voluntary Annexation Petition – ANX-24-02

A contiguous, voluntary annexation petition has been submitted, reviewed, and processed simultaneously with this Rezoning request; the petition and proposed Ordinance 2024-O-09 are attached. On August 6, 2024, the Town Board called for the Town Clerk to investigate the sufficiency of the Petition in meeting G.S. 160A-31, and called for a date-certain Legislative hearing to occur on September 17, 2024.

Applicant Justification

The Applicant provided a brief statement noting the desire to create a neighborhood for residents aged 55 and over; it is included with the application.

Neighborhood Meetings

The Applicant conducted a neighborhood meeting for this Rezoning request on July 10, 2024; information is included as an attachment.

Comprehensive Plan

Land Use

The 2017 Comprehensive Plan's Future Land Use Map designates one of the subject properties (98 acres) as Mixed-Use Neighborhood, and the other two properties (50 acres) as Business Park.

- Per the Plan, Mixed Use Neighborhood is defined as *Neighborhoods with a mix of uses that offer residents the ability to live, shop, work and play, in one community. The design and scale of the development encourages active living through a comprehensive and interconnected network of walkable streets that often support multiple modes of transportation.*
- Business Park is defined as *Areas which provide employment opportunities varying from office, business services, or manufacturing and production. These include warehousing, light manufacturing, medical or scientific research, and assembly operations. They are commonly found near major corridors (i.e. highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage properties.*

Community Transportation Plan

The Town of Rolesville's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections.

Thoroughfare Recommendations

- Rolesville Road. 2-lane section with 2-way left turn lane, curb & gutter, bike lanes, and sidewalks.
- Fowler Road Extension. New 4-lane divided section with curb & gutter, bike lanes, and sidewalks.

Collector Recommendations

- North/South Collector Connection. A future collector road is shown running North/South through the unaddressed property on Louisburg Road.

Intersection Recommendations

- Fowler Road Extension at Rolesville Road. A new intersection is planned at Rolesville Road when the Fowler Road Extension is constructed.

Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian routes are shown in the following locations:

- Sidepaths are planned on Rolesville Road and the Fowler Road Extension.
- Bike Lanes are planned on Rolesville Road, the Fowler Road Extension, and the North/South Collector Connection through the unaddressed property on Louisburg Road.

Consistency

The Applicant’s rezoning request is consistent with the Town of Rolesville’s Comprehensive Plan for the following reasons:

- The proposed single family detached and attached housing types fit within the Mixed Use Neighborhood land use description as the residential component.
- The proposed vehicular circulation network will enhance or establish Thoroughfare and Collector connections, respectively, as recommended by the Town’s Community Transportation Plan.
- The required sidepaths will establish pedestrian connections as recommended by Rolesville’s Greenway Plan.

The Applicant’s rezoning request is not consistent with the Town of Rolesville’s Comprehensive Plan for the following reasons:

- The proposed single family detached and attached housing types do not fit within the Business Park Future Land Use Designation. In addition, in 2022 the Commercial Growth Feasibility Study was completed. It included market analysis, site analysis, a conceptual master plan, and an action plan to diversify Rolesville’s tax base with nonresidential development along the future Fowler Road extension.

Traffic Impact Analysis

The consulting firm, Stantec, has prepared the Traffic Impact Analysis (TIA) for the Merritt Property rezoning application. The TIA notes a total of 4,744 total daily trips for the proposed Senior Adult and Retail uses. The traffic study also defines specific improvements for the US 401 Bypass at Young Street, Rolesville Road at the Merritt Property driveway, and Rolesville Road at Fowler Road. Please see the attached draft TIA report.

As per Land Development Ordinance (LDO) Section 9.2.5.B. Connectivity, streets shall be interconnected and connect with adjacent streets external to the subdivision to provide multiple routes for pedestrian and vehicle trips. Implementation of any access points or associated improvements recommended by a Traffic Impact Analysis (TIA) are required.

Development Review

The Technical Review Committee (TRC) reviewed three versions of this Rezoning application, with all comments pertinent to the consideration of the general development plan being resolved. Note that this does not mean that all LDO subdivision and/or site development regulations have been demonstrated, as the attached Concept Site Plan is only a conceptual plan, and not an engineered and dimensioned layout.

Planning Board Recommendation

On August 26, 2024, the Planning Board met to review and provide a recommendation on the Rezoning application. Following presentations by Staff and the Applicant, Board members asked about the permitted commercial uses, if the entire community is age-restricted, and voiced concerns about water runoff and traffic.

The Planning Board recommended approval with a vote of 4 – 1 (4 ayes, 1 nay, 1 recusal, and 1 absent).

Staff Analysis / Recommendation

As noted in the Comprehensive Plan section of this report, the Merritt Property rezoning application demonstrates consistency and some inconsistency with Rolesville’s Comprehensive Plan. In addition, there are two other items to consider:

- As work on the Affordable Housing Plan is near completion, and as our Town is getting started on the Comprehensive Plan update, the need for different housing types for different people, such as those over age 55, is becoming more and more prevalent.
- In addition, the rezoning application aligns with the Town of Rolesville’s Strategic Plan Objective 3.5 - *Encourage long-range planning to address growth concerns related to the watershed, diverse housing, traffic, and the environment.* The provision of age restricted housing adds to development opportunities for diverse housing needs.

Staff recommends approval of REZ-24-01 – Merritt Property.

Consistency and Reasonableness

As per the Comprehensive Plan section of this report, rezoning application REZ-24-01 is generally consistent with Rolesville’s adopted plans and policies and is therefore reasonable.

Proposed Motion

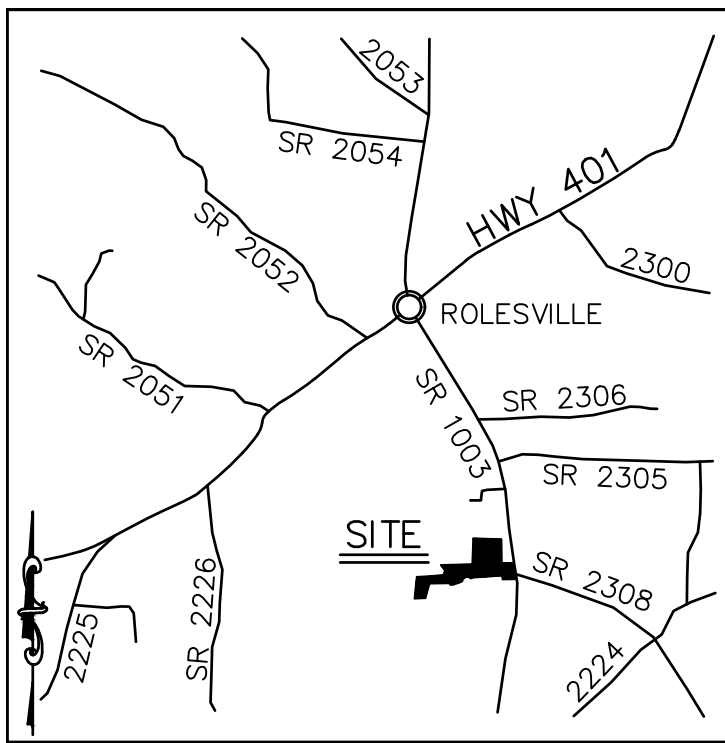
1. Motion to (approve or deny) rezoning **REZ-24-01 – Merritt Property** (0 Louisburg Road (portion of) PIN 1758928330, 1224 Rolesville Road (portion of) PIN 1768328863 and 6200 Emily Lane PIN 1768236815).
2. (Following Approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for **REZ-24-01**.
3. Motion to (approve or deny) the Voluntary Annexation Petition received under G.S. 160A-31 for **ANX-24-02 – Merritt Property** (0 Louisburg Road (portion of) PIN 1758928330, 1224 Rolesville Road (portion of) PIN 1768328863 and 6200 Emily Lane PIN 1768236815).

Or

4. Motion to continue the Legislative Hearing and/or further consideration for **REZ-24-01** and **ANX-24-02** to a future date-certain Town Board of Commissioners’ meeting.

Attachments

1	Rezoning Map
2	Map Amendment (Rezoning) Application
3	Concept Site Plan
4	Park Concept Plan
5	Conditions of Approval
6	Applicant Neighborhood Meeting Package
7	Traffic Impact Analysis
8	Rezoning Map Amendment Ordinance 2024-O-10
9	Voluntary Annexation Petition Attachments to Ordinance 2024-O-09
10	Voluntary Annexation Petition Ordinance 2024-O-09



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- GP - GAS POST

NOTES:

- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- CONCRETE
- BUFFER
- FLOOD HAZARD SOILS

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

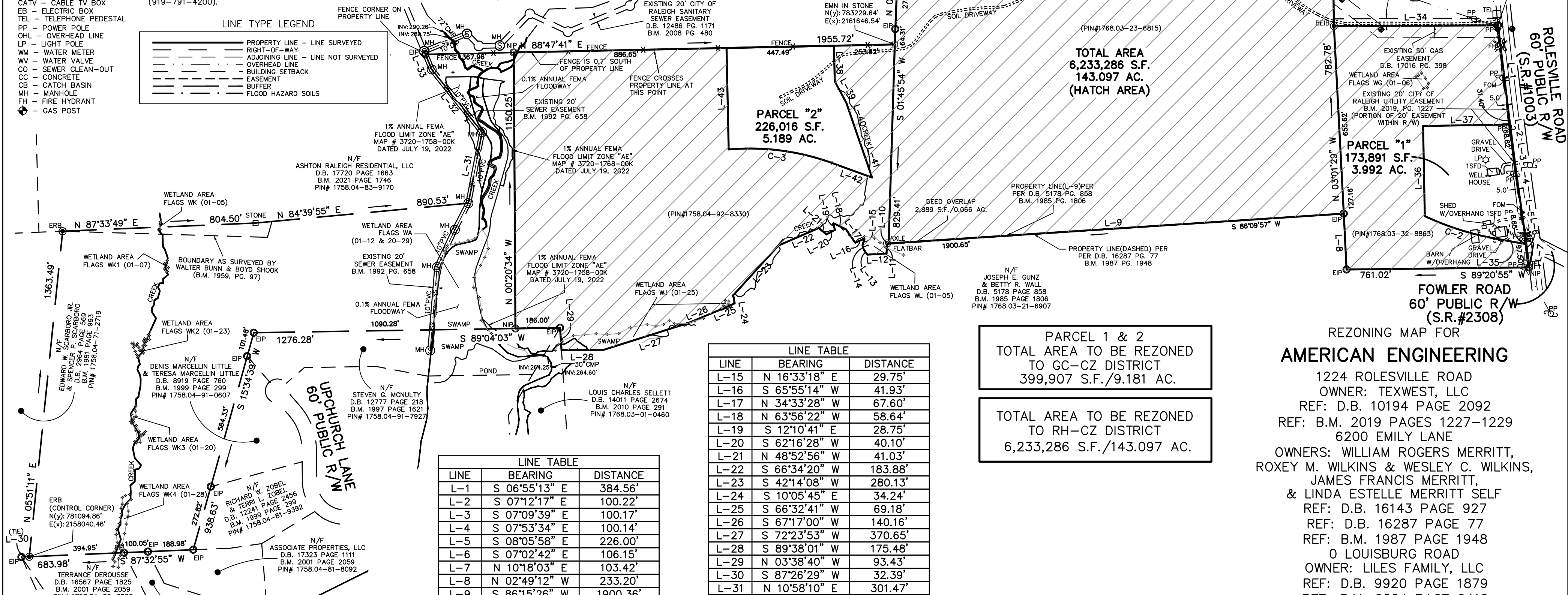
THIS 7TH DAY OF JULY A.D. 2024.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSE OF THIS SUBSECTION, AN "EXISTING PARCEL OR EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-3794

ASHTON RALEIGH RESIDENTIAL, LLC
D.B. 17720 PAGE 1663
B.M. 2021 PAGE 1746
PIN# 1768.03-13-1851



LINE TABLE

LINE	BEARING	DISTANCE
L-15	N 16°33'18" E	29.75'
L-16	S 65°55'14" W	41.93'
L-17	N 34°33'28" W	67.60'
L-18	N 63°56'22" W	58.64'
L-19	S 12°10'41" E	28.75'
L-20	S 62°16'28" W	40.10'
L-21	N 48°52'56" W	41.03'
L-22	S 66°34'20" W	183.88'
L-23	S 42°14'08" W	280.13'
L-24	S 10°05'45" E	34.24'
L-25	S 66°32'41" W	69.18'
L-26	S 67°17'00" W	140.16'
L-27	S 72°23'53" W	370.65'
L-28	S 89°38'01" W	175.48'
L-29	N 03°38'40" W	93.43'
L-30	S 87°26'29" W	32.39'
L-31	N 10°58'10" E	301.47'
L-32	N 38°48'12" W	335.62'
L-33	N 22°18'41" W	67.82'
L-34	N 89°45'22" E	683.75'
L-35	N 79°37'37" W	135.63'
L-36	N 01°06'16" W	375.37'
L-37	N 88°57'26" E	362.56'
L-38	S 01°20'06" E	148.30'
L-39	S 28°18'53" E	102.59'
L-40	S 18°49'20" E	123.07'
L-41	S 19°04'12" E	205.39'
L-42	N 70°05'04" W	178.90'
L-43	N 01°12'43" W	423.04'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 06°55'13" E	384.56'
L-2	S 07°12'17" E	100.22'
L-3	S 07°09'39" E	100.17'
L-4	S 07°53'34" E	100.14'
L-5	S 08°05'58" E	226.00'
L-6	S 07°02'42" E	106.15'
L-7	N 10°18'03" E	103.42'
L-8	N 02°49'12" W	233.20'
L-9	S 86°15'26" W	1900.36'
L-10	S 86°15'26" W	6.75'
L-11	S 02°38'01" W	41.66'
L-12	S 86°36'19" W	80.15'
L-13	N 35°30'42" W	25.71'
L-14	N 18°40'09" W	18.02'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	405.68'	1180.00'	403.68'	N 69°46'41" W
C-2	305.00'	1180.00'	304.15'	N 72°13'20" W
C-3	436.24'	1000.00'	432.79'	N 82°34'55" W

PARCEL 1 & 2
TOTAL AREA TO BE REZONED
TO GC-CZ DISTRICT
399,907 S.F./9.181 AC.

TOTAL AREA TO BE REZONED
TO RH-CZ DISTRICT
6,233,286 S.F./143.097 AC.

REZONING MAP FOR
AMERICAN ENGINEERING
1224 ROLESVILLE ROAD
OWNER: TEXWEST, LLC
REF: D.B. 10194 PAGE 2092
REF: B.M. 2019 PAGES 1227-1229
6200 EMILY LANE
OWNERS: WILLIAM ROGERS MERRITT,
ROXEY M. WILKINS & WESLEY C. WILKINS,
JAMES FRANCIS MERRITT,
& LINDA ESTELLE MERRITT SELF
REF: D.B. 16143 PAGE 927
REF: D.B. 16287 PAGE 77
REF: B.M. 1987 PAGE 1948
0 LOUISBURG ROAD
OWNER: LILES FAMILY, LLC
REF: D.B. 9920 PAGE 1879
REF: B.M. 2004 PAGE 2412
TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=300'

DECEMBER 28, 2023
REVISED SEPTEMBER 11, 2024
ZONED RL
PIN #1768.03-32-8863
PIN #1768.03-23-6815
PIN #1758.04-92-8330



PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148



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

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 819.554.6517



Map Amendment Application

Metes and Bounds Description of Property

Please see attached deed

A series of horizontal lines for writing the metes and bounds description.



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.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

NORTH ANNEXATION LINE AREA :
(AREA BEING ANNEXED)

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73', SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE BEING THE COMMON FRONT CORNER OF PARCEL PIN# 1768.03-33-7689 AND SUBJECT PARCEL; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 06°55'13"E A DISTANCE OF 384.56' TO A POINT; THENCE S 07°12'17"E A DISTANCE OF 100.22' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 405.68', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 69°46'41"W, WITH A CHORD LENGTH OF 403.68'; TO A POINT; THENCE N 59°55'45"W A DISTANCE OF 7.64' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 264.63', WITH A RADIUS OF 700.00', WITH A CHORD BEARING OF N 70°45'33"W, WITH A CHORD LENGTH OF 263.06', TO A POINT; THENCE N 03°01'29"W A DISTANCE OF 655.62' TO A BENT EXISTING IRON BAR; THENCE N 89°45'22"E A DISTANCE OF 683.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 566,105 SQUARE FEET, 12.996 ACRES.

WAKE COUNTY, NC 883
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/13/2003 AT 15:57:04

BOOK:010194 PAGE:02092 - 02096

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 9105864 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: William Rogers, c/o TexWest, LLC, 200 Crescent Court, Ste. 1040, Dallas, TX 75201

This instrument was prepared by: Jos. E. Wall, Attorney at Law, PO Box 10669, Raleigh, NC 27605

Brief description for the Index: 3-B and Rogers Homeplace, BoM 1985, Page 1807.

THIS DEED made this 5th day of June, 2003, by and between

GRANTOR	GRANTEE
WILLIAM L. ROGERS (unmarried) (one-half undivided interest)	TexWest, LLC (a Texas Limited Liability Company) 200 Crescent Court, Suite 1040 Dallas, Texas 75201

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple a one-half undivided interest in that certain lot or parcel of land situated in the City of Wake Forest Township, Wake County, North Carolina and more particularly described as follows: Exhibit A to Warranty Deed is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9586 page 1839.

A map showing the above described property is recorded in Plat Book 1985 page 1807.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. a one-half undivided interest in

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: rights of way, easements, restrictions of record, and ad valorem taxes for 2003.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) William L. Rogers (SEAL)

By: _____
 Title: _____

By: _____ (SEAL)
 Title: _____

By: _____ (SEAL)
 Title: _____

State of North Carolina - County of WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that William L. Rogers personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11 day of June, 2003.

My Commission Expires: Aug 8, 2003 Valentina Ashley Lewis
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____
Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

 Register of Deeds for _____ County
 By: _____ Deputy/Assistant - Register of Deeds

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 11 June 2003, before me, Valentina A. Agius, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared William L. Rogers
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Valentina A. Agius
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

EXHIBIT A TO WARRANTY DEED

A ONE-HALF UNDIVIDED INTEREST IN THE FOLLOWING PROPERTIES:

PARCEL #1: BEING all of that 3.732 acre tract identified as Tract 3-B according to the survey map dated November, 1985, entitled "Retracement of Boundaries of the W.W. Rogers Division & I.N. Rogers Division" by Ronald W. Mercer, R.S.L., recorded in Book of maps 1985 at Page 1807, Wake County Registry.

Note: "Rogers" is misspelled as "Rodgers" at various places on the survey map recorded in Book of Maps 1985 at Page 1807, Wake Co. Registry.

PARCEL #2: BEGINNING at a point in the center of S.R. 1003 (also known as Old Smithfield Road) the northeast corner of tract no. 3 in the division of the W.W. Rogers land as surveyed and divided on December 1, 1926 by Pittman Stell, County Surveyor as shown on a plat recorded in Book of Maps 1926, Page 21 in the Office of the Register of Deeds, Wake County, North Carolina said point being witnessed by a utility pole on the west side of said road at the junction of a path or cart road, runs thence South $0^{\circ} 50'$ East 1016.85 to a point in the center of said road said point being witnessed by an iron pipe stake on West side of said road thence North $83^{\circ} 46'$ West 813.5 feet to an iron pipe stake thence North $3^{\circ} 45'$ East 1016.85 feet to an iron pipe stake, thence South $83^{\circ} 15'$ East along a path 731 feet to the beginning and containing 18.02 acres. Being according to a map of tract for Billie E. Rogers surveyed by T.M. Arrington, Jr., R.L.S. #L 315, dated May 29, 1978. Being further described as the northern most portion of tract no. 3 in the division of the W.W. Rogers land as surveyed and divided on December 1, 1926 by Pittman Stell, County Surveyor, as appears by plat recorded in Book of Maps 1926, Page 21 in the Office of the Register of Deeds of Wake County, North Carolina. Said parcel being part of the land devised by item 5 of the will of L.S. Rogers dated the 11th day of September 1962, recorded in Will Book 5 at Page 36 in the Office of the Clerk of the Superior Court of Wake County, North Carolina.

Parcel #2 is identified on the survey map recorded in Book of Maps 1985 at Page 1807, Wake County Registry, as containing 16.751 acres excluding the right-of-way of S.R. 1003, and as being the "Rodgers Homestead".

Laura M Riddick
Register of Deeds
Wake County, NC



Book : 010194 Page : 02092 - 02096

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

North Carolina - Wake County

The foregoing certificate ___ of Valentina Ashley Agius

Notary(ies) Public is (are) certified to be correct. This instrument
and this certificate are duly registered at the date and time and in the book and
page shown on the first page hereof.

Laura M. Riddick, Register of Deeds
By: George W. Rabin
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
5 New Time Stamp
of Pages



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

	Authorization by Property Owner(s)	
--	------------------------------------	--

I, Betty R. Gunz
(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 1224 Rolesville Rd
(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application
 (Type and Case # P.N. 1768-32-8863).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Betty Rogers Kenny Date: 1-26-24

Applicant/Agent/Contact persons:	
Print:	Signature:
Hugh J. Gilleece American Engineering	



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner James and Sue Merritt
 Address 3523 Violet Ct City/State/Zip Wilmington, NC 28409
 Phone 910-262-3679 Email jmerritt@ec/rr/cp,

Developer BRD Land and Investment
 Contact Name Michael Fleming
 Address 721 Hydrangea Field Ct. City/State/Zip Wake Forest, NC 27587
 Phone 919-346-6014 Email m.fleming@trianglelandgrp.com
michaelfleming

Property Information

Address 6200 Emily La Wake Forest, NC
 Wake County PIN(s) 1768-23-6815
 Current Zoning District RL Requested Zoning District RH (Residential High Density) CU
 Total Acreage 98.166 Please see attached conditions

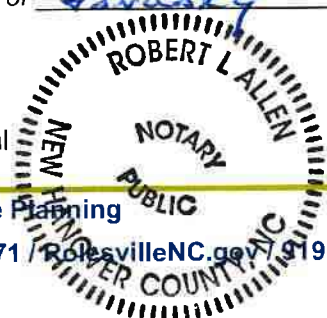
Owner Signature

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.

BOTH Signature James F. Merritt Sue Wall Merritt Date 01/26/2024

STATE OF NORTH CAROLINA
 COUNTY OF NEW HANOVER
 I, a Notary Public, do hereby certify that JAMES F. MERRITT, SUE WALL MERRITT
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
 the 26th day of JANUARY 20 24
 My commission expires April 24, 2024

Signature [Signature] Seal [Signature]





Map Amendment Application

Metes and Bounds Description of Property

Please see attached deed.

Lined area for writing the metes and bounds description of the property.

Town of Rolesville Planning

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

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y):784793.74' E(x):2163454.94', SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-34-7557 AND SUBJECT PARCEL; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT EXISTING IRON BAR; THENCE S 03°01'29"E A DISTANCE OF 782.78' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,900.36' TO A POINT; THENCE N 01°45'54"E A DISTANCE OF 829.41' TO AN EXISTING MASON NAIL IN STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,276,105 SQUARE FEET, 98.166 ACRES.

WAKE COUNTY, NC 91
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/08/2016 09:51:34

BOOK:016287 PAGE:00077 - 00080

This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
HOLD FOR: Warren Shackleford, Attorneys, P.L.L.C. #204

PREPARED BY: Warren Shackleford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 46995 REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 3rd day of February, 2016 by and between:

GRANTOR: **NANCY M. KELLY**

GRANTEE: **ROXEY M, WILKINS AND HUSBAND, WESLEY C. WILKINS**
115 West Young St., Rolesville, NC 27571

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF WAKE

SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed ___ includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Nancy M. Kelly by Roxey M. Wilkins ^{POA} (SEAL)
 Nancy M. Kelly by Roxey M. Wilkins, also known as Roxie Mangum Wilkins

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, *James S. Warren*, a Notary Public of the County of Wake, do hereby certify that **Roxey M. Wilkins, also known as Roxie Mangum Wilkins**, Attorney in Fact for **Nancy M. Kelly**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument on behalf of **Nancy M. Kelly**, and that her authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 14129, Page 1139, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Roxey M. Wilkins, also known as Roxie Mangum Wilkins** acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of **Nancy M. Kelly**.

Witness my hand and official notary seal, this 5 day of February, 2016.

My commission expires 10-3-2020

James S. Warren
 Notary Public

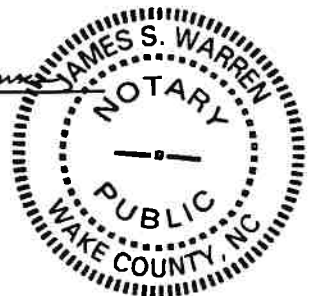


Exhibit A

BEGINNING at a stake located 36 feet North of Stell Branch and runs with the line now or formerly that of Eva Liles thence North 8 degrees 42 minutes East 832.59 feet to a stone, runs with the line now or formerly that of Juns Privette thence North 9 degrees 10 minutes East, 1618.30 feet to an iron pipe, runs thence South 81 degrees 18 minutes East, 1747.10 feet to a geared axle; runs with the line now or formerly that of Joseph E. Wall thence South 06 degrees 09 minutes West 1486.96 feet to an iron rod; runs with the line now or formerly that of Billie E. Rogers thence South 03 degrees 55 minutes West 783.26 feet to an iron stake; runs thence North 86 degrees 53 minutes West 1900.89 feet to the point and place of BEGINNING, containing 98.24 acres as surveyed by Willie L. Lumpkin, Jr., R.L.S., as appears by plat recorded in Book of Maps 1987, Page 1948, in the Office of the Register of Deeds of Wake County, North Carolina.

Also conveyed to the parties of the second part are all the easements, rights-of-way, and/or other real estate interests which are necessarily or conveniently appurtenant to the premises encumbered hereby and which have been either expressly or impliedly conveyed to the party of the first part, including, but not limited to a 30 foot wide access easement recorded in Book 3361, Page 212, of the Wake County Registry.

A map showing the above described property is recorded in Map Book 1987, Page 1948.

This interest conveyed is a one-fifth interest in the above described property.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1768-23-6815	James & Sue Merritt	3523 Violet Ct	
		Wilmington, NC	28409

Town of Rolesville Planning

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



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

	Authorization by Property Owner(s)	
--	------------------------------------	--

I, Sue Merritt

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 6200 Emily Ln., Rolesville

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # PIN: 1768-23-6815).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Sue W. Merritt Date: 1/26/2024

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>BARBARA TODD</u>	<u>Barbara Todd</u>
<u>919-522-2801</u>	



Property Owner's Consent & Authorization Form

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For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

I, James Merritt

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 6200 Emily Ln., Rolesville

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # PIN: 1768-23-6815).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: James Merritt Date: 1/26/2024

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>BARBARA TODD</u>	<u>Barbara Todd</u>
<u>919-522-2801</u>	



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Liles Family, LLC

Address 2524 Holiday Ave. City/State/Zip Zebulon, NC 27597-9369

Phone _____ 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 0 Louisburg Rd., Wake Forest, NC 27587

Wake County PIN(s) 1758-92-8330 (a portion of)

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

Total Acreage 37.367 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 Lyles Family LLC
Lewis O. Liles, Mayor Date 9/7/24

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Lewis O Liles personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 4th day of September 20 24.

My commission expires 1/23/2028.

Signature [Signature] Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6597



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
1758-92-8330	Liles Family, LLC	208 N. Church St Zebulon, NC	27597

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.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT AN EXISTING MASON NAIL IN STONE, SAID EXISTING MASON NAIL HAVING NC GRID NAD 83/2011 COORDINATE N(y):783229.64' E(x):2161646.54', SAID EXISTING MASON NAIL IN STONE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-13-1851 AND SUBJECT PARCEL; THENCE S 01°45'54"W A DISTANCE OF 829.41' TO A POINT; THENCE S 86°15'26"W A DISTANCE OF 6.75' TO AN AXLE; THENCE S 02°38'01"W A DISTANCE OF 41.66' TO A POINT; THENCE S 86°36'19"W A DISTANCE OF 80.15' TO A POINT; THENCE N 35°30'42"W A DISTANCE OF 25.71' TO A POINT; THENCE N 18°40'09"W A DISTANCE OF 18.02' TO A POINT; THENCE N 16°33'18"E A DISTANCE OF 29.75' TO A POINT; THENCE S 65°55'14"W A DISTANCE OF 41.93' TO A POINT; THENCE N 34°33'28"W A DISTANCE OF 67.60' TO A POINT; THENCE N 63°56'22"W A DISTANCE OF 58.64' TO A POINT; THENCE S 12°10'41"E A DISTANCE OF 28.75' TO A POINT; THENCE S 62°16'28"W A DISTANCE OF 40.10' TO A POINT; THENCE N 48°52'56"W A DISTANCE OF 41.03' TO A POINT; THENCE S 66°34'20"W A DISTANCE OF 183.88' TO A POINT; THENCE S 42°14'08"W A DISTANCE OF 280.13' TO A POINT; THENCE S 10°05'45"E A DISTANCE OF 34.24' TO A POINT; THENCE S 66°32'41"W A DISTANCE OF 69.18' TO A POINT; THENCE S 67°17'00"W A DISTANCE OF 140.16' TO A POINT; THENCE S 72°23'53"W A DISTANCE OF 370.65' TO A POINT; THENCE S 89°38'01"W A DISTANCE OF 175.48' TO A NEW IRON PIPE; THENCE N 03°38'40"W A DISTANCE OF 93.43' TO AN EXISTING IRON PIPE; THENCE S 89°04'03"W A DISTANCE OF 186.00' TO A NEW IRON PIPE; THENCE N 00°20'34" W A DISTANCE OF 1,150.25' TO A NEW IRON PIPE; THENCE N 88°47'41"E A DISTANCE OF 1,587.76' TO AN EXISTING MASON NAIL IN A STONE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,627,693 SQUARE FEET, 37.367 ACRES.

PIN # = 1758928330

Ret-042125

WAKE COUNTY, NC 1523
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/19/2003 AT 16:02:21

BOOK:009920 PAGE:01879 - 01883

Parcel Identifier No. 0028712, 0028713, 0028714, 0028715, 0042122, 0042123, 0042125 and 0125743
Verified by _____ County on the ____ day of _____, 19____
by Oliverio : # 0

Mail after recording to **Smith Debnam Narron Wyche Story & Myers, L.L.P., P.O. BOX 26268, RALEIGH, NC 27611**
This instrument was prepared by **W. Thurston Debnam, Jr. (wk)**

Brief Description for the index

[Empty box for brief description]

B 54182

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **May 9, 2002**, by and between

GRANTOR	GRANTEE
EVA F. LILES, WIDOW	LILES FAMILY, LLC 208 N. Church Street Zebulon, NC 27597

Enter in appropriate block for each party name, address, and, if appropriate, character of entity, e.g., corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Wake** County, North Carolina and more particularly described as follows:

See attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

A map showing the above described property is recorded in Book _____, Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Public utility easements and rights of way to public roads and streets.
- 2. Wake County property taxes for subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written

(Corporate Name)

By _____

President

ATTEST: _____

Secretary (Corporate Seal)

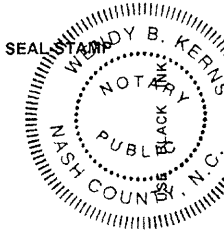
USE BLACK INK ONLY

Eva F. Liles (SEAL)
EVA F. LILES

(SEAL)

(SEAL)

(SEAL)



NORTH CAROLINA, Nash County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that EVA F. LILES, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13 day of February, 2002.
My commission expires 9/20/2005.
Wendy B. Kerns Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, _____ County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she is Secretary of, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal, this ___ day of ___, ____.
My commission expires _____ Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds

EXHIBIT A

Tract 1

BEING all of Lot 31, 32, 33 and 34 of Angleview Subdivision as depicted in Book of Maps 1969, Page 231, Wake County Registry.

Tract 2

Beginning at the southeast corner of the intersection of Church Street and Sycamore Street in the Town of Zebulon, and runs thence eastward with Sycamore Street 66.8 feet to a stake; runs thence southward in a line parallel with Church Street 180 feet to a stake; runs thence westward parallel with Sycamore Street 66.8 feet to Church Street; runs thence northward along the east line of Church Street 180 feet to the point of beginning, being Lot No. 9 in Block 23 of the map of the Town of Zebulon, platted June, 1940, by Pittman Stell, County Surveyor.

Tract 3

Beginning at an iron stake on No. 90 highway, corner of Lots No. 6 and 7, thence North 89 degrees 30 minutes west 350 feet to a stake in C.V. Whitley's line; thence with said Whitley's line north 5 degrees 45 minutes East 129.3 feet to a stake in said Whitley's line, and corner of lots No. 5 and 6; thence south 89 degrees 30 minutes East 328 feet to a stake in said highway being corner of Lots 5 and 6; thence with said highway in a southerly direction 129.3 feet to the point of beginning, containing one acre and being Lot No. 6 as laid off and platted by Pittman Stell on July 10, 1929 of the property of O.H. Massey located north of the Town of Zebulon on highway No. 90 and being designated as Massey Heights and being a part of the original George W. Massey land.

Tract 4

Bounded on the North by S. Moody Lands, bounded on the East by the L. S. Rogers Lands, bounded on the South by a branch and the Rogers lands, and bounded on the west by the Williams land and the Nowell tract, which is a tract below described in this deed, and beginning at a point, the corner of the Moody and Williams lands, runs thence S. 86-45' E. 2293 feet to a point in the line of L. S. Rogers; thence S. 6-54' W. 838 feet to a point in a branch; thence along said branch 1660 feet to a point in Rogers' line; thence N. 4-15' E. 99 feet to a point; thence along the Rogers line N. 86-45' W. 1240 feet to a point in the line of the Nowell land; thence along the Nowell and Williams lines N. 4-15' E. 1240 feet to the BEGINNING, containing 59.4 acres, according to a revised map made by W. P. Massey, Surveyor, February 8, 1938.

Tract 5

Bounded on the North by the W.T. Williams land, bounded on the East by the Fleming land, which is the tract above described, and the W. W. Rogers land, bounded on the West by the C. D.

Dunston land and bounded on the South by C.D. Dunston, containing 26 acres, more or less. Begins at a pine, corner of Lot No. 3 of the Mary A. Hood lands; thence S. 1-1/2 D. W. 82-1/2 poles to a cedar in line of Lot No. 3; thence E. 41 3/4 poles to a stake in W. W. Rogers line; thence N. 20-1/4 D. E. 57 poles to a rock in said Rogers corner; thence N. 1 D. E. 28 poles to a rock in the Fleming line; thence West 51-3/4 poles to the BEGINNING, Being Lot No. 4 of the Mary A. Hood lands (Partition Book A, Page 369) and being the same land conveyed to J. H. Mitchell and Company by W. M. Nowell and wife, et al, by deed recorded in Book 202, Page 270, Wake County Registry. See also Book 237, Page 273, Records of said Register of Deeds' Office, and being the same land conveyed to the party of the first part and her deceased husband, George C. Mitchell by deed dated April 25, 1946, and recorded in Register's Office of Wake County, Book 942, Page 633.

Save and except from the above described land, ten acres which is fully referred to and described in a judgment entitled R.S. Williams Admr. And others vs. R. I. Mitchell and others, which judgment is recorded in Judgment Docket 53, Page 308, Clerk's office of Wake County.

Tract 6

BEGINNING at an iron stake in the eastern right of way line of Church Street, said iron stake being located at the intersection of the eastern right of way line of Church Street, the northwestern corner of the tract described herein and the southwestern corner of Liles (See Deed recorded in Book 1583, Page 682, Wake County Registry) runs thence from said point of beginning with the line of Liles North 65 degrees 39 minutes East 64.60 feet to an iron stake; runs thence South 26 degrees 11 minutes East 45.02 feet to an iron stake; runs thence North 65 degrees 39 minutes West 66.10 feet to an iron stake in the eastern right of way line of Church Street; runs thence with the eastern right of way line of Church Street North 24 degrees 16 minutes West 45.00 feet to an iron stake, the point and place of beginning, being all of Lot 3 containing 0.068 acres as shown by map and survey of Williams, Pearce and Associates, dated 12-6-82 entitled "Property Survey for Linner F. Ivery, Town of Zebulon, Wake County, North Carolina."

Laura M Riddick
Register of Deeds
Wake County, NC



Book : 009920 Page : 01879 - 6.685

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

North Carolina - Wake County

The foregoing certificate of Wendy B. Kerns

____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M Riddick, Register of Deeds

By: Michael D. Blake
~~DEPUTY~~
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
5 # of Pages



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

I, Liles Family, LLC
(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 0 Louisburg Rd., Wake Forest
(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application
 (Type and Case # P.I.N.: 1758-92-8330).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Lewis O. Lile / Cassandra Beth Lile Date: 1/26/2024

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>Barbara Todd</u>	<u>Barbara Todd</u>
<u>American Engineering 919-522-2801</u>	

WAKE COUNTY, NC 1523
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/19/2003 AT 16:02:21

BOOK:009920 PAGE:01879 - 01883

Parcel Identifier No. 0028712, 0028713, 0028714, 0028715, 0042122, 0042123, 0042125 and 0125743
Verified by _____ County on the ____ day of _____, 19____
by Reserve: #0

Mail after recording to **Smith Debnam Narron Wyche Story & Myers, L.L.P., P.O. BOX 26268, RALEIGH, NC 27611**
This instrument was prepared by **W. Thurston Debnam, Jr. (wk)**

Brief Description for the index

[Empty box for brief description]

Boy 182

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **May 9, 2002**, by and between

GRANTOR	GRANTEE
EVA F. LILES, WIDOW	LILES FAMILY, LLC 208 N. Church Street Zebulon, NC 27597

Enter in appropriate block for each party name, address, and, if appropriate, character of entity, e.g., corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **Wake County, North Carolina** and more particularly described as follows:

See attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____.

A map showing the above described property is recorded in Book _____, Page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Public utility easements and rights of way to public roads and streets.
- 2. Wake County property taxes for subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written

(Corporate Name)

By: _____

President

ATTEST: _____

Secretary (Corporate Seal)

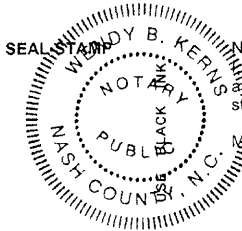
USE BLACK INK ONLY

Eva F. Liles _____ (SEAL)
EVA F. LILES

_____ (SEAL)

_____ (SEAL)

_____ (SEAL)



NORTH CAROLINA, Nash County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that EVA F. LILES, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 13 day of February, 2002.

My commission expires: 9/30/2005

Wendy Kerns _____ Notary Public

SEAL-STAMP

USE BLACK INK ONLY

NORTH CAROLINA, _____ County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she is Secretary of, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal, this ___ day of ___, ____.

My commission expires _____ Notary Public

The foregoing Certificate(s) of _____

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof

By _____ REGISTER OF DEEDS FOR _____ COUNTY
Deputy/Assistant-Register of Deeds

EXHIBIT A

Tract 1

BEING all of Lot 31, 32, 33 and 34 of Angleview Subdivision as depicted in Book of Maps 1969, Page 231, Wake County Registry.

Tract 2

Beginning at the southeast corner of the intersection of Church Street and Sycamore Street in the Town of Zebulon, and runs thence eastward with Sycamore Street 66.8 feet to a stake; runs thence southward in a line parallel with Church Street 180 feet to a stake; runs thence westward parallel with Sycamore Street 66.8 feet to Church Street; runs thence northward along the east line of Church Street 180 feet to the point of beginning, being Lot No. 9 in Block 23 of the map of the Town of Zebulon, platted June, 1940, by Pittman Stell, County Surveyor.

Tract 3

Beginning at an iron stake on No. 90 highway, corner of Lots No. 6 and 7, thence North 89 degrees 30 minutes west 350 feet to a stake in C.V. Whitley's line; thence with said Whitley's line north 5 degrees 45 minutes East 129.3 feet to a stake in said Whitley's line, and corner of lots No. 5 and 6; thence south 89 degrees 30 minutes East 328 feet to a stake in said highway being corner of Lots 5 and 6; thence with said highway in a southerly direction 129.3 feet to the point of beginning, containing one acre and being Lot No. 6 as laid off and platted by Pittman Stell on July 10, 1929 of the property of O.H. Massey located north of the Town of Zebulon on highway No. 90 and being designated as Massey Heights and being a part of the original George W. Massey land.

Tract 4

Bounded on the North by S. Moody Lands, bounded on the East by the L. S. Rogers Lands, bounded on the South by a branch and the Rogers lands, and bounded on the west by the Williams land and the Nowell tract, which is a tract below described in this deed, and beginning at a point, the corner of the Moody and Williams lands, runs thence S. 86-45' E. 2293 feet to a point in the line of L. S. Rogers; thence S. 6-54' W. 838 feet to a point in a branch; thence along said branch 1660 feet to a point in Rogers' line; thence N. 4-15' E. 99 feet to a point; thence along the Rogers line N. 86-45' W. 1240 feet to a point in the line of the Nowell land; thence along the Nowell and Williams lines N. 4-15' E. 1240 feet to the BEGINNING, containing 59.4 acres, according to a revised map made by W. P. Massey, Surveyor, February 8, 1938.

Tract 5

Bounded on the North by the W.T. Williams land, bounded on the East by the Fleming land, which is the tract above described, and the W. W. Rogers land, bounded on the West by the C. D.

Dunston land and bounded on the South by C.D. Dunston, containing 26 acres, more or less. Begins at a pine, corner of Lot No. 3 of the Mary A. Hood lands; thence S. 1-1/2 D. W. 82-1/2 poles to a cedar in line of Lot No. 3; thence E. 41 3/4 poles to a stake in W. W. Rogers line; thence N. 20-1/4 D. E. 57 poles to a rock in said Rogers corner; thence N. 1 D. E. 28 poles to a rock in the Fleming line; thence West 51-3/4 poles to the BEGINNING, Being Lot No. 4 of the Mary A. Hood lands (Partition Book A, Page 369) and being the same land conveyed to J. H. Mitchell and Company by W. M. Nowell and wife, et al, by deed recorded in Book 202, Page 270, Wake County Registry. See also Book 237, Page 273, Records of said Register of Deeds' Office, and being the same land conveyed to the party of the first part and her deceased husband, George C. Mitchell by deed dated April 25, 1946, and recorded in Register's Office of Wake County, Book 942, Page 633.

Save and except from the above described land, ten acres which is fully referred to and described in a judgment entitled R.S. Williams Admr. And others vs. R. I. Mitchell and others, which judgment is recorded in Judgment Docket 53, Page 308, Clerk's office of Wake County.

Tract 6

BEGINNING at an iron stake in the eastern right of way line of Church Street, said iron stake being located at the intersection of the eastern right of way line of Church Street, the northwestern corner of the tract described herein and the southwestern corner of Liles (See Deed recorded in Book 1583, Page 682, Wake County Registry) runs thence from said point of beginning with the line of Liles North 65 degrees 39 minutes East 64.60 feet to an iron stake; runs thence South 26 degrees 11 minutes East 45.02 feet to an iron stake; runs thence North 65 degrees 39 minutes West 66.10 feet to an iron stake in the eastern right of way line of Church Street; runs thence with the eastern right of way line of Church Street North 24 degrees 16 minutes West 45.00 feet to an iron stake, the point and place of beginning, being all of Lot 3 containing 0.068 acres as shown by map and survey of Williams, Pearce and Associates, dated 12-6-82 entitled "Property Survey for Linner F. Ivery, Town of Zebulon, Wake County, North Carolina."

Laura M Riddick
Register of Deeds
Wake County, NC



Book : 009920 Page : 01579 - 0.000

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**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

North Carolina - Wake County

The foregoing certificate ___ of Wendy B. Kerns

_____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M Riddick, Register of Deeds

By. Michael O. Blake
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
5 # of Pages



Reid: 0046995
Book: 016287
Pg: 00077

Case No. _____
Date _____

Map Amendment Application

Contact Information

Property Owner William Merritt, Kathy Llamas
Address 156 Monterey St. City/State/Zip Poinciana FL 34759
Phone _____ Email willmerritt8@gmail.com; kllamas@gmail.com

Developer BRD Land and Investment
Contact Name Michael Fleming
Address 721 Hydrangea Field Ct. City/State/Zip Wake Forest
Phone 919-346-6014 Email mffleming@trianglelandgrp.com
michaelfleming

Property Information

Address 6200 Emily La. Wake Forest, NC
Wake County PIN(s) 1768-23-6815
Current Zoning District RL Requested Zoning District RH (Residential High Density) CU
Total Acreage 98.166

Please see attached conditions.

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.

BOTH Signature *William Merritt Kathy Llamas* Date *01/26/2024*

STATE OF ~~NORTH CAROLINA~~ FLORIDA
COUNTY OF Polk

I, a Notary Public, do hereby certify that William Merritt and Kathy Llamas
personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
the 26th day of January 2024.
My commission expires 8/5/2024.

Signature *[Signature]* Seal



Glenn F. Holdcraft
Comm. # HH028692
Expires: Aug. 5, 2024
Bonded Thru Aaron Notary



Map Amendment Application

Metes and Bounds Description of Property

Please see attached deed.

Lined area for writing the metes and bounds description of the property.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y):784793.74' E(x):2163454.94', SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-34-7557 AND SUBJECT PARCEL; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT EXISTING IRON BAR; THENCE S 03°01'29"E A DISTANCE OF 782.78' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,900.36' TO A POINT; THENCE N 01°45'54"E A DISTANCE OF 829.41' TO AN EXISTING MASON NAIL IN STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,276,105 SQUARE FEET, 98.166 ACRES.

WAKE COUNTY, NC 91
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/08/2016 09:51:34

BOOK:016287 PAGE:00077 - 00080

This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
HOLD FOR: Warren Shackleford, Attorneys, P.L.L.C. #204

PREPARED BY: Warren Shackleford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 46995 REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 3rd day of February, 2016 by and between:

GRANTOR: NANCY M. KELLY

GRANTEE: ROXEY M, WILKINS AND HUSBAND, WESLEY C. WILKINS
115 West Young St., Rolesville, NC 27571

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF WAKE

SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed ___ includes or / does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Nancy M. Kelly by Roxey M. Wilkins ^{POA} (SEAL)
 Nancy M. Kelly by Roxey M. Wilkins, also known as Roxie Mangum Wilkins

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, *James S. Warren*, a Notary Public of the County of Wake, do hereby certify that **Roxey M. Wilkins, also known as Roxie Mangum Wilkins**, Attorney in Fact for **Nancy M. Kelly**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument on behalf of **Nancy M. Kelly**, and that her authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 14129, Page 1139, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Roxey M. Wilkins, also known as Roxie Mangum Wilkins** acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of **Nancy M. Kelly**.

Witness my hand and official notary seal, this 5 day of February, 2016.

My commission expires 10-3-2020

James S. Warren
 Notary Public



Exhibit A

BEGINNING at a stake located 36 feet North of Stell Branch and runs with the line now or formerly that of Eva Liles thence North 8 degrees 42 minutes East 832.59 feet to a stone, runs with the line now or formerly that of Juna Privette thence North 9 degrees 10 minutes East, 1618.30 feet to an iron pipe, runs thence South 81 degrees 18 minutes East, 1747.10 feet to a geared axle; runs with the line now or formerly that of Joseph E. Wall thence South 06 degrees 09 minutes West 1486.96 feet to an iron rod; runs with the line now or formerly that of Billie E. Rogers thence South 03 degrees 55 minutes West 783.26 feet to an iron stake; runs thence North 86 degrees 53 minutes West 1900.89 feet to the point and place of BEGINNING, containing 98.24 acres as surveyed by Willie L. Lumpkin, Jr., R.L.S., as appears by plat recorded in Book of Maps 1987, Page 1948, in the Office of the Register of Deeds of Wake County, North Carolina.

Also conveyed to the parties of the second part are all the easements, rights-of-way, and/or other real estate interests which are necessarily or conveniently appurtenant to the premises encumbered hereby and which have been either expressly or impliedly conveyed to the party of the first part, including, but not limited to a 30 foot wide access easement recorded in Book 3361, Page 212, of the Wake County Registry.

A map showing the above described property is recorded in Map Book 1987, Page 1948.

This interest conveyed is a one-fifth interest in the above described property.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1768-23-6815	William Merritt		
	Kathy Llamas	156 Monterey St.	
		Poinciana FL	34759



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

	Authorization by Property Owner(s)	
--	------------------------------------	--

I, William Merritt

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 6200 Emily Ln., Rolesville

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # PIN: 1718-23-1815).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: William Merritt Date: 1-26-2024

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>BARBARA TODD</u>	<u>Barbara Todd</u>
<u>919-522-2801</u>	



Property Owner's Consent & Authorization Form

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For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

I, Kathy Llamas

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 6200 Emily Ln., Rolesville

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # 1768-23-6815).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: [Signature] Date: Jan. 26, 2024

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>BARBARA TODD</u>	<u>[Signature]</u>
<u>919-522-2901</u>	



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner William Rogers, c/o TexWest, LLC

Address PO Box 101149 City/State/Zip Fort Worth, TX 76185

Phone _____ 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

GC (General Commercial) CU

Total Acreage 16.745

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 *William Rogers* Date 9-3-24

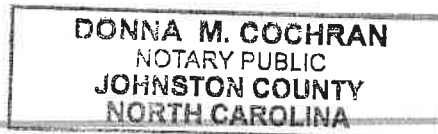
STATE OF NORTH CAROLINA

COUNTY OF Johnston County

I, a Notary Public, do hereby certify that William Rogers 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 July, 29, 2026.

Signature *Donna M Cochran* 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. Roleville 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 Roleville 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	William Rogers	1500 Miramar, Unit A	
		Santa Barbara, CA	93108

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.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of SANTA BARBARA)

On JANUARY 26, 2024 before me, AARON FREEMAN, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared WILLIAM ROGERS
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

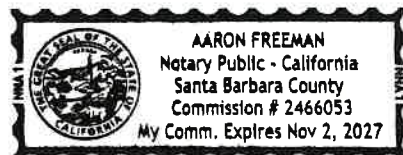
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)





Map Amendment Application

Metes and Bounds Description of Property

Please see attached deed.

This section contains a series of horizontal lines intended for a handwritten metes and bounds description of the property. The lines are evenly spaced and extend across the width of the page.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

NORTH ANNEXATION LINE AREA :
(AREA BEING ANNEXED)

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73', SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE BEING THE COMMON FRONT CORNER OF PARCEL PIN# 1768.03-33-7689 AND SUBJECT PARCEL; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 06°55'13"E A DISTANCE OF 384.56' TO A POINT; THENCE S 07°12'17"E A DISTANCE OF 100.22' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 405.68', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 69°46'41"W, WITH A CHORD LENGTH OF 403.68',; TO A POINT; THENCE N 59°55'45"W A DISTANCE OF 7.64' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 264.63', WITH A RADIUS OF 700.00', WITH A CHORD BEARING OF N 70°45'33"W, WITH A CHORD LENGTH OF 263.06', TO A POINT; THENCE N 03°01'29"W A DISTANCE OF 655.62' TO A BENT EXISTING IRON BAR; THENCE N 89°45'22"E A DISTANCE OF 683.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 566,105 SQUARE FEET, 12.996 ACRES.

WAKE COUNTY, NC 883
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/13/2003 AT 15:57:04

BOOK:010194 PAGE:02092 - 02096

P.N - 1768328863
Recd - 105864

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 0

Parcel Identifier No. 9105864 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: William Rogers, c/o TexWest, LLC, ~~200 Crescent Court, Ste. 1040, Dallas, TX~~ PO Box 10149 Fort Worth, TX 76185 75201

This instrument was prepared by: Jos. E. Wall, Attorney at Law, PO Box 10669, Raleigh, NC 27605

Brief description for the Index: 3-B and Rogers Homeplace, BoM 1985, Page 1807.

THIS DEED made this 5th day of June, 2003, by and between

GRANTOR	GRANTEE
<p>WILLIAM L. ROGERS (unmarried) (one-half undivided interest)</p>	<p>TexWest, LLC (a Texas Limited Liability Company) 200 Crescent Court, Suite 1040 Dallas, Texas 75201</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple a one-half undivided interest in that certain lot or parcel of land situated in the City of Wake Forest Township, Wake County, North Carolina and more particularly described as follows:
Exhibit A to Warranty Deed is incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 9586 page 1839.

A map showing the above described property is recorded in Plat Book 1985 page 1807.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. a one-half undivided interest in

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: rights of way, easements, restrictions of record, and ad valorem taxes for 2003.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) William L. Rogers (SEAL)
By: Title: (SEAL)
By: Title: (SEAL)
By: Title: (SEAL)

State of North Carolina - County of WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that William L. Rogers personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 11 day of June, 2003.

My Commission Expires: Aug 8, 2003
Valentina Ashley Lewis
Notary Public

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is the of a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this day of, 20.

My Commission Expires:
Notary Public

State of North Carolina - County of

I, the undersigned Notary Public of the County and State aforesaid, certify that
Witness my hand and Notarial stamp or seal, this day of, 20.

My Commission Expires:
Notary Public

The foregoing Certificate(s) of is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for County
By: Deputy/Assistant - Register of Deeds

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

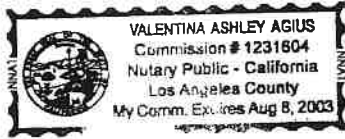
State of California }
County of Los Angeles } SS.

On 11 June 2003, before me, Valentina A. Agius, Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)

personally appeared William L. Rogers
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Valentina A. Agius
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



EXHIBIT A TO WARRANTY DEED

A ONE-HALF UNDIVIDED INTEREST IN THE FOLLOWING PROPERTIES:

PARCEL #1: BEING all of that 3.732 acre tract identified as Tract 3-B according to the survey map dated November, 1985, entitled "Retracement of Boundaries of the W.W. Rogers Division & J.N. Rogers Division" by Ronald W. Mercer, R.S.L., recorded in Book of maps 1985 at Page 1807, Wake County Registry.

Note: "Rogers" is misspelled as "Rodgers" at various places on the survey map recorded in Book of Maps 1985 at Page 1807, Wake Co. Registry.

PARCEL #2: BEGINNING at a point in the center of S.R. 1003 (also known as Old Smithfield Road) the northeast corner of tract no. 3 in the division of the W.W. Rogers land as surveyed and divided on December 1, 1926 by Pittman Stell, County Surveyor as shown on a plat recorded in Book of Maps 1926, Page 21 in the Office of the Register of Deeds, Wake County, North Carolina said point being witnessed by a utility pole on the west side of said road at the junction of a path or cart road, runs thence South $0^{\circ} 50'$ East 1016.85 to a point in the center of said road said point being witnessed by an iron pipe stake on West side of said road thence North $83^{\circ} 46'$ West 813.5 feet to an iron pipe stake thence North $3^{\circ} 45'$ East 1016.85 feet to an iron pipe stake, thence South $83^{\circ} 15'$ East along a path 731 feet to the beginning and containing 18.02 acres. Being according to a map of tract for Billie E. Rogers surveyed by T.M. Arrington, Jr., R.L.S. #L 315, dated May 29, 1978. Being further described as the northern most portion of tract no. 3 in the division of the W.W. Rogers land as surveyed and divided on December 1, 1926 by Pittman Stell, County Surveyor, as appears by plat recorded in Book of Maps 1926, Page 21 in the Office of the Register of Deeds of Wake County, North Carolina. Said parcel being part of the land devised by item 5 of the will of L.S. Rogers dated the 11th day of September 1962, recorded in Will Book 5 at Page 36 in the Office of the Clerk of the Superior Court of Wake County, North Carolina.

Parcel #2 is identified on the survey map recorded in Book of Maps 1985 at Page 1807, Wake County Registry, as containing 16.751 acres excluding the right-of-way of S.R. 1003, and as being the "Rodgers Homeplace".

Laura M Riddick
Register of Deeds
Wake County, NC



Book : 010194 Page : 02092 - 02096

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

North Carolina - Wake County

The foregoing certificate ___ of Valentina Ashley Agias

____ Notary(ies) Public is (are) certified to be correct. This instrument and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: George W. Karpis
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages



Map Amendment Application

Rezoning Justification

The proposed modification to the RH zoning district would allow age-restricted developments. The zoning modification would allow small lots, which older residents seem to prefer. The zoning modification would permit higher density single-family residential as well as allowing a limited amount of non-residential uses, designed primarily for neighborhood services. The proposed zoning would allow for a variety of housing options that will appeal to an age-restricted population.

Lined area for additional text or justification.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1768-32-8863	William Rogers	1500 Miramar, Unit A	
		Santa Barbara, CA	93108



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

William Rogers

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 1224 Rolesville Rd,

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # P.I.N: 1768-32-8863).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: WR Rogers Date: 2-26-24

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>Hugh J. Gilleece</u>	<u>Hugh J. Gilleece</u>
<u>American Engineering</u>	



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Linda and Edward Henry Self
 Address 114 Maude La. City/State/Zip Mt. Airy, NC 27030
 Phone _____ Email _____

Developer BRD Land and Investment
 Contact Name Michael Fleming
 Address 721 Hydrangea Field Ct. City/State/Zip Wake Forest, NC 27587
 Phone 919-346-6014 Email mflaming@trianglelandgrp.com
michaelfleming

Property Information

Address 6200 Emily La. Wake Forest NC
 Wake County PIN(s) 1768-23-6815
 Current Zoning District RL Requested Zoning District RH (Residential High Density) CU
 Total Acreage 98.166 Please see attached conditions

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 Linda Self Edward Self Samantha Self Hiatt POA Date 01/29/2024

STATE OF NORTH CAROLINA

COUNTY OF Surry

I, a Notary Public, do hereby certify that Samantha Self Hiatt POA
 personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This
 the 29 day of January 20 24

My commission expires Aug 30 2024

Signature Michelle M. Green Seal



Town of Rolesville Planning

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y):784793.74' E(x):2163454.94', SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-34-7557 AND SUBJECT PARCEL; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT EXISTING IRON BAR; THENCE S 03°01'29"E A DISTANCE OF 782.78' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,900.36' TO A POINT; THENCE N 01°45'54"E A DISTANCE OF 829.41' TO AN EXISTING MASON NAIL IN STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,276,105 SQUARE FEET, 98.166 ACRES.

WAKE COUNTY, NC 91
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/08/2016 09:51:34

BOOK:016287 PAGE:00077 - 00080

This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
HOLD FOR: Warren Shackleford, Attorneys, P.L.L.C. #204

PREPARED BY: Warren Shackleford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 46995 REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 3rd day of February, 2016 by and between:

GRANTOR: **NANCY M. KELLY**

GRANTEE: **ROXEY M, WILKINS AND HUSBAND, WESLEY C. WILKINS**
115 West Young St., Rolesville, NC 27571

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF WAKE

SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed ___ includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Nancy M. Kelly by Roxey M. Wilkins ^{POA} (SEAL)
 Nancy M. Kelly by Roxey M. Wilkins, also known as Roxie Mangum Wilkins

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, James S. Warren, a Notary Public of the County of Wake, do hereby certify that **Roxey M. Wilkins, also known as Roxie Mangum Wilkins**, Attorney in Fact for **Nancy M. Kelly**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument on behalf of **Nancy M. Kelly**, and that her authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 14129, Page 1139, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Roxey M. Wilkins, also known as Roxie Mangum Wilkins** acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of **Nancy M. Kelly**.

Witness my hand and official notary seal, this 5 day of February, 2016.

My commission expires 10-3-2020

James S. Warren
 Notary Public



Exhibit A

BEGINNING at a stake located 36 feet North of Stell Branch and runs with the line now or formerly that of Eva Liles thence North 8 degrees 42 minutes East 832.59 feet to a stone, runs with the line now or formerly that of Juna Privetta thence North 9 degrees 10 minutes East, 1618.30 feet to an iron pipe, runs thence South 31 degrees 18 minutes East, 1747.10 feet to a geared axle; runs with the line now or formerly that of Joseph E. Wall thence South 06 degrees 09 minutes West 1486.95 feet to an iron rod; runs with the line now or formerly that of Billie E. Rogers thence South 03 degrees 55 minutes West 783.26 feet to an iron stake; runs thence North 86 degrees 53 minutes West 1900.89 feet to the point and place of BEGINNING, containing 98.24 acres as surveyed by Willie L. Lumpkin, Jr., R.L.S., as appears by plat recorded in Book of Maps 1987, Page 1948, in the Office of the Register of Deeds of Wake County, North Carolina.

Also conveyed to the parties of the second part are all the easements, rights-of-way, and/or other real estate interests which are necessarily or conveniently appurtenant to the premises encumbered hereby and which have been either expressly or impliedly conveyed to the party of the first part, including, but not limited to a 30 foot wide access easement recorded in Book 3361, Page 212, of the Wake County Registry.

A map showing the above described property is recorded in Map Book 1987, Page 1948.

This interest conveyed is a one-fifth interest in the above described property.



Map Amendment Application

Rezoning Justification

The proposed modification to the RH zoning district would allow age-restricted developments. The zoning modification would allow small lots, which older residents seem to prefer. The zoning modification would permit higher density single-family residential as well as allowing a limited amount of non-residential uses, designed primarily for neighborhood services. The proposed zoning would allow for a variety of housing options that will appeal to an age-restricted population.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1768-23-6815	Edward Henry Self	114 Maude La	27030
	Linda Self	Mt. Airy, NC	

COPY

THIS INSTRUMENT PREPARED BY: BRIAN A. ROYSTER, ATTORNEY AT LAW

NORTH CAROLINA:

DURABLE POWER OF ATTORNEY

SURRY COUNTY:

KNOW ALL MEN BY THESE PRESENTS, That I, LINDA E. MERRITT SELF, of Surry County, North Carolina, the Principal, have made, constituted and appointed, and by these presents do make, constitute and appoint SAMANTHA SELF HIATT hereafter referred to as "My Agent", my true and lawful agent for me and in my name, place and stead to do the following acts and to exercise the following powers, and I intend that subject to the definitions hereinafter contained, the same be construed in the broadest possible manner:

(1) To endorse any and all checks, drafts or vouchers, and to cash the same or deposit their proceeds in my bank account; to sign and issue checks on any bank account in my name; and to make, execute and deliver, cancel, modify, buy, exchange, pledge, sell or otherwise acquire or dispose of any tangible or intangible property of mine by means of any type instrument necessary or advisable to accomplish the same.

(2) To manage, operate, protect and conserve all securities, interests and investments owned by me; to collect, hold or pay out or otherwise deal with the income therefrom or the principal thereof; and from time to time to make investments for me without any restriction whatsoever as to the kind of investment.

(3) To assign and transfer upon the books of any municipality, corporation, association or company any stocks, bonds or other securities which are now or may hereafter be registered in my name.

(4) To vote in person or by proxy at any corporate or other meeting and to effect, participate in or consent to any reorganization, merger, voting trust or other action affecting any securities which I now or may hereafter own, or the issues thereof, and to make payments in connection therewith.

(5) To enter into, perform, modify, extend, cancel, compromise or otherwise act with respect to any contract of any sort whatsoever.

(6) To procure insurance against any and all risks affecting property or persons, and against liability, damage or claim of any sort; and to alter, amend, or cancel such insurance.

(7) To borrow money in such amounts for such periods and upon such terms as my Agent shall deem proper and to secure any loan by the mortgage or pledge of any property of mine.

(8) To pay any amount that may be owing at any time by me upon any contract, instrument or claim; to deliver or convey any tangible or intangible personal property, instrument or security that I may be required to deliver or convey by any contract or in performance of any obligation.

(9) With respect to any account in my name or in any other name for my benefit with any broker, bank, banker, or trust company, to make deposits therein and withdrawals therefrom, whether by check or otherwise, and to open, to continue, and to close such account or any similar account.

(10) To receive payment of any indebtedness due me or any money coming to me, and to receive payments of dividends, interest and principal and to give receipts, releases and acquittances therefore.

(11) To apply for and receive payment of the proceeds of any policies of insurance, of whatsoever kind, including, but without limitation, hazard insurance, liability insurance, and insurance on the life of another; and to deal as fully with reference to such policies of insurance as I myself might do, including, but without limitation, signing waivers and releases, modifying the quantity and/or the quality of coverage under such policies, changing the beneficiary or beneficiaries thereof, pledging such policies to third persons as security for loans made to me, and borrowing thereon on my behalf from the insurers;

(12) The power (i) to have access to any safe deposit box held in my name or in the joint names of me and any other person, (ii) to rent one or more safe deposit boxes for safekeeping of my assets, and (iii) to deal with the contents of any safe deposit box, including the removal of such contents;

(13) To buy, sell, exchange, mortgage, encumber, lease or by any other means whatsoever to acquire or dispose of real property; to execute and deliver any deed with or without covenants or warranties, to partition real property, to manage real property, and to repair, alter, renovate, improve, remodel, erect, or tear down any building or other structure or part thereof.

(14) The power to assign, transfer and convey all or any part of my real or personal property, or my interest in such property, to, and withdraw such property from (i) any revocable trust established by me or jointly with my spouse during my lifetime, or (ii) any revocable trust established by my agent during my lifetime which directs the trustee or trustees to administer the trust for my benefit and to distribute the trust property either to my estate or to the same beneficiaries as would have received such property if it had been part of my estate upon my death;

(15) To make, execute, and deliver, or to receive or obtain any lease, indenture of lease or contract for lease of any real property and any assignment of lease or indenture of lease and consent

of the assignment thereof, for such periods of time, and with such provisions for renewal, conditions, agreements, and covenants as my Agent shall deem proper; and to amend, extend, modify or cancel any of the terms, covenants or conditions, including covenants to pay rent of any lease, indenture of lease and contract to lease, whether heretofore or hereafter made, and to cancel, surrender and accept the surrender of any lease, indenture of lease, and contract to lease.

(16) To purchase or otherwise acquire any note, bond or mortgage, to assign, transfer, modify, extend or satisfy any instrument now or hereafter held by me in which I have any interest upon such terms as my Agent shall deem proper.

(17) To receive any legacy, bequest, devise, gift or transfer of real property or of tangible personal property and to give full receipt and acquittance therefore; to approve accounts of any business, estate, trust, partnership or other transaction whatsoever in which I may have interest of any nature whatsoever and to enter into any compromise and release in regard thereto and to make a qualified disclaimer on my behalf of any such legacy, bequest, devise or gift.

(18) To employ nurses and doctors, attorneys at law, domestic servants, agents and others, to remove them, and to appoint others in their place, and to pay and allow to them for their services such salaries, wages or other remuneration as my Agent shall deem proper.

(19) To assert, defend, compromise, acquire or dispose of or otherwise deal with any claim, either alone or in conjunction with other persons, relating to me or any property of mine or any other person, or any government, or any estate of a deceased or incompetent person, or any trust whether created by will of a deceased person or instrument of a living person, or property of whatsoever nature; to institute, prosecute, defend, compromise or otherwise dispose of, and to appear for me, in any proceedings at law or in equity or otherwise before any tribunal for the enforcement of or defense of any such claim, and to retain, discharge and substitute counsel and authorize appearance of such counsel to be entered for me in any such action or proceeding.

(20) To arbitrate any claim in which I may be in any manner interested, and for that purpose to enter into agreements to arbitrate, and either through counsel or otherwise, to carry on such arbitration and perform or enforce any award entered therein.

(21) To prepare, execute, verify and file in my name and on my behalf any and all types of tax returns, amended return, declaration of estimated tax, report, protest, application for correction of assessed valuation of real or other property, appeal, brief, claim for refund, or petition, including petition to the Tax court of the United States, in connection with any tax imposed or purported to be imposed by any government, or claimed, levied or assessed by any government, and to pay any such tax and to obtain any extension of time for any of the foregoing, to execute waivers, or consents agreeing to a later determination and assessment to taxes than is provided by any statute of limitations; to execute waivers of restrictions on the assessment and collection of deficiency on any tax; to execute closing agreements and all other documents, instruments and papers relating to any tax liability of mine of any sort; to institute and carry on either through counsel or otherwise, any proceeding in connection with contesting any such tax or to recover any tax paid or to resist any claim for additional tax on any proposed assessment or levy thereof; and to enter into any agreements or stipulations for compromise or other adjustments or disposition of any tax.

(22) To purchase U.S. Treasury bonds issued prior to March 4, 1971 (commonly known as "flower bonds"), for the purpose of having the proceeds of said bonds applied in payment of any Federal estate tax on my estate.

(23) To make any reports of information of any sort whatsoever to any government as required by law or regulation.

(24) The power to open, continue, modify, terminate, access, view, make use of, and give instructions in regards to any financial, social media, or other account or arrangement of mine on the world wide web (also known as the internet) and/or on any other public or private network, and to access, view, and transfer any or all data owned by or concerning me in any format, including electronic or digital data, no matter where it is located, in North Carolina or another state or country. My agent may obtain password and/or login information, and have complete access to any electronic account maintained by me or on my behalf, including without limitation electronic mail and on-line financial accounts.

(25) To make gifts to such persons or institutions, in such amounts or proportions, as my Agent in its sole discretion, may deem appropriate AM (initial here if you desire to grant this authority to your agent) subject to the limitations set forth in G.S. 32C-2-217.

To make gifts to my named agent, in such amounts or proportions, as my agent in its sole discretion may deem appropriate AM (initial here if you desire to grant this authority to your agent), subject to the limitations set forth in G.S. 32C-2-217;

(26) My agent may exercise the following powers relating to support, personal affairs and health care:

The power to do any acts, including the disbursing of any monies belonging to me which, in the opinion of my agent, is necessary or proper for any purpose in connection with the support and maintenance of me, my spouse, and my dependents in accordance with our customary standard of living, including, but not limited to, provisions for housing, clothing, food, transportation, recreation, education, and the employing of any person whose services may be needed for such purposes;

The power to do any acts, including the disbursing of any monies belonging to me, which, in the opinion of my agent, are necessary or proper in connection with the conduct of my personal affairs, including, but not limited to, (i) continuation, use or termination of any charge or credit accounts, (ii) payments or contributions to any charitable, religious or educational organizations, (iii) dealing with my mail and representing me in any matter concerning the U.S. Postal Service, (iv) continuation or discontinuation of my membership in any club or other organization, and (v) acceptance of or resignation from, on my behalf, any offices or positions which I hold, including any fiduciary positions; and

The power to do any acts, including the disbursing of any monies belonging to me, which, in the opinion of my agent, are necessary or proper for any purpose in connection with the medical,

dental, surgical, psychiatric, or custodial care and treatment of me, my spouse, and my dependents, including, but not limited to, the power (i) to provide for such care and treatment at any hospital, nursing home or institution or for the employment of any physician, psychiatrist, nurse or other person whose services are needed for such care, (ii) to receive confidential medical information regarding me, (iii) to waive on my behalf any physician-patient or other privilege, (iv) to consent to the release of medical information, and (v) to consent to medical or psychiatric treatment, including administration of anesthesia, performance of operations, and other procedures on my body by physicians and surgeons and other medical personnel, including technicians, assistants, and nurses, working under the supervision of physicians and surgeons.

I intend for my agent to be treated as I would be with respect to my rights regarding the use and disclosure of my individually identifiable health information or other medical records. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 (aka HIPAA), 42 USC 1320d and 45 CFR 160-164. I authorize any physician, health care professional, dentist, health plan, hospital, clinic, laboratory, pharmacy or other covered health care provider, any insurance company and the Medical Information Bureau Inc. or other health care clearinghouse that has provided treatment or services to me or that has paid for or is seeking payment from me for such services to give, disclose and release to my agent, without restriction, all of my individually identifiable health information and medical records regarding any past, present or future medical or mental health condition, including all information relating to the diagnosis and treatment of HIV/ AIDS, sexually transmitted diseases, mental illness and drug or alcohol abuse. The authority given my agent shall supersede any prior agreement that I may have made with my health care providers to restrict access to or disclosure of my individually identifiable health information. The authority given my agent has no expiration date and shall expire only in the event that I revoke the authority in writing and deliver it to my health care provider, and is in addition to, and not in replacement of, any similar authority given to my duly appointed health care agent under any health care power of attorney.

(27) To sign in my name all documents and papers necessary and proper to carry into effect the authority granted and the intentions expressed in the twenty-six (26) preceding paragraphs of this Power of Attorney.

And generally to transact all my business and to manage all of my property, affairs and interests, as fully and completely as I myself might do if personally present; and to do any and all acts and things which my Agent shall deem useful, necessary, or proper in order to do any of the foregoing acts or to carry out any of the foregoing powers.

My Agent shall have full power of substitution and revocation, and such substitution or revocation may relate to, or be limited to, any one or more of all the foregoing acts or powers, or limited as to time or any other respect as my Agent shall deem proper.

And I hereby ratify and confirm all things done by my said Agent within the scope of the authority herein given, as fully and to the same extent as if by me personally done and performed.

In addition to the powers herein enumerated, I hereby give and grant to my Agent all of the powers set forth in North Carolina General Statutes section 32C-1 et seq., which powers are hereby incorporated herein by reference as of the date of my execution of this power of attorney. This incorporation of powers by reference is in accordance with North Carolina General Statutes section

32C-2-202.

This Power of Attorney is executed pursuant to the General Statutes of North Carolina, Chapter 32C-1 et seq.; and it is my intention that this Power of Attorney shall continue in effect, notwithstanding my incapacity or incompetence; and my agent shall keep full and accurate records of all transactions in which my agent acts as my agent and of all of my property in my agent's hands and the disposition thereof;

No persons, firms, corporations, or agencies, governmental or otherwise, which shall pay money or deliver property of whatever kind to my Agent shall be under any obligation whatsoever to look to the disposition of such money or property by my Agent.

At my death an inventory and a copy of the last annual account shall be delivered to the personal representative of my estate along with the property then held by my Agent pursuant to this Power of Attorney. My personal representative shall not be responsible for any property of mine not covered in such inventory, but shall exercise reasonable care to determine all of such property then held by my Agent.

For the protection of banks, savings and loan institutions, corporations and their agents with which or with whom my Agent may deal in exercising the powers herein granted, I do hereby further represent that this Power of Attorney shall be and remain in full force and effect until by me revoked by written notice to the said banks, savings and loan institutions or other third parties.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 19th
day of May, 2022.

Linda E Merritt Self (SEAL)
LINDA E. MERRITT SELF
PRINCIPAL

NORTH CAROLINA:

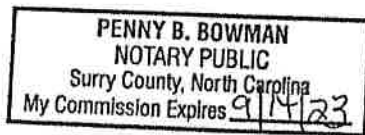
SURRY COUNTY:

I, Penny B. Bowman, a Notary Public of Surry County, North Carolina, do hereby certify that the principal, LINDA E. MERRITT SELF, personally appeared before me this day and acknowledged the execution of the foregoing Power of Attorney.

Witness my hand and official seal, this the 19th day of May, 2022.

Penny B. Bowman
NOTARY PUBLIC

(SEAL)



My Commission Expires: 9/14/23

COPY

THIS INSTRUMENT PREPARED BY: BRIAN A. ROYSTER, ATTORNEY AT LAW

NORTH CAROLINA:

DURABLE POWER OF ATTORNEY

SURRY COUNTY:

KNOW ALL MEN BY THESE PRESENTS, That I, EDWARD H. SELF, of Surry County, North Carolina, the Principal, have made, constituted and appointed, and by these presents do make, constitute and appoint SAMANTHA SELF HIATT hereafter referred to as "My Agent", my true and lawful agent for me and in my name, place and stead to do the following acts and to exercise the following powers, and I intend that subject to the definitions hereinafter contained, the same be construed in the broadest possible manner:

(1) To endorse any and all checks, drafts or vouchers, and to cash the same or deposit their proceeds in my bank account; to sign and issue checks on any bank account in my name; and to make, execute and deliver, cancel, modify, buy, exchange, pledge, sell or otherwise acquire or dispose of any tangible or intangible property of mine by means of any type instrument necessary or advisable to accomplish the same.

(2) To manage, operate, protect and conserve all securities, interests and investments owned by me; to collect, hold or pay out or otherwise deal with the income therefrom or the principal thereof; and from time to time to make investments for me without any restriction whatsoever as to the kind of investment.

(3) To assign and transfer upon the books of any municipality, corporation, association or company any stocks, bonds or other securities which are now or may hereafter be registered in my name.

(4) To vote in person or by proxy at any corporate or other meeting and to effect, participate in or consent to any reorganization, merger, voting trust or other action affecting any securities which I now or may hereafter own, or the issues thereof, and to make payments in connection therewith.

(5) To enter into, perform, modify, extend, cancel, compromise or otherwise act with respect to any contract of any sort whatsoever.

(6) To procure insurance against any and all risks affecting property or persons, and against liability, damage or claim of any sort; and to alter, amend, or cancel such insurance.

(7) To borrow money in such amounts for such periods and upon such terms as my Agent shall deem proper and to secure any loan by the mortgage or pledge of any property of mine.

(8) To pay any amount that may be owing at any time by me upon any contract, instrument or claim; to deliver or convey any tangible or intangible personal property, instrument or security that I may be required to deliver or convey by any contract or in performance of any obligation.

(9) With respect to any account in my name or in any other name for my benefit with any broker, bank, banker, or trust company, to make deposits therein and withdrawals therefrom, whether by check or otherwise, and to open, to continue, and to close such account or any similar account.

(10) To receive payment of any indebtedness due me or any money coming to me, and to receive payments of dividends, interest and principal and to give receipts, releases and acquittances therefore.

(11) To apply for and receive payment of the proceeds of any policies of insurance, of whatsoever kind, including, but without limitation, hazard insurance, liability insurance, and insurance on the life of another; and to deal as fully with reference to such policies of insurance as I myself might do, including, but without limitation, signing waivers and releases, modifying the quantity and/or the quality of coverage under such policies, changing the beneficiary or beneficiaries thereof, pledging such policies to third persons as security for loans made to me, and borrowing thereon on my behalf from the insurers;

(12) The power (i) to have access to any safe deposit box held in my name or in the joint names of me and any other person, (ii) to rent one or more safe deposit boxes for safekeeping of my assets, and (iii) to deal with the contents of any safe deposit box, including the removal of such contents;

(13) To buy, sell, exchange, mortgage, encumber, lease or by any other means whatsoever to acquire or dispose of real property; to execute and deliver any deed with or without covenants or warranties, to partition real property, to manage real property, and to repair, alter, renovate, improve, remodel, erect, or tear down any building or other structure or part thereof.

(14) The power to assign, transfer and convey all or any part of my real or personal property, or my interest in such property, to, and withdraw such property from (i) any revocable trust established by me or jointly with my spouse during my lifetime, or (ii) any revocable trust established by my agent during my lifetime which directs the trustee or trustees to administer the trust for my benefit and to distribute the trust property either to my estate or to the same beneficiaries as would have received such property if it had been part of my estate upon my death;

(15) To make, execute, and deliver, or to receive or obtain any lease, indenture of lease or contract for lease of any real property and any assignment of lease or indenture of lease and consent

of the assignment thereof, for such periods of time, and with such provisions for renewal, conditions, agreements, and covenants as my Agent shall deem proper; and to amend, extend, modify or cancel any of the terms, covenants or conditions, including covenants to pay rent of any lease, indenture of lease and contract to lease, whether heretofore or hereafter made, and to cancel, surrender and accept the surrender of any lease, indenture of lease, and contract to lease.

(16) To purchase or otherwise acquire any note, bond or mortgage, to assign, transfer, modify, extend or satisfy any instrument now or hereafter held by me in which I have any interest upon such terms as my Agent shall deem proper.

(17) To receive any legacy, bequest, devise, gift or transfer of real property or of tangible personal property and to give full receipt and acquittance therefore; to approve accounts of any business, estate, trust, partnership or other transaction whatsoever in which I may have interest of any nature whatsoever and to enter into any compromise and release in regard thereto and to make a qualified disclaimer on my behalf of any such legacy, bequest, devise or gift.

(18) To employ nurses and doctors, attorneys at law, domestic servants, agents and others, to remove them, and to appoint others in their place, and to pay and allow to them for their services such salaries, wages or other remuneration as my Agent shall deem proper.

(19) To assert, defend, compromise, acquire or dispose of or otherwise deal with any claim, either alone or in conjunction with other persons, relating to me or any property of mine or any other person, or any government, or any estate of a deceased or incompetent person, or any trust whether created by will of a deceased person or instrument of a living person, or property of whatsoever nature; to institute, prosecute, defend, compromise or otherwise dispose of, and to appear for me, in any proceedings at law or in equity or otherwise before any tribunal for the enforcement of or defense of any such claim, and to retain, discharge and substitute counsel and authorize appearance of such counsel to be entered for me in any such action or proceeding.

(20) To arbitrate any claim in which I may be in any manner interested, and for that purpose to enter into agreements to arbitrate, and either through counsel or otherwise, to carry on such arbitration and perform or enforce any award entered therein.

(21) To prepare, execute, verify and file in my name and on my behalf any and all types of tax returns, amended return, declaration of estimated tax, report, protest, application for correction of assessed valuation of real or other property, appeal, brief, claim for refund, or petition, including petition to the Tax court of the United States, in connection with any tax imposed or purported to be imposed by any government, or claimed, levied or assessed by any government, and to pay any such tax and to obtain any extension of time for any of the foregoing, to execute waivers, or consents agreeing to a later determination and assessment to taxes than is provided by any statute of limitations; to execute waivers of restrictions on the assessment and collection of deficiency on any tax; to execute closing agreements and all other documents, instruments and papers relating to any tax liability of mine of any sort; to institute and carry on either through counsel or otherwise, any proceeding in connection with contesting any such tax or to recover any tax paid or to resist any claim for additional tax on any proposed assessment or levy thereof; and to enter into any agreements or stipulations for compromise or other adjustments or disposition of any tax.

(22) To purchase U.S. Treasury bonds issued prior to March 4, 1971 (commonly known as "flower bonds"), for the purpose of having the proceeds of said bonds applied in payment of any Federal estate tax on my estate.

(23) To make any reports of information of any sort whatsoever to any government as required by law or regulation.

(24) The power to open, continue, modify, terminate, access, view, make use of, and give instructions in regards to any financial, social media, or other account or arrangement of mine on the world wide web (also known as the internet) and/or on any other public or private network, and to access, view, and transfer any or all data owned by or concerning me in any format, including electronic or digital data, no matter where it is located, in North Carolina or another state or country. My agent may obtain password and/or login information, and have complete access to any electronic account maintained by me or on my behalf, including without limitation electronic mail and on-line financial accounts.

(25) To make gifts to such persons or institutions, in such amounts or proportions, as my Agent in its sole discretion, may deem appropriate (initial here if you desire to grant this authority to your agent) subject to the limitations set forth in G.S. 32C-2-217.

To make gifts to my named agent, in such amounts or proportions, as my agent in its sole discretion may deem appropriate (initial here if you desire to grant this authority to your agent), subject to the limitations set forth in G.S. 32C-2-217;

(26) My agent may exercise the following powers relating to support, personal affairs and health care:

The power to do any acts, including the disbursing of any monies belonging to me which, in the opinion of my agent, is necessary or proper for any purpose in connection with the support and maintenance of me, my spouse, and my dependents in accordance with our customary standard of living, including, but not limited to, provisions for housing, clothing, food, transportation, recreation, education, and the employing of any person whose services may be needed for such purposes;

The power to do any acts, including the disbursing of any monies belonging to me, which, in the opinion of my agent, are necessary or proper in connection with the conduct of my personal affairs, including, but not limited to, (i) continuation, use or termination of any charge or credit accounts, (ii) payments or contributions to any charitable, religious or educational organizations, (iii) dealing with my mail and representing me in any matter concerning the U.S. Postal Service, (iv) continuation or discontinuation of my membership in any club or other organization, and (v) acceptance of or resignation from, on my behalf, any offices or positions which I hold, including any fiduciary positions; and

The power to do any acts, including the disbursing of any monies belonging to me, which, in the opinion of my agent, are necessary or proper for any purpose in connection with the medical,

dental, surgical, psychiatric, or custodial care and treatment of me, my spouse, and my dependents, including, but not limited to, the power (i) to provide for such care and treatment at any hospital, nursing home or institution or for the employment of any physician, psychiatrist, nurse or other person whose services are needed for such care, (ii) to receive confidential medical information regarding me, (iii) to waive on my behalf any physician-patient or other privilege, (iv) to consent to the release of medical information, and (v) to consent to medical or psychiatric treatment, including administration of anesthesia, performance of operations, and other procedures on my body by physicians and surgeons and other medical personnel, including technicians, assistants, and nurses, working under the supervision of physicians and surgeons.

I intend for my agent to be treated as I would be with respect to my rights regarding the use and disclosure of my individually identifiable health information or other medical records. This release authority applies to any information governed by the Health Insurance Portability and Accountability Act of 1996 (aka HIPAA), 42 USC 1320d and 45 CFR 160-164. I authorize any physician, health care professional, dentist, health plan, hospital, clinic, laboratory, pharmacy or other covered health care provider, any insurance company and the Medical Information Bureau Inc. or other health care clearinghouse that has provided treatment or services to me or that has paid for or is seeking payment from me for such services to give, disclose and release to my agent, without restriction, all of my individually identifiable health information and medical records regarding any past, present or future medical or mental health condition, including all information relating to the diagnosis and treatment of HIV/ AIDS, sexually transmitted diseases, mental illness and drug or alcohol abuse. The authority given my agent shall supersede any prior agreement that I may have made with my health care providers to restrict access to or disclosure of my individually identifiable health information. The authority given my agent has no expiration date and shall expire only in the event that I revoke the authority in writing and deliver it to my health care provider, and is in addition to, and not in replacement of, any similar authority given to my duly appointed health care agent under any health care power of attorney.

(27) To sign in my name all documents and papers necessary and proper to carry into effect the authority granted and the intentions expressed in the twenty-six (26) preceding paragraphs of this Power of Attorney.

And generally to transact all my business and to manage all of my property, affairs and interests, as fully and completely as I myself might do if personally present; and to do any and all acts and things which my Agent shall deem useful, necessary, or proper in order to do any of the foregoing acts or to carry out any of the foregoing powers.

My Agent shall have full power of substitution and revocation, and such substitution or revocation may relate to, or be limited to, any one or more of all the foregoing acts or powers, or limited as to time or any other respect as my Agent shall deem proper.

And I hereby ratify and confirm all things done by my said Agent within the scope of the authority herein given, as fully and to the same extent as if by me personally done and performed.

In addition to the powers herein enumerated, I hereby give and grant to my Agent all of the powers set forth in North Carolina General Statutes section 32C-1 et seq., which powers are hereby incorporated herein by reference as of the date of my execution of this power of attorney. This incorporation of powers by reference is in accordance with North Carolina General Statutes section

32C-2-202.


This Power of Attorney is executed pursuant to the General Statutes of North Carolina, Chapter 32C-1 et seq.; and it is my intention that this Power of Attorney shall continue in effect, notwithstanding my incapacity or incompetence; and my agent shall keep full and accurate records of all transactions in which my agent acts as my agent and of all of my property in my agent's hands and the disposition thereof;

No persons, firms, corporations, or agencies, governmental or otherwise, which shall pay money or deliver property of whatever kind to my Agent shall be under any obligation whatsoever to look to the disposition of such money or property by my Agent.

At my death an inventory and a copy of the last annual account shall be delivered to the personal representative of my estate along with the property then held by my Agent pursuant to this Power of Attorney. My personal representative shall not be responsible for any property of mine not covered in such inventory, but shall exercise reasonable care to determine all of such property then held by my Agent.

For the protection of banks, savings and loan institutions, corporations and their agents with which or with whom my Agent may deal in exercising the powers herein granted, I do hereby further represent that this Power of Attorney shall be and remain in full force and effect until by me revoked by written notice to the said banks, savings and loan institutions or other third parties.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this the 19th day of May, 2022.

 _____ (SEAL)
EDWARD H. SELF
PRINCIPAL

NORTH CAROLINA:

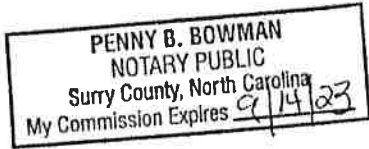
SURRY COUNTY:

I, Penny B. Bowman a Notary Public of Surry County, North Carolina, do hereby certify that the principal, EDWARD H. SELF, personally appeared before me this day and acknowledged the execution of the foregoing Power of Attorney.

Witness my hand and official seal, this the 19th day of May, 2022.

Penny B. Bowman
NOTARY PUBLIC

(SEAL)



My Commission Expires: 9/14/23



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

I, Linda Self

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 6200 Emily Ln., Rolesville

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # PIN: 1768-23-6815).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Linda Marie Self Amanda Self Shirley PA 01/29/24

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>BARBARA TODD</u>	
<u>American Engineering Associates - Southeast, PA</u>	
<u>cell: 919-522-2801</u>	



Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

I, EDWARD HENRY SELF

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 6200 Emily Ln, Rolesville
(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application
 (Type and Case # PIN: 1768-23-6815).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Edward Henry Self Samantha Self Shatt PDA 1/29/24

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>BARBARA TODD</u>	<u>Barbara Todd</u>
<u>cell: 919-522-2801</u>	



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Wesley and Roxey Wilkins

Address 115 W. Young St City/State/Zip Rolesville, NC 27571

Phone 919-274-4053 (Wesley) 919-995-5582 (Roxey) Email roxeywilkins@gmail.com

Developer BRD Land and Investment

Contact Name Michael Fleming

Address 721 Hydrangea Field Ct. City/State/Zip Wake Forest, NC 27587

Phone 919-346-6014 Email mffleming@trianglelandgrp.com

michaelfleming

Property Information

Address 6200 Emily La. Wake Foirest NC

Wake County PIN(s) 1768-23-6815

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

Total Acreage 98.166

Please see attached conditions.

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 *Wesley Wilkins Roxey Wilkins* Date *1-26-24*

STATE OF NORTH CAROLINA

COUNTY OF *Wake*

I, a Notary Public, do hereby certify that Wesley C. Wilkins & Roxey M. Wilkins

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

the 26th day of January 2024.

My commission expires 3/25/2028.

Signature *Vincent Agrusa*



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / Rolesville, NC / 919.554.6517

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y):784793.74' E(x):2163454.94', SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-34-7557 AND SUBJECT PARCEL; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT EXISTING IRON BAR; THENCE S 03°01'29"E A DISTANCE OF 782.78' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,900.36' TO A POINT; THENCE N 01°45'54"E A DISTANCE OF 829.41' TO AN EXISTING MASON NAIL IN STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,276,105 SQUARE FEET, 98.166 ACRES.

WAKE COUNTY, NC 91
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
02/08/2016 09:51:34

BOOK:016287 PAGE:00077 - 00080

This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.
HOLD FOR: Warren Shackleford, Attorneys, P.L.L.C. #204

PREPARED BY: Warren Shackleford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 46995 REVENUE STAMP \$ 0.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 3rd day of February, 2016 by and between:

GRANTOR: NANCY M. KELLY

GRANTEE: ROXEY M, WILKINS AND HUSBAND, WESLEY C. WILKINS
115 West Young St., Rolesville, NC 27571

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF WAKE

SEE ATTACHED EXHIBIT "A"

All or a portion of the property herein conveyed ___ includes or / does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

- 1. Subject to easement(s) and restriction(s) of record.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Nancy M. Kelly by Roxey M. Wilkins (SEAL) POA
 Nancy M. Kelly by Roxey M. Wilkins, also known as Roxie Mangum Wilkins

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, James S. Warren, a Notary Public of the County of Wake, do hereby certify that **Roxey M. Wilkins, also known as Roxie Mangum Wilkins**, Attorney in Fact for **Nancy M. Kelly**, personally appeared before me this day and being by me duly sworn, says that she executed the foregoing and annexed instrument on behalf of **Nancy M. Kelly**, and that her authority to execute and acknowledge said instrument is contained in that certain instrument duly executed, acknowledged and recorded in the office of the Register of Deeds of Wake County, North Carolina, in Book 14129, Page 1139, and that this instrument was executed under and by virtue of the authority given by said instrument granting her Power of Attorney; that the said **Roxey M. Wilkins, also known as Roxie Mangum Wilkins** acknowledged the due execution of the foregoing instrument for the purposes therein expressed and on behalf of **Nancy M. Kelly**.

Witness my hand and official notary seal, this 5 day of February, 2016.

My commission expires 10-3-2020

James S. Warren
 Notary Public

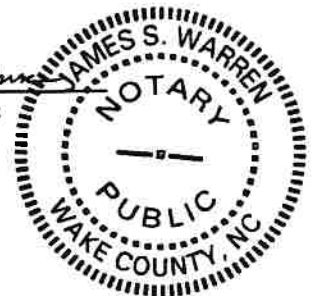


Exhibit A

BEGINNING at a stake located 36 feet North of Stell Branch and runs with the line now or formerly that of Eva Liles thence North 8 degrees 42 minutes East 832.59 feet to a stone, runs with the line now or formerly that of June Privette thence North 9 degrees 10 minutes East, 1618.30 feet to an iron pipe, runs thence South 81 degrees 18 minutes East, 1747.10 feet to a geared axle; runs with the line now or formerly that of Joseph E. Wall thence South 06 degrees 09 minutes West 1486.96 feet to an iron rod; runs with the line now or formerly that of Billie E. Rogers thence South 03 degrees 55 minutes West 783.26 feet to an iron stake; runs thence North 86 degrees 53 minutes West 1900.89 feet to the point and place of BEGINNING, containing 98.24 acres as surveyed by Willie L. Lumpkin, Jr., R.L.S., as appears by plat recorded in Book of Maps 1987, Page 1948, in the Office of the Register of Deeds of Wake County, North Carolina.

Also conveyed to the parties of the second part are all the easements, rights-of-way, and/or other real estate interests which are necessarily or conveniently appurtenant to the premises encumbered hereby and which have been either expressly or impliedly conveyed to the party of the first part, including, but not limited to a 30 foot wide access easement recorded in Book 3361, Page 212, of the Wake County Registry.

A map showing the above described property is recorded in Map Book 1987, Page 1948.

This interest conveyed is a one-fifth interest in the above described property.



Map Amendment Application

Rezoning Justification

The proposed modification to the RH zoning district would allow age-restricted developments. The zoning modification would allow small lots, which older residents seem to prefer. The zoning modification would permit higher density single-family residential as well as allowing a limited amount of non-residential uses, designed primarily for neighborhood services. The proposed zoning would allow for a variety of housing options that will appeal to an age-restricted population.

Lined area for providing additional justification text.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1768-23-6815	Wesley & Roxey Wilkins	115 W. Young St	
		Rolesville, NC	27571

Acknowledgement

STATE OF NC

COUNTY OF Wake

I certify that Roxey Wilkins personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Property Owner's Consent & Authorization Form
Name or description of attached document

I further certify that (select one of the following identification options):

- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC DL 58123430
type of identification
- A credible witness, _____, has sworn or affirmed to me the
name of credible witness
identity of the principal, and that he or she is not a named party to the foregoing document, and has no interest in the transaction.

Date: 1/26/2024

Vincent Agrusa
Notary Public

Vincent Agrusa
Typed or Printed Notary Name

My commission expires: 3/25/2028





Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

Roxey Wilkins

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 6200 Emily Ln., Rolesville

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

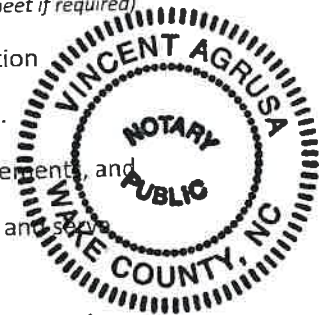
(Type and Case # PIN: 1768-23-6815).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and

consent to this Application. I authorize the below listed person(s) to submit this Application and

as representative/point of contact for this Application.

Property Owner's Signature: Roxey Wilkins Date: 1-26-24



Applicant/Agent/Contact persons:	
Print:	Signature:
<u>BARBARA TODD</u>	<u>Barbara Todd</u>
<u>919-522-2801</u>	

Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

Authorization by Property Owner(s)

I, Wesley Wilkins

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at 6200 Emily Ln., Rolesville

(property address, legal description; provide separate sheet if required)

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # PN: 1768-23-6815)

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: Wesley C Wilkins Date: 1-26-24



Applicant/Agent/Contact persons:	
Print:	Signature:
<u>BARBARA TODD</u>	<u>Barbara Todd</u>
<u>919-522-2801</u>	

Acknowledgement

STATE OF NC

COUNTY OF Wake

I certify that Wesley Wilkins personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Property Owners Consent & Authorization Form.
Name or description of attached document

I further certify that (select one of the following identification options):

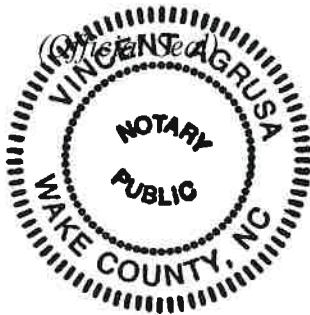
- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC DL 384915.
type of identification
- A credible witness, _____, has sworn or affirmed to me the
name of credible witness
identity of the principal, and that he or she is not a named party to the foregoing document, and has no interest in the transaction.

Date: 1/26/2024

Vincent Agrusa
Notary Public

Vincent Agrusa
Typed or Printed Notary Name

My commission expires: 3/25/2028



CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835, CFSNC-140

L. Jordan Parker Jr., PLS L-4685

333 South White Street, Post Office Box 1253

Wake Forest, NC 27588-1253

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73', SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE BEING THE COMMON FRONT CORNER OF PARCEL PIN# 1768.03-33-7689 AND SUBJECT PARCEL; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 06°55'13"E A DISTANCE OF 384.56' TO A POINT; THENCE S 07°12'17"E A DISTANCE OF 100.22' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 405.68', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 69°46'41"W, WITH A CHORD LENGTH OF 403.68'; TO A POINT; THENCE N 59°55'45"W A DISTANCE OF 7.64' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 264.63', WITH A RADIUS OF 700.00', WITH A CHORD BEARING OF N 70°45'33"W, WITH A CHORD LENGTH OF 263.06', TO A POINT; THENCE S 03°01'29"E A DISTANCE OF 127.16' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,907.10' TO AN AXLE; THENCE S 02°38'01"W A DISTANCE OF 41.66' TO A POINT; THENCE S 86°36'19"W A DISTANCE OF 80.15' TO A POINT; THENCE N 35°30'42"W A DISTANCE OF 25.71' TO A POINT; THENCE N 18°40'09"W A DISTANCE OF 18.02' TO A POINT; THENCE N 16°33'18"E A DISTANCE OF 29.75' TO A POINT; THENCE S 65°55'14"W A DISTANCE OF 41.93' TO A POINT; THENCE N 34°33'28"W A DISTANCE OF 67.60' TO A POINT; THENCE N 63°56'22"W A DISTANCE OF 58.64' TO A POINT; THENCE S 12°10'41"E A DISTANCE OF 28.75' TO A POINT; THENCE S 62°16'28"W A DISTANCE OF 40.10' TO A POINT; THENCE N 48°52'56"W A DISTANCE OF 41.03' TO A POINT; THENCE S 66°34'20"W A DISTANCE OF 183.88' TO A POINT; THENCE S 42°14'08"W A DISTANCE OF 280.13' TO A POINT; THENCE S 10°05'45"E A DISTANCE OF 34.24' TO A POINT; THENCE S 66°32'41"W A DISTANCE OF 69.18' TO A POINT; THENCE S 67°17'00"W A DISTANCE OF 140.16' TO A POINT; THENCE S 72°23'53"W A DISTANCE OF 370.65' TO A POINT; THENCE S 89°38'01"W A DISTANCE OF 175.48' TO A POINT; THENCE N 03°38'40"W A DISTANCE OF 93.43' TO AN EXISTING IRON PIPE; THENCE S 89°04'03"W A DISTANCE OF 186.00' TO A NEW IRON PIPE; THENCE N 00°20'34" W A DISTANCE OF 1,150.25' TO A NEW IRON PIPE; THENCE N 88°47'41"E A DISTANCE OF 1,587.76' TO AN EXISTING MASON NAIL IN A STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT IRON BAR; THENCE N 89°45'22"E A DISTANCE OF 683.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 6,469,903 SQUARE FEET, 148.529 ACRES.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835, CFSNC-140

L. Jordan Parker Jr., PLS L-4685

333 South White Street, Post Office Box 1253

Wake Forest, NC 27588-1253

LEGAL DESCRIPTION

Commercial Parcel#1:

BEGINNING AT A POINT, SAID POINT BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID POINT BEING LOCATED S 06°56'30" E A DISTANCE OF 415.96 FROM A NEW IRON PIPE, SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-32-8863 & PIN# 1768.03-33-7689 LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73'; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 07°12'17"E A DISTANCE OF 68.82' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE LEAVING ROLESVILLE RIGHT-OF-WAY N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 305.00', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 72°13'20"W, WITH A CHORD LENGTH OF 304.15'; TO A POINT; THENCE N 01°06'16"W A DISTANCE OF 375.37' TO A POINT; THENCE N 88°57'26"E A DISTANCE OF 362.56' TO A POINT; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 173,891 SQUARE FEET, 3.992 ACRES.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835, CFSNC-140

L. Jordan Parker Jr., PLS L-4685

333 South White Street, Post Office Box 1253

Wake Forest, NC 27588-1253

LEGAL DESCRIPTION

Commercial Parcel#2

BEGINNING AT A POINT, SAID POINT BEING LOCATED S 88°47'41" W A DISTANCE OF 253.62' FROM AN EXISTING MASON NAIL IN STONE, SAID EXISTING MASON NAIL IN STONE BEING THE SOUTH EAST CORNER OF PARCEL PIN# 1768.03-13-1851, SAID EXISTING MASON NAIL IN STONE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783229.64' E(x): 2161646.54'; THENCE S 01°20'06"E A DISTANCE OF 148.30' TO A POINT; THENCE S 28°18'53"E A DISTANCE OF 102.59' TO A POINT; THENCE S 18°49'20"E A DISTANCE OF 123.07' TO A POINT; THENCE S 19°04'12"E A DISTANCE OF 205.39' TO A POINT; THENCE N 70°05'04"W A DISTANCE OF 178.90' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 436.24', WITH A RADIUS OF 1,000.00', WITH A CHORD BEARING OF N 82°34'55"W, WITH A CHORD LENGTH OF 432.79'; TO A POINT; THENCE N 01°12'43"W A DISTANCE OF 423.04' TO A POINT; THENCE N 88°47'41"E A DISTANCE OF 447.49' TO A POINT; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 226,016 SQUARE FEET, 5.189 ACRES.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

NORTH ANNEXATION LINE AREA :
(AREA BEING ANNEXED)

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73', SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE BEING THE COMMON FRONT CORNER OF PARCEL PIN# 1768.03-33-7689 AND SUBJECT PARCEL; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 06°55'13"E A DISTANCE OF 384.56' TO A POINT; THENCE S 07°12'17"E A DISTANCE OF 100.22' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 405.68', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 69°46'41"W, WITH A CHORD LENGTH OF 403.68',; TO A POINT; THENCE N 59°55'45"W A DISTANCE OF 7.64' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 264.63', WITH A RADIUS OF 700.00', WITH A CHORD BEARING OF N 70°45'33"W, WITH A CHORD LENGTH OF 263.06', TO A POINT; THENCE N 03°01'29"W A DISTANCE OF 655.62' TO A BENT EXISTING IRON BAR; THENCE N 89°45'22"E A DISTANCE OF 683.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 566,105 SQUARE FEET, 12.996 ACRES.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT AN EXISTING MASON NAIL IN STONE, SAID EXISTING MASON NAIL HAVING NC GRID NAD 83/2011 COORDINATE N(y):783229.64' E(x):2161646.54', SAID EXISTING MASON NAIL IN STONE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-13-1851 AND SUBJECT PARCEL; THENCE S 01°45'54"W A DISTANCE OF 829.41' TO A POINT; THENCE S 86°15'26"W A DISTANCE OF 6.75' TO AN AXLE; THENCE S 02°38'01"W A DISTANCE OF 41.66' TO A POINT; THENCE S 86°36'19"W A DISTANCE OF 80.15' TO A POINT; THENCE N 35°30'42"W A DISTANCE OF 25.71' TO A POINT; THENCE N 18°40'09"W A DISTANCE OF 18.02' TO A POINT; THENCE N 16°33'18"E A DISTANCE OF 29.75' TO A POINT; THENCE S 65°55'14"W A DISTANCE OF 41.93' TO A POINT; THENCE N 34°33'28"W A DISTANCE OF 67.60' TO A POINT; THENCE N 63°56'22"W A DISTANCE OF 58.64' TO A POINT; THENCE S 12°10'41"E A DISTANCE OF 28.75' TO A POINT; THENCE S 62°16'28"W A DISTANCE OF 40.10' TO A POINT; THENCE N 48°52'56"W A DISTANCE OF 41.03' TO A POINT; THENCE S 66°34'20"W A DISTANCE OF 183.88' TO A POINT; THENCE S 42°14'08"W A DISTANCE OF 280.13' TO A POINT; THENCE S 10°05'45"E A DISTANCE OF 34.24' TO A POINT; THENCE S 66°32'41"W A DISTANCE OF 69.18' TO A POINT; THENCE S 67°17'00"W A DISTANCE OF 140.16' TO A POINT; THENCE S 72°23'53"W A DISTANCE OF 370.65' TO A POINT; THENCE S 89°38'01"W A DISTANCE OF 175.48' TO A NEW IRON PIPE; THENCE N 03°38'40"W A DISTANCE OF 93.43' TO AN EXISTING IRON PIPE; THENCE S 89°04'03"W A DISTANCE OF 186.00' TO A NEW IRON PIPE; THENCE N 00°20'34" W A DISTANCE OF 1,150.25' TO A NEW IRON PIPE; THENCE N 88°47'41"E A DISTANCE OF 1,587.76' TO AN EXISTING MASON NAIL IN A STONE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,627,693 SQUARE FEET, 37.367 ACRES.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

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L. Jordan Parker Jr., PLS L-4685

333 South White Street, Post Office Box 1253

Wake Forest, NC 27588-1253

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y):784793.74' E(x):2163454.94', SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-34-7557 AND SUBJECT PARCEL; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT EXISTING IRON BAR; THENCE S 03°01'29"E A DISTANCE OF 782.78' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,900.36' TO A POINT; THENCE N 01°45'54"E A DISTANCE OF 829.41' TO AN EXISTING MASON NAIL IN STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,276,105 SQUARE FEET, 98.166 ACRES.



FOREIGN JURISDICTION

FOR INFORMATION ONLY

REVISION: MINOR SITE LAYOUT CHANGES

STIPULATION FOR REUSE
 THIS DRAWING WAS PREPARED FOR USE ON THE SPECIFIC SITE NAMED HEREON. CONTEMPORANEOUSLY WITH ITS ISSUE DATE AS LISTED, HEREON, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

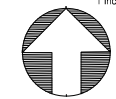
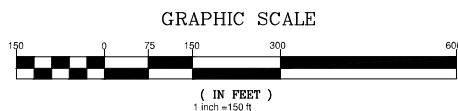
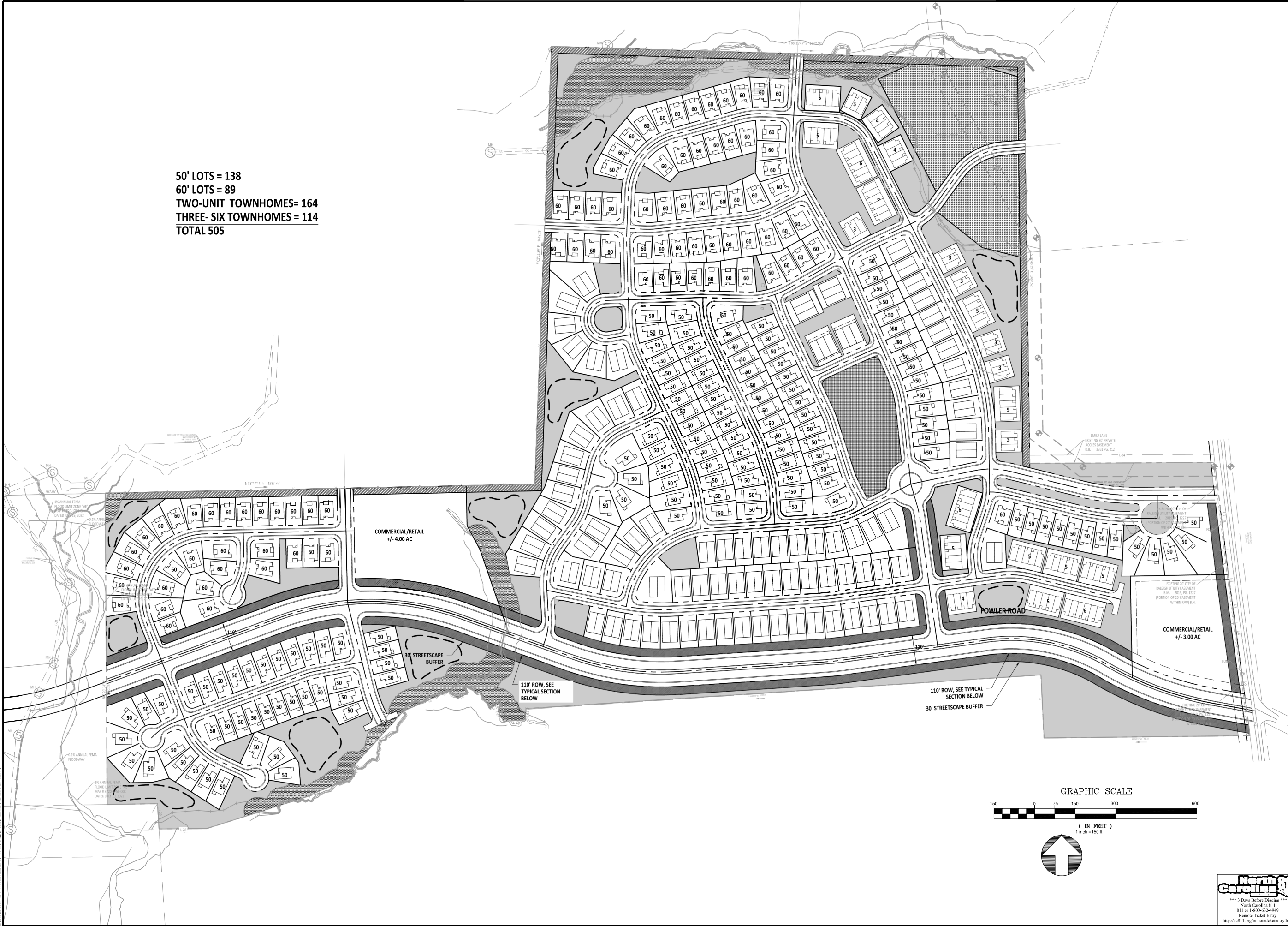
MERRITT PROPERTY
SITE PLAN OVERALL
 ROLESVILLE RD
 WAKE COUNTY NC 27312

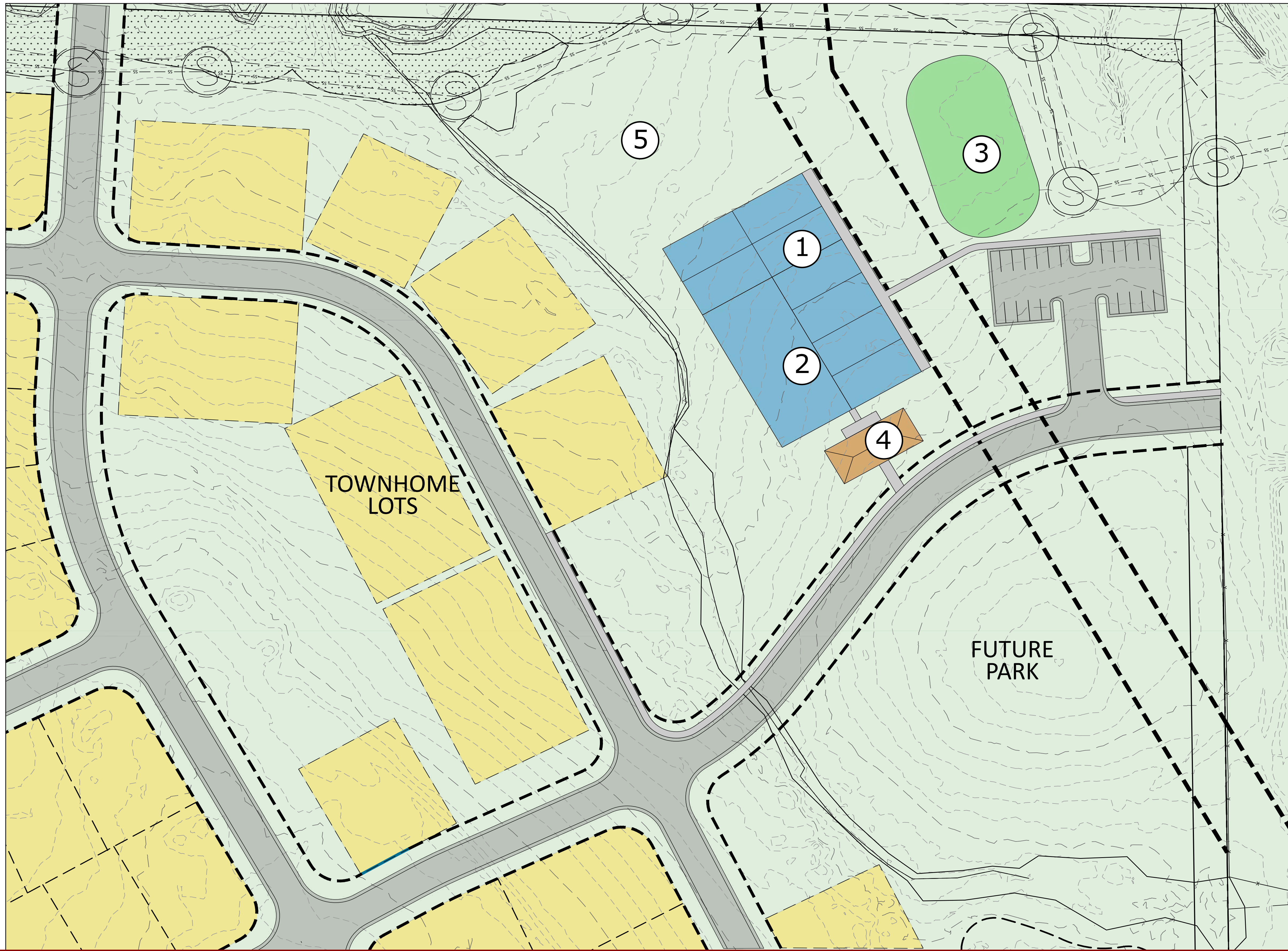
JOB NUMBER: 23-0004
 CHECKED BY: EDS
 DRAWN BY: EDS
 DATE: APRIL 2024

SHEET TITLE:
SITE PLAN OVERALL

SHEET NO.:
CS-100

50' LOTS = 138
 60' LOTS = 89
 TWO-UNIT TOWNHOMES = 164
 THREE- SIX TOWNHOMES = 114
 TOTAL 505





AMENITIES PROVIDED:

- ① 8 PICKLEBALL COURTS
 - ② TENNIS COURT
 - ③ 10,000 SQ FT DOG PARK
 - ④ 2,000 SQ FT PAVILION SPACE
 - ⑤ OPEN SPACE
- 23 PARKING SPACES

OPEN SPACE EXHIBIT

PRELIMINARY LAYOUT



RALEIGH NC | CHARLOTTE NC | CHESAPEAKE VA
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 PROJECT # C230004

MERRITT PROPERTY | ROLESVILLE, NC

PREPARED FOR:
 OCTOBER 15, 2024

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.



American Engineering
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919.469.1101
www.american-ea.com

To: Neighboring Property Owner
From: Barbara T. Todd, Senior Land Planner
Date: June 19, 2024
Re: Notice of meeting

This letter is to invite you to a neighborhood meeting regarding the proposed rezoning of the following properties near you:

PIN 1768328863 +/- 12 acres; Wall Property

PIN 1768236815 +/- 98 acres; Merritt Property

The rezoning would allow age-restricted residential uses (residents must be over 55 years old), with limited neighborhood service areas.

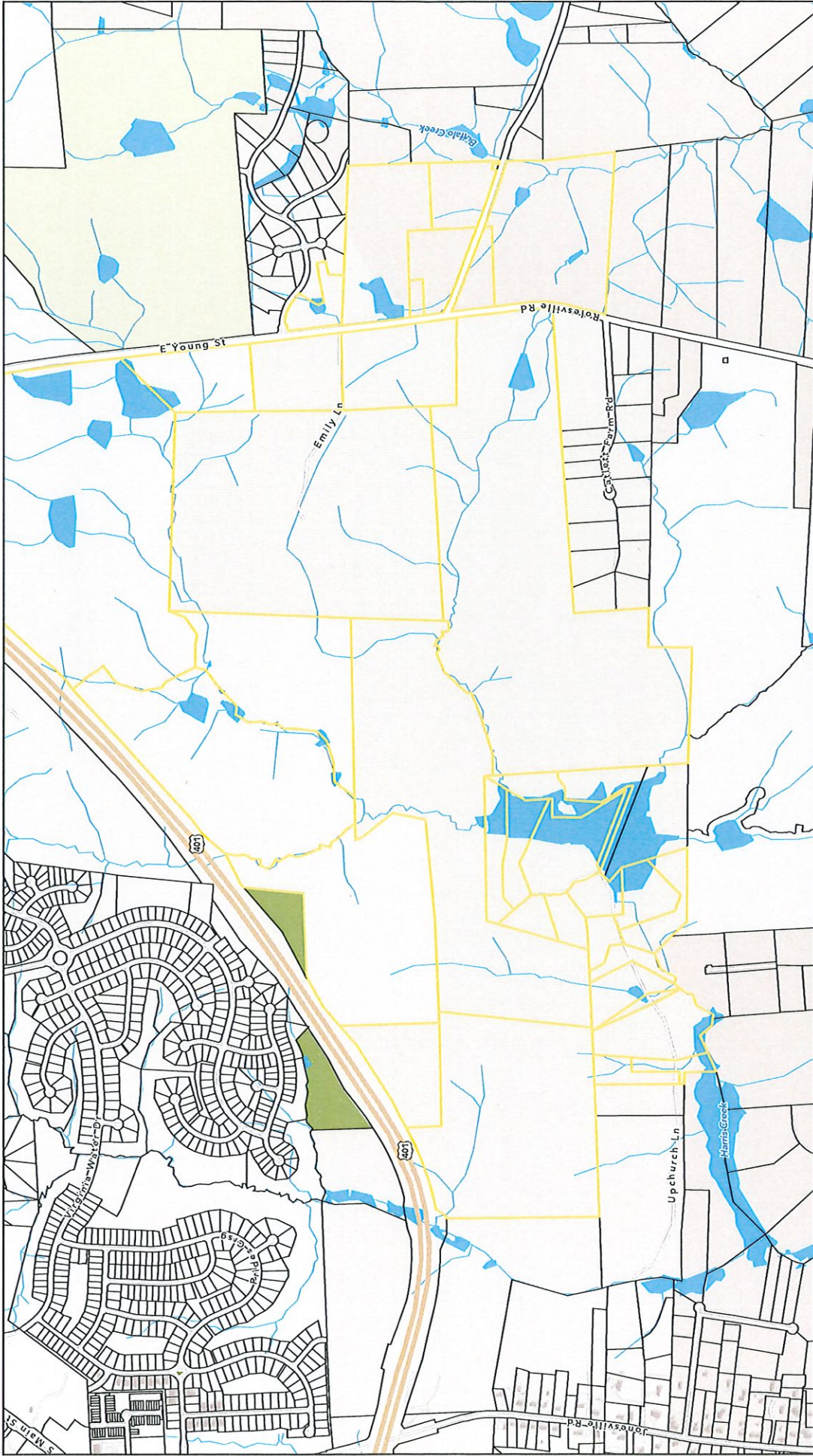
The meeting will be held at the Rolesville Community Center on Southtown Road, from 6:30-7:30 p.m. on Wednesday, July 10, 2024.

We look forward to meeting with you and answering any questions that you may have.

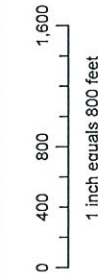
Yours truly,

Barbara T. Todd, Senior Land Planner

Cc: Meredith Gruber, Planning Director



Disclaimer
 The maps are every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use or its interpretation.



Neighborhood Mtg Map

Address	Owner	REID	PIN	Township	Mailing Address 1	Mailing Address 2	Mailing Address 3	ZIP
5041 UPCHURCH LN	MARCELLIN, LITTLE DENIS MARCELLIN, TERESA	72562	1.76E+09	Wake Forest	PO BOX 239	ROLESVILLE NC 27571-0239		27587
4933 UPCHURCH LN	QUINTO, JEFFERY L QUINTO, BARBARA B	186328	1.76E+09	Wake Forest	4933 UPCHURCH LN	WAKE FOREST NC 27587-6385		27587
0 ROLESVILLE RD	WALL, JOSEPH E GUNZ, BETTY R	60992	1.77E+09	Wake Forest	1409 MARYLAND AVE	CHARLOTTE NC 28209-1527		27587
4932 UPCHURCH LN	DAVIS, WILLIAM C DAVIS, KAREN M	139425	1.76E+09	Wake Forest	4932 UPCHURCH LN	WAKE FOREST NC 27587-6385		27587
4929 UPCHURCH LN	FORRESTER, JENNIFER N FORRESTER, HAYES G	174046	1.76E+09	Wake Forest	PO BOX 306	ROLESVILLE NC 27571-0306		27587
0 E YOUNG ST	ASHTON RALEIGH RESIDENTIAL LLC	491960	1.77E+09	Wake Forest	900 RIDGEFIELD DR	RALEIGH NC 27609-8505		27571
0 LOUISBURG RD	ASHTON RALEIGH RESIDENTIAL LLC	491961	1.77E+09	Wake Forest	900 RIDGEFIELD DR	RALEIGH NC 27609-8505		27571
0 LOUISBURG RD	ASHTON RALEIGH RESIDENTIAL LLC	491962	1.77E+09	Wake Forest	900 RIDGEFIELD DR	RALEIGH NC 27609-8505		27571
0 LOUISBURG RD	ASHTON RALEIGH RESIDENTIAL LLC	491963	1.76E+09	Wake Forest	900 RIDGEFIELD DR	RALEIGH NC 27609-8505		27571
0 LOUISBURG RD	QUAD TRI LLC OLIVE, MARTHA L	52027	1.76E+09	Wake Forest	809 THATCHER WAY	RALEIGH NC 27615-1233		27571
1321 ROLESVILLE RD	WOODLIEF, CARLYLE D WOODLIEF, ALMA D	79481	1.77E+09	Wake Forest	1321 ROLESVILLE RD	WAKE FOREST NC 27587-6959		27587
5025 UPCHURCH LN	BURROWS, STEPHEN M BURROWS, DONNA B	250971	1.76E+09	Wake Forest	5025 UPCHURCH LN	WAKE FOREST NC 27587-6374		27587
0 FOWLER RD	ROGERS, WILLIAM L	147748	1.77E+09	Wake Forest	PO BOX 101149	FORT WORTH TX 76185-1149		27587
0 JONESVILLE RD	SCARBORO, EDWARD W JR SCARBORO, SPENCER P	77364	1.76E+09	Wake Forest	4325 JONESVILLE RD	WAKE FOREST NC 27587-8190		27571
6412 SUNSET MANOR DR	HASSOUNEH, HANI YAHYA HASSOUNEH, RUTH HEIL	366746	1.77E+09	Wake Forest	6412 SUNSET MANOR DR	WAKE FOREST NC 27587-5680		27587
1224 ROLESVILLE RD	GUNZ, BETTY R TEXWEST LLC	105864	1.77E+09	Wake Forest	1409 MARYLAND AVE	CHARLOTTE NC 28209-1527		27587
6200 EMILY LN	SELF, LINDA ESTELLE MERRITT MERRITT, JAMES FRANK	46995	1.77E+09	Wake Forest	6411 MATCHETT RD	BELLE ISLE FL 32809-5151		27587
1209 ROLESVILLE RD	PERRY, JUDY J	54752	1.77E+09	Wake Forest	1201 ROLESVILLE RD	WAKE FOREST NC 27587-6957		27587
5048 UPCHURCH LN	MARCELLIN-LITTLE, TERESA D	232324	1.76E+09	Wake Forest	2617 CLUB PARK RD	WINSTON SALEM NC 27104-2011		27587
0 LOUISBURG RD	LILES FAMILY LLC	42125	1.76E+09	Wake Forest	2524 HOLIDAY AVE	ZEBULON NC 27597-9369		27587
0 UPCHURCH LN	SELLETT, LOUIS CHARLES	200756	1.77E+09	Wake Forest	705 REDFORD PLACE DR	ROLESVILLE NC 27571-9704		27587
5040 UPCHURCH LN	MARCELLIN-LITTLE, DENIS J MARCELLIN-LITTLE, TERESA	200760	1.76E+09	Wake Forest	PO BOX 239	ROLESVILLE NC 27571-0239		27587
5037 UPCHURCH LN	ZOBEL, RICHARD W ZOBEL, TERRI L	250970	1.76E+09	WAKE FOREST	5037 UPCHURCH LN	WAKE FOREST NC 27587-6374		27587
5052 UPCHURCH LN	MCNUITY, STEVEN G	200757	1.76E+09	Wake Forest	5052 UPCHURCH LN	WAKE FOREST NC 27587-6365		27587
0 UPCHURCH LN	DEROUSSE, TERRANCE	292221	1.76E+09	Wake Forest	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374		27587
0 UPCHURCH LN	DEROUSSE, TERRANCE	292223	1.76E+09	Wake Forest	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374		27587
1201 ROLESVILLE RD	GOODNIGHT, JUDY JONES	36622	1.77E+09	Wake Forest	1201 ROLESVILLE RD	WAKE FOREST NC 27587-6957		27587
5009 UPCHURCH LN	ASSOCIATE PROPERTIES LLC	159066	1.76E+09	Wake Forest	5025 UPCHURCH LN	WAKE FOREST NC 27587-6374		27587
5005 UPCHURCH LN	DEROUSSE, TERRANCE	292222	1.76E+09	Wake Forest	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374		27587
1216 ROLESVILLE RD	OPTIMAL DEVELOPMENT LLC	147749	1.77E+09	Wake Forest	924 EVENING SNOW ST	WAKE FOREST NC 27587-3988		27587
5016 UPCHURCH LN	BROWN, WILLIAM ALONZO BROWN, ANNE RHYNE	370522	1.76E+09	Wake Forest	5016 UPCHURCH LN	WAKE FOREST NC 27587-6365		27587
0 LOUISBURG RD	BROOKFIELD HOLDINGS (THE POINTE) LLC	10867	1.77E+09	Wake Forest	ANDREW BRAUSA	250 VESEY ST FL 15 NEW YORK NY 10281-106		27571
5008 UPCHURCH LN	AGRAWALA, KAMILA CARSON, GINA M	188744	1.76E+09	Wake Forest	5008 UPCHURCH LN	WAKE FOREST NC 27587-6365		27587
0 FOWLER RD	GUNZ, BETTY R TEXWEST LLC	147739	1.77E+09	Wake Forest	1409 MARYLAND AVE	CHARLOTTE NC 28209-1527		27597



American Engineering
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
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www.american-ea.com

REZ-2024-01

July 11, 2024

TO: Meredith Gruber, Town of Rolesville Planning Director

FROM: Barbara Todd, Senior Planner
American Engineering-Southeast, PA

Subject: Rezoning of the Merritt Property

The Neighborhood Meeting regarding the Merritt Property rezoning was held on July 10, 2024 at 6:30pm, at the Rolesville Community Center located at 514 Southtown Circle, Rolesville, NC. We waited until 7:00pm, however, due to no attendance the meeting was adjourned.

CC: Jay Gilleece, Managing Principal - Raleigh

Brad A. Haertling, Civil Department Manager



**REZ 24-01: Merritt Property
Traffic Impact Analysis**

Rolesville, North Carolina

September 10, 2024

Prepared for:

Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571

Applicant:

American Engineering
4020 Westchase Blvd, Ste. 450
Raleigh, NC 27607

Prepared by:

Stantec Consulting Services Inc.
801 Jones Franklin Road
Suite 300
Raleigh, NC 27606

DRAFT

Sign-off Sheet

This document entitled REZ 24-01: Merritt Property Traffic Impact Analysis was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Town of Rolesville (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____

(signature)

Pierre Tong, PE

Reviewed by _____

(signature)

Austyn Beci, PE

Approved by _____

(signature)

Matt Peach, PE, PTOE

DRAFT

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Executive Summary

The proposed Merritt Property development (Rezoning Application 24-01) is located on the west side of Rolesville Road northwest of the intersection with Fowler Road in Rolesville, NC. The parcel is currently zoned as Residential Low Density (RL). The applicant is pursuing a rezoning to a new zoning district, Residential Urban (RU) that would allow for age-targeted single-family detached and attached dwelling units in the form of higher-density residential with limited non-residential uses.

The site is anticipated to be completed in 2028 and consists of 227 units of senior adult single-family (detached) homes, 278 units of senior adult multi-family (attached) homes, 21,000 square feet of retail, and a 15,000 square foot pharmacy with a drive thru. Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, it is estimated that at full build-out the development is expected to generate 4,744 new trips per average weekday. In the AM and PM peak hours, the development is expected to generate 226 trips (98 entering and 128 exiting) and 354 trips (190 entering and 164 exiting); respectively. Access to the site is envisioned to be provided by a driveway located along Rolesville Road, as well as extending Fowler Road to the west from its current terminus at Rolesville Road, adding a fourth leg to the existing three-legged intersection.

The purpose of this report is to evaluate the proposed development in terms of traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic volumes, and recommend transportation improvements needed to mitigate congestion that may result from the additional site traffic. This report presents trip generation, trip distribution, traffic analysis, and recommendations for transportation improvements needed to meet anticipated traffic demands.

This report examines the following scenarios for the AM and PM peak hours:

- 2024 Existing
- 2028 No-Build
- 2028 Build
- 2028 Build Improved

Capacity analysis for the AM and PM peak hours in each scenario was performed for the following existing intersections:




- US 401 Bypass at SR 1003 (Young Street)
- US 401 Bypass at SR 1003 (Young Street) East U-Turn
- US 401 Bypass at SR 1003 (Young Street) West U-Turn
- SR 1003 (Young Street) at SR 2305 (Quarry Road)
- SR 1003 (Young Street / Rolesville Road) at Rolesville High School
- SR 1003 (Rolesville Road) at SR 2308 (Fowler Road)
- SR 1003 (Rolesville Road) at SR 2224 (Mitchell Mill Road)

The results of the capacity analysis at these existing and planned intersections, in addition to the aforementioned driveways, are summarized in Tables ES-1:



Table ES-1: Level of Service Summary Table

Level of Service (Delay in seconds/vehicle)	2024 Existing		2028 No-Build		2028 Build		2028 Build-Improved	
	AM	PM	AM	PM	AM	PM	AM	PM
US 401 Bypass Eastbound at Young Street	A (9.3)	A (6.9)	A (9.1)	B (12.0)	A (8.9)	B (13.7)	A (9.1)	B (13.5)
US 401 Bypass Westbound at Young Street	B (13.2)	A (7.8)	C (20.4)	A (9.6)	C (22.1)	A (9.7)	C (22.1)	A (9.7)
US 401 Bypass U-Turn East of Young Street	A (3.2)	A (2.5)	C (29.9)	B (15.2)	C (33.8)	B (15.8)	C (33.8)	B (15.8)
US 401 Bypass U-Turn West of Young Street	A (2.3)	A (3.7)	A (3.1)	A (4.1)	A (3.1)	A (4.4)	A (3.1)	A (4.4)
Young Street at Quarry Road / The Point North Driveway	C (18.6)	B (12.1)	C (23.5)	C (25.9)	C (27.0)	C (32.5)	C (27.6)	C (32.1)
Rolesville Road at Rolesville HS Driveway / The Point South Driveway	E (41.9)	B (11.5)	D (37.4)	A (6.2)	D (43.0)	A (7.0)	D (41.3)	A (6.8)
Rolesville Road at Merritt Property Driveway					F (##)	D (34.4)	B (13.0)	D (25.8)
Rolesville Road at Fowler Road	B (11.8)	B (10.6)	F (104.8)	F (##)	F (##)	F (##)	C (21.2)	B (19.4)
Rolesville Road at Mitchell Mill Road	C (18.7)	B (13.0)	D (41.2)	C (21.0)	D (48.0)	C (23.6)	D (48.4)	C (23.3)

 Signalized Intersection
 Unsignalized Intersection
 Intersection not Analyzed in Scenario
 ## Delay Exceeds 300 Seconds

Rolesville's LDO⁸, Section 8.E, establishes the following Level of Service Standards:

1. The traffic impact analysis must demonstrate that the proposed development would not cause build-out-year, peak-hour levels of service on any arterial or collector road or intersection within the study area to fall below Level of Service (LOS) "D," as defined by the latest edition of the Highway Capacity Manual, or, where the existing level of service is already LOS "E" that the proposed development would not cause the LOS to fall to the next lower letter grade.
2. If the road segment or intersection is already LOS "F," the traffic impact analysis must demonstrate that the proposed development, with any proposed improvements, would not cause build-out year peak-hour operation to degrade more than five (5) percent of the total delay on any intersection approach.



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

As shown in Table ES-1, the proposed development impacts the intersection of Rolesville Road at Fowler Road. In addition, there are significant queuing concerns along eastbound US 401 Bypass in the SimTraffic simulation runs as a result of the proposed development.

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. Intersections where no improvements are recommended are locations that do not meet the LOS Standards specified in the LDO⁸ or are not otherwise recommended. These recommendations are illustrated in Figure ES-1.

Averette Road, Young Street, and Rolesville Road Corridor Study

It is recommended that the applicant coordinate their site plan and improvements with the findings of the Averette Road, Young Street, and Rolesville Road Corridor Study to ensure consistency with future addendums to the Community Transportation Plan.

US 401 Bypass at Young Street

- Modify the eastbound right-turn such that the movement is a free-flowing right-turn from the US 401 Bypass onto southbound Young Street. This recommendation will require the following:
 - Removal of the existing yield sign and new signing and striping installed.
 - A second southbound travel lane be constructed on Young Street from the US 401 Bypass southward to Quarry Road. This lane is recommended to tie into the exclusive right-turn lane into The Point development.

Young Street at Quarry Road / The Point North Driveway

- No improvements are recommended at this intersection.

Young Street at Rolesville HS Driveway / The Point South Driveway

- No improvements are recommended at this intersection.

Rolesville Road at Merritt Property Driveway

- Construct the northernmost driveway as a right-in / right-out access point with one ingress lane and one egress lane.
- Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper.

Rolesville Road at Fowler Road

- Extend Fowler Road from its current terminus at Rolesville Road to the west as shown on the site plan.
- Modify the existing intersection to provide full-movement access from eastbound Fowler Road onto Rolesville Road.
- Provide adequate sight distance for the eastbound approach of Fowler Road at the intersection.
- Provide signing and striping such that the intersection operates as a two-way stop-controlled intersection. However, the intersection is recommended to be evaluated against the warrants for the installation of a traffic signal as outlined in the Manual on Uniform Traffic Control Devices. If warranted and approved by NCDOT, a traffic signal is recommended to be installed at the intersection.



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

- Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper.

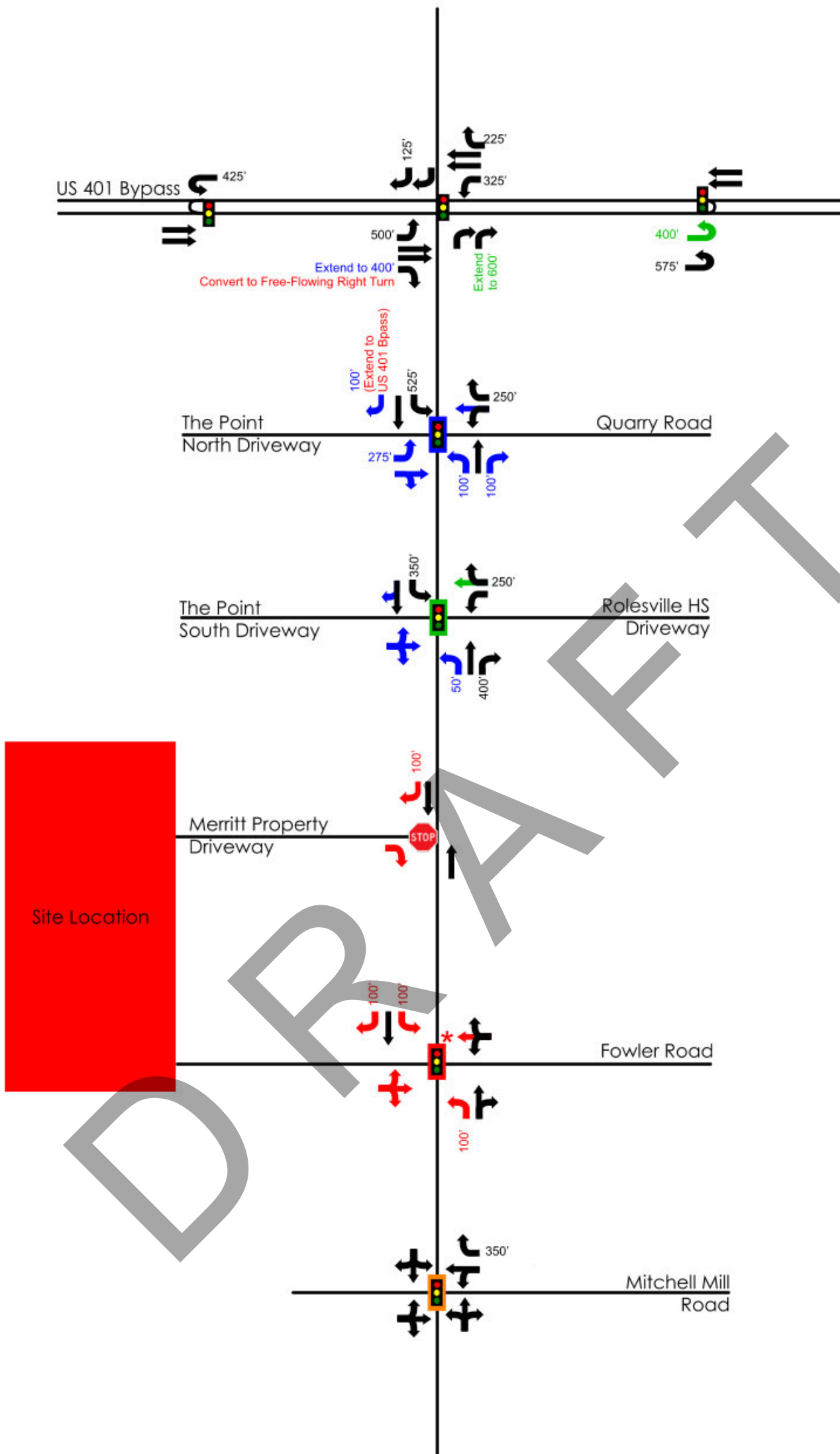
Rolesville Road at Mitchell Mill Road

- No improvements are recommended at this intersection.

DRAFT



Figure ES-1: Recommended Improvements



Key	
	Travel Lane
	Traffic Signal Controlled
	Stop Controlled
	Future Improvement (The Point)
	Future Improvement (Broadmoor)
	Improvement by others
	Recommended Imp.
XX'	Storage Length (feet)
*	Monitor For Signalization And Install If Warranted

Figure is Not To Scale



Introduction
September 10, 2024

1.0 INTRODUCTION

The proposed Merritt Property development (Rezoning Application 24-01) is located on the west side of Rolesville Road northwest of the intersection with Fowler Road in Rolesville, NC. The parcel is currently zoned as Residential Low Density (RL). The applicant is pursuing a rezoning to a new zoning district, Residential Urban (RU) that would allow for age-targeted single-family detached and attached dwelling units in the form of higher-density residential with limited non-residential uses.

The site is anticipated to be completed in 2028 and consists of 227 units of senior adult single-family (detached) homes, 278 units of senior adult multi-family (attached) homes, 21,000 square feet of retail, and a 15,000 square foot pharmacy with a drive thru. The site location is shown in Figure 1. The site plan, prepared by American Engineering, can be found in Figure 2.

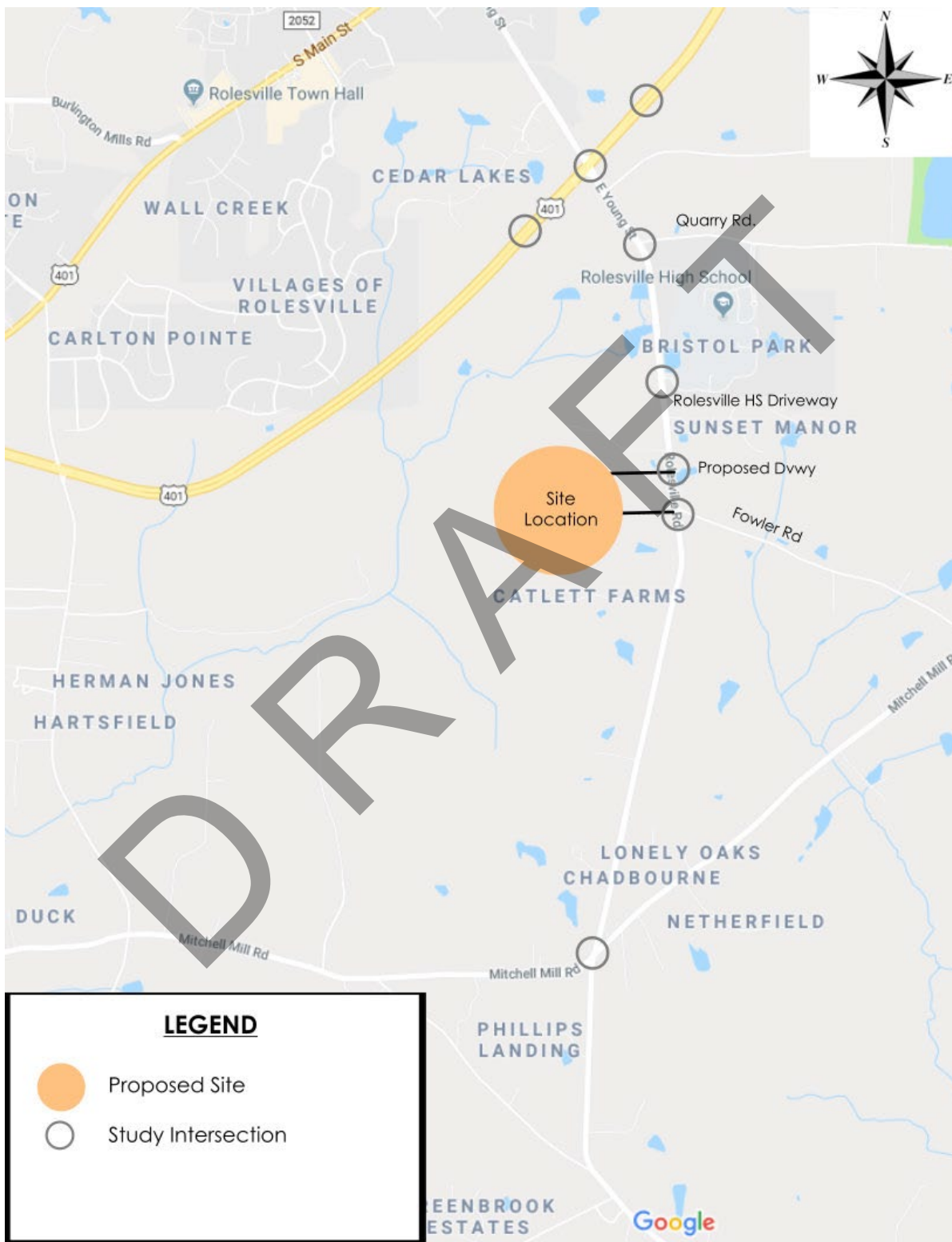
The traffic analysis considers future build conditions during the build-out year (2028). The analysis scenarios are as follows:

- 2024 Existing
- 2028 No-Build
- 2028 Build
- 2028 Build Improved

The purpose of this report is to evaluate the development in terms of projected vehicular traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic, and recommend transportation improvements needed to mitigate congestion that may result from additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for improvements needed to meet anticipated traffic demands. The analysis examines the AM and PM peak hours for the aforementioned analysis scenarios.



Figure 1: Site Location



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Introduction
September 10, 2024

Figure 2: Site Plan



REZONING EXHIBIT NOT FOR CONSTRUCTION. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE

AMERICAN Engineering
RALEIGH, NC | CHARLOTTE, NC | CHESAPEAKE, VA
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 PROJECT # 242024

MERRITT PROPERTY | ROLESVILLE, NC
 PREPARED FOR:
 AUGUST 28, 2024



2.0 INVENTORY OF TRAFFIC CONDITIONS

2.1 STUDY AREA

Stantec coordinated with the Town of Rolesville, the applicant, and the North Carolina Department of Transportation (NCDOT) to determine the appropriate study area and assumptions. The following existing intersections were agreed upon to be analyzed to determine the impacts associated with this development. These intersections are shown in Figure 1.

- US 401 Bypass at Young Street
- US 401 Bypass at Young Street East U-Turn
- US 401 Bypass at Young Street West U-Turn
- Young Street at Quarry Road
- Young Street / Rolesville Road at Rolesville High School
- Rolesville Road at Fowler Road
- Rolesville Road at Mitchell Mill Road

2.2 PROPOSED ACCESS

Access to the site is envisioned to be provided by two accesses located along Rolesville Road. The first and northernmost driveway (Site Driveway) is located approximately 400' north of the existing intersection of Fowler Road. The second and southernmost driveway (Fowler Road Extension) is an extension of Fowler Road across Rolesville Road running through the development.

In the current site plan, Fowler Road is proposed as a 4-lane divided roadway with two 12' lanes in each direction, a 14' median and 6' sidewalks on both sides of the roadway. The dedicated right-of-way width of Fowler Road Extension is 110' in total. There are proposed to be 7 access points to the Merritt Property development from Fowler Road Extension, 5 to the north of Fowler Road Extension and 2 to the south of Fowler Road Extension.

2.3 EXISTING CONDITIONS

Table 1 provides a detailed description of the existing study area roadway network. All functional classification¹ and average annual daily traffic (AADT)² information were obtained from NCDOT.



Table 1: Existing Conditions

Road Name	Road Number	Primary Cross-Section	Functional Classification ¹	AADT ² (year)	Speed Limit (mph)	Maintenance Agency
US 401 Bypass	US 401	4-Lane Divided	Other Principal Arterial	18,500 vpd (2021)	55	NCDOT
Young Street / Rolesville Road	SR 1003	2-Lane Undivided	Minor Arterial	4,600-5,400 vpd (2021)	45	NCDOT
Quarry Road	SR 2305	2-Lane Undivided	Local Road	1,000 vpd (2015)	45	NCDOT
Rolesville High School Driveway	-	2-Lane Undivided	-	-	-	Private
Fowler Road	SR 2308	2-Lane Undivided	Major Collector	1,300 vpd (2021)	45	NCDOT
Mitchell Mill Road	SR 2224	2-Lane Undivided	Major Collector	2,400 vpd (2021)	45	NCDOT4-

¹TWTL = Continuous Two-Way Left-Turn Lane

The existing lane configuration and traffic control for the study area intersections are illustrated in Figure 3.

2.4 FUTURE CONDITIONS

The following sub-sections discuss the projects that are anticipated to modify the study area intersections between 2024 and the future year 2028. The future year lane configuration and traffic control for the study area intersections are illustrated in Figure 4.

2.4.1 Broadmoor (fka Woodlief Assemblage)

The following improvements are currently proposed to be implemented in association with the development of the Broadmoor site:

US 401 Bypass at Young Street

- Extend the northbound right-turn lane from 250 feet of full-width storage to 600 feet of full-width storage and appropriate taper.
- Restripe eastern Young Street U-turn location to provide a second eastbound U-turn Lane with 400 feet of full-width storage and appropriate taper.

Young Street at Rolesville HS Driveway / The Point South Driveway

- Monitor the intersection for the installation of a traffic signal. When signalized, the westbound approach should be striped as an exclusive left-turn lane with a shared thru/right-turn storage lane to avoid the use of split-phasing.
- This report assumes that a traffic signal will be installed and operational in the future year of 2028.



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A copy of the TIA is contained in the Appendix. The Broadmoor development is discussed in more detail in Section 4.3.2

2.4.2 The Point

The following improvements are currently proposed to be implemented in association with the development of The Point:

US 401 Bypass at Young Street

- Extend the existing eastbound right-turn lane to 400 feet of full-width storage and appropriate taper.

Young Street at Quarry Road / The Point North Driveway

- Construct the North Driveway as a full-movement driveway onto Young Street across from Quarry Road.
- Construct the North Driveway with one ingress lane and one egress lane with an exclusive eastbound left-turn lane with 275 feet of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a northbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a southbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Restripe the existing lane on westbound Quarry Road to a shared thru/left-turn lane.
- Install a traffic signal at the intersection.

Young Street at Rolesville High School Driveway / The Point South Driveway

- Construct the South Driveway as a full-movement driveway onto Young Street across from the Rolesville High School Driveway.
- Construct the North Driveway with one ingress lane and one egress lane.
- Construct a northbound left-turn lane with 50 feet of full-width storage and appropriate taper.

A copy of the TIA is contained in the Appendix. The Point development is discussed in more detail in Section 4.3.5.

2.4.3 Rolesville Road at Mitchell Mill Road

Currently, several developments along the Young Street / Rolesville Road corridor have committed to monitoring the intersection of Rolesville Road at Mitchell Mill Road for the installation of a traffic signal. When warranted, a traffic signal will be installed at the intersection. This report assumes that a traffic signal is installed and operational in the future year of 2028.



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Inventory of Traffic Conditions
 September 10, 2024

Figure 3: 2024 Existing Lanes and Traffic Control

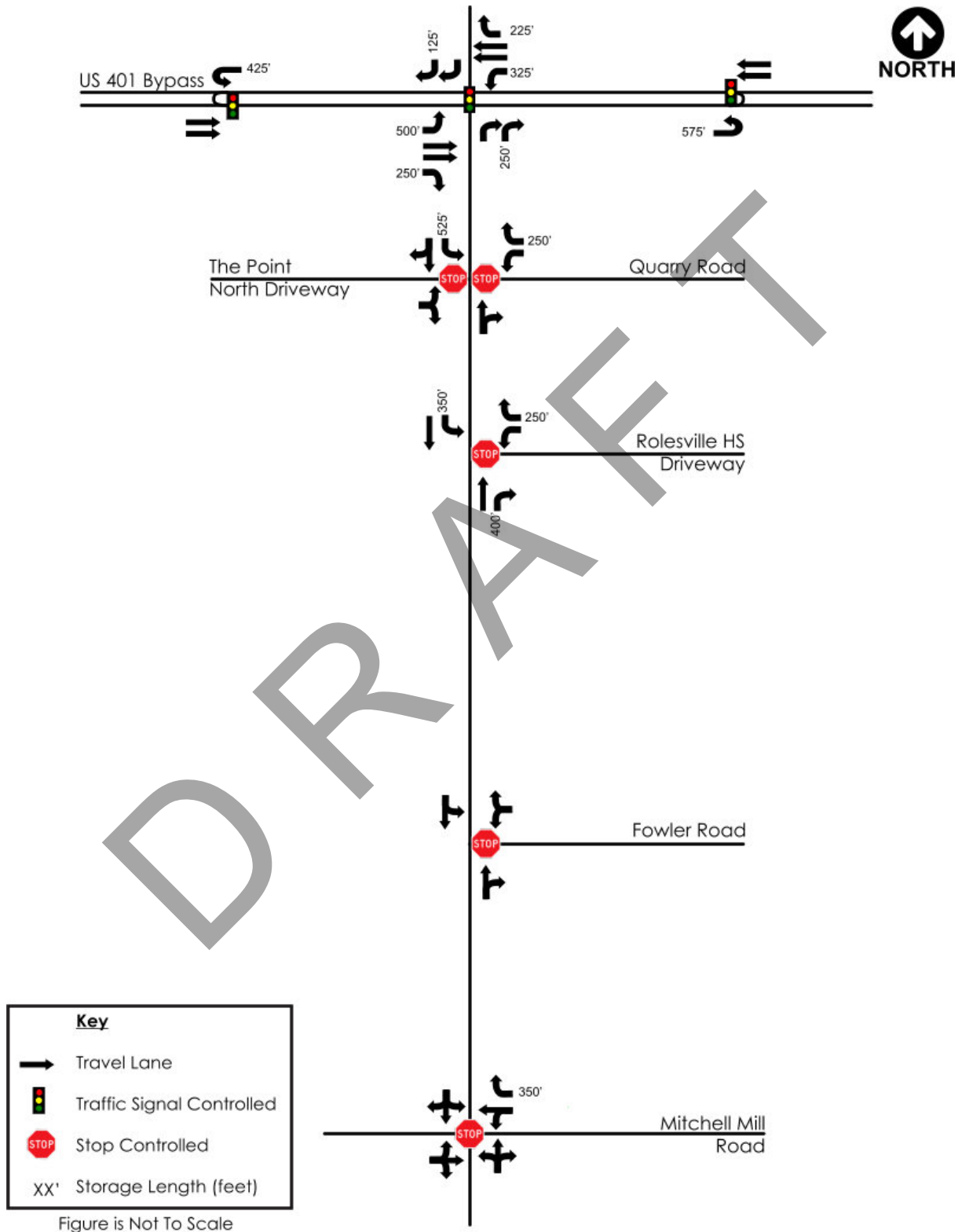


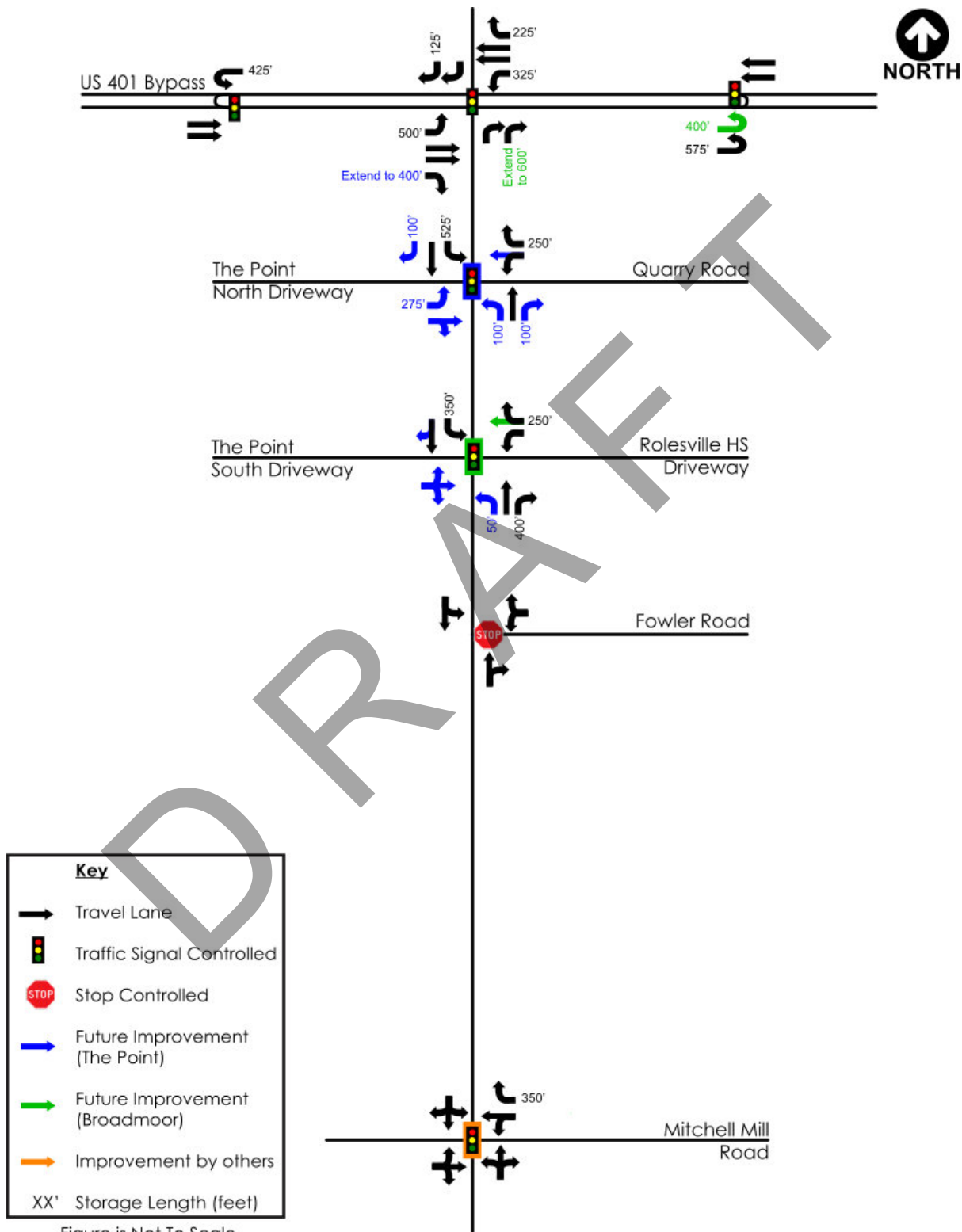
Figure is Not To Scale



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
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Figure 4: 2028 No-Build Lanes and Traffic Control



3.0 TRIP GENERATION AND DISTRIBUTION

3.1 TRIP GENERATION

Trip generation for the proposed development was performed using the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual³. The Rate Versus Equation spreadsheet published by NCDOT⁴ was used to supplement the ITE methodology. Trip generation for the proposed development is shown in Table 2.

Internally captured trips are trips that begin and end on the project site and do not access the external roadway network. The NCHRP 684 Internal Trip Capture Estimation Tool was used to estimate the trips internally captured between the residential and retail uses within the Merritt Property development.

Pass-by trips are trips already on the roadway network that will make a trip to the site as they pass by on the adjacent street. The ITE Trip Generation Manual indicates that 50% of the pharmacy PM trips will be pass-by traffic, with no pass-by allowance in the AM peak hour.

Table 2: Trip Generation

Land Use	Size	Daily			AM Peak			PM Peak		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Senior Adult Single-Family (LUC 251)	227 Units	1189	595	594	72	24	48	84	51	33
Senior Adult Multi-Family (LUC 252)	278 Units	828	414	414	54	18	36	70	39	31
Strip Retail Plaza (LUC 822)	21,000 GFA	1116	558	558	47	28	19	132	66	66
Pharmacy with Drive-Thru (LUC 881)	15,000 GFA	1626	813	813	56	29	27	154	77	77
Internal Capture Trips		-15	-7	-8	-3	-1	-2	-12	-6	-6
Pass-By Trips								-74	-37	-37
Total Trips Generated		4744	2373	2371	226	98	128	354	190	164

3.2 SITE TRIP DISTRIBUTION

To accurately determine the effect of the proposed development on the surrounding roadway network, an estimate of the expected distribution of traffic entering and exiting the site is needed. These percentages were developed using a combination of existing traffic volume counts, historic AADTs provided by NCDOT, and engineering judgment. This trip distribution was submitted as part of NCDOT's TIA Scoping Checklist contained in the Appendix. All traffic volume calculations can be found in the Appendix.



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Trip Generation and Distribution

September 10, 2024

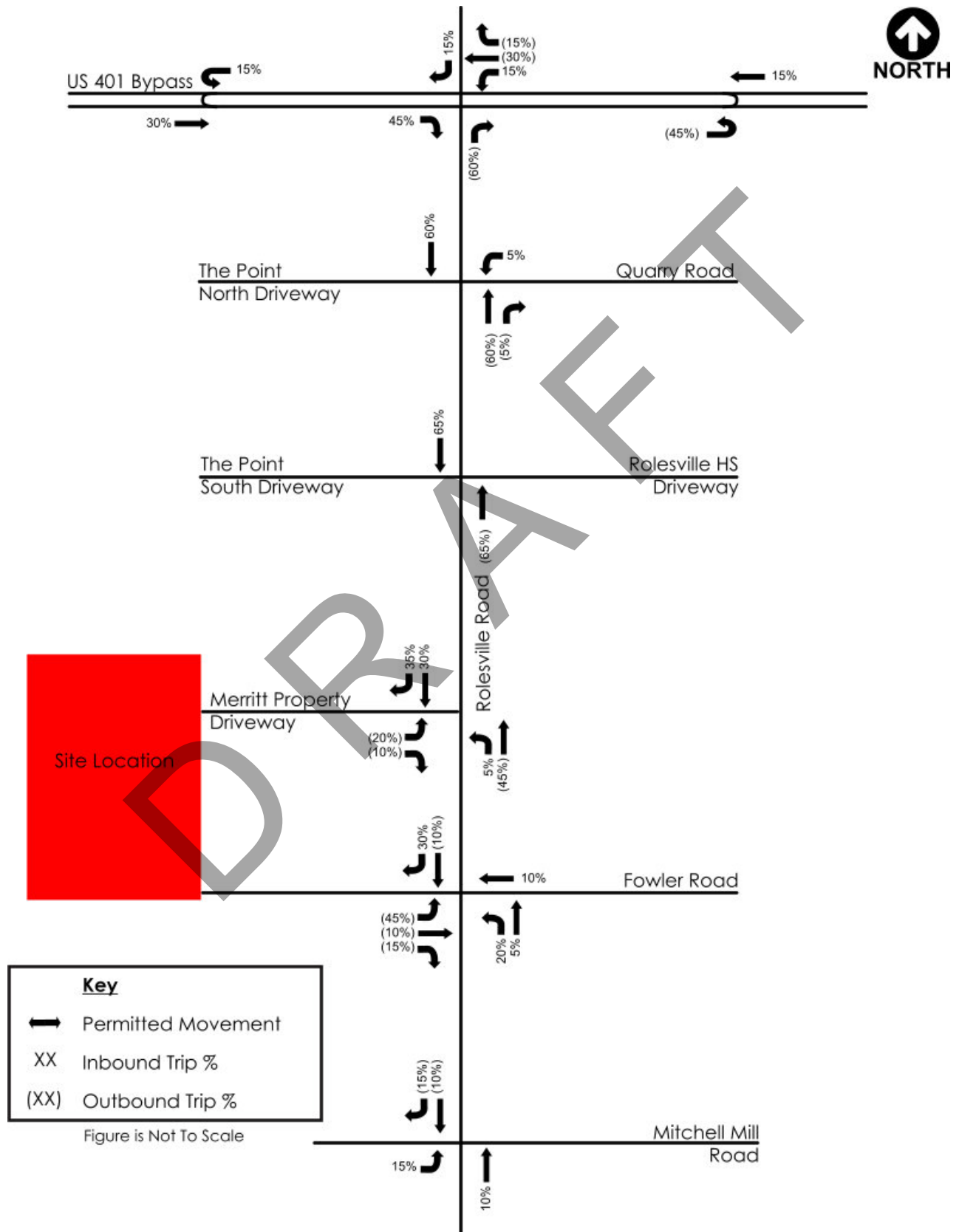
- 30% to/from the west on US 401 Bypass
- 15% to/from the north on Young Street
- 15% to/from the east on US 401 Bypass
- 15% to/from the west on Mitchell Mill Road
- 10% to/from the east on Fowler Road
- 10% to/from the south on Rolesville Road
- 5% to/from the east on Quarry Road

The trip distribution for the proposed development is shown in Figure 5. The trip assignment is shown in Figure 6. The pass-by distribution and assignment for the proposed development is shown in Figure 7 and Figure 8.

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Figure 5: Trip Distribution



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Trip Generation and Distribution
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Figure 6: Trip Assignment

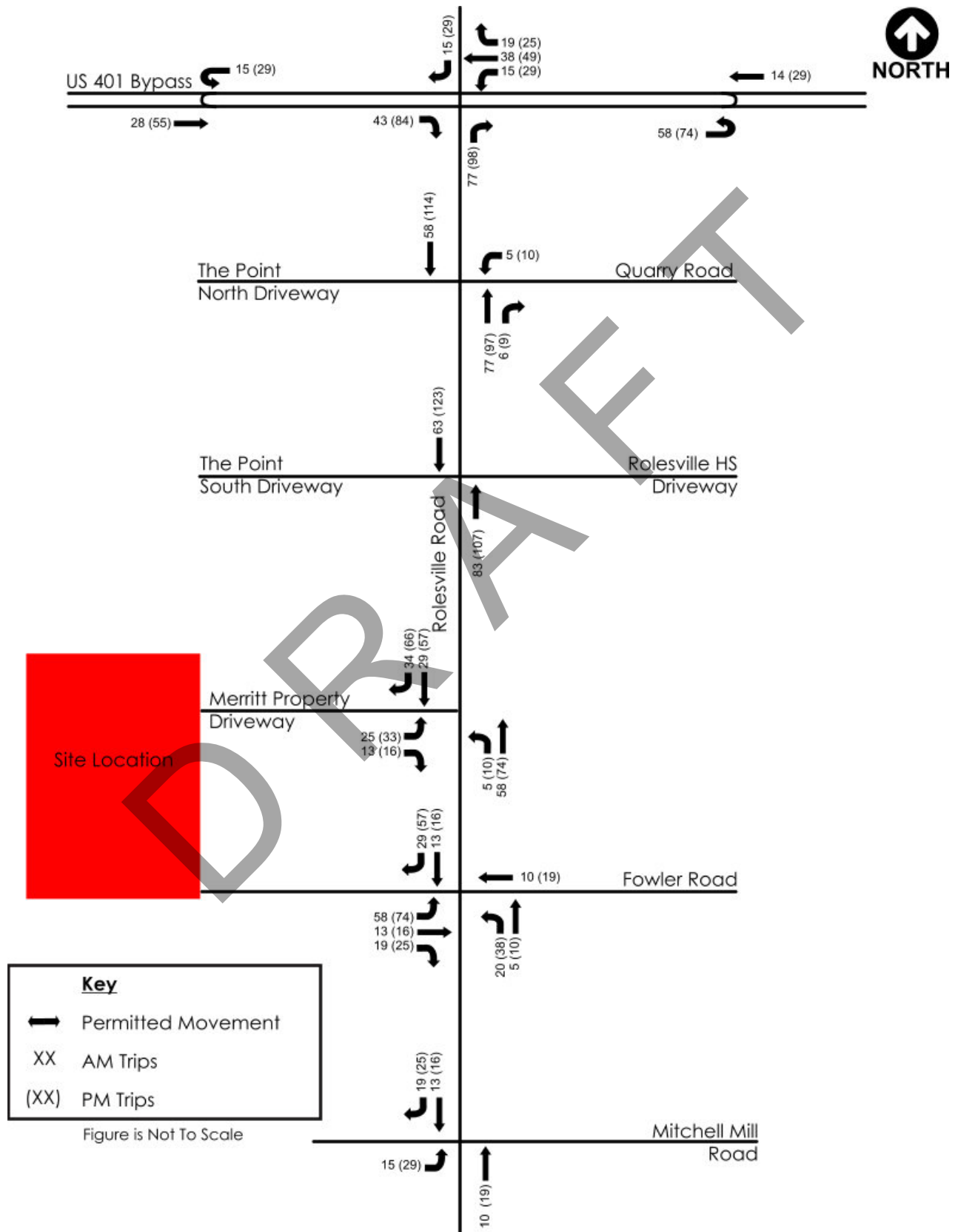


Figure 7: Pass-By Distribution

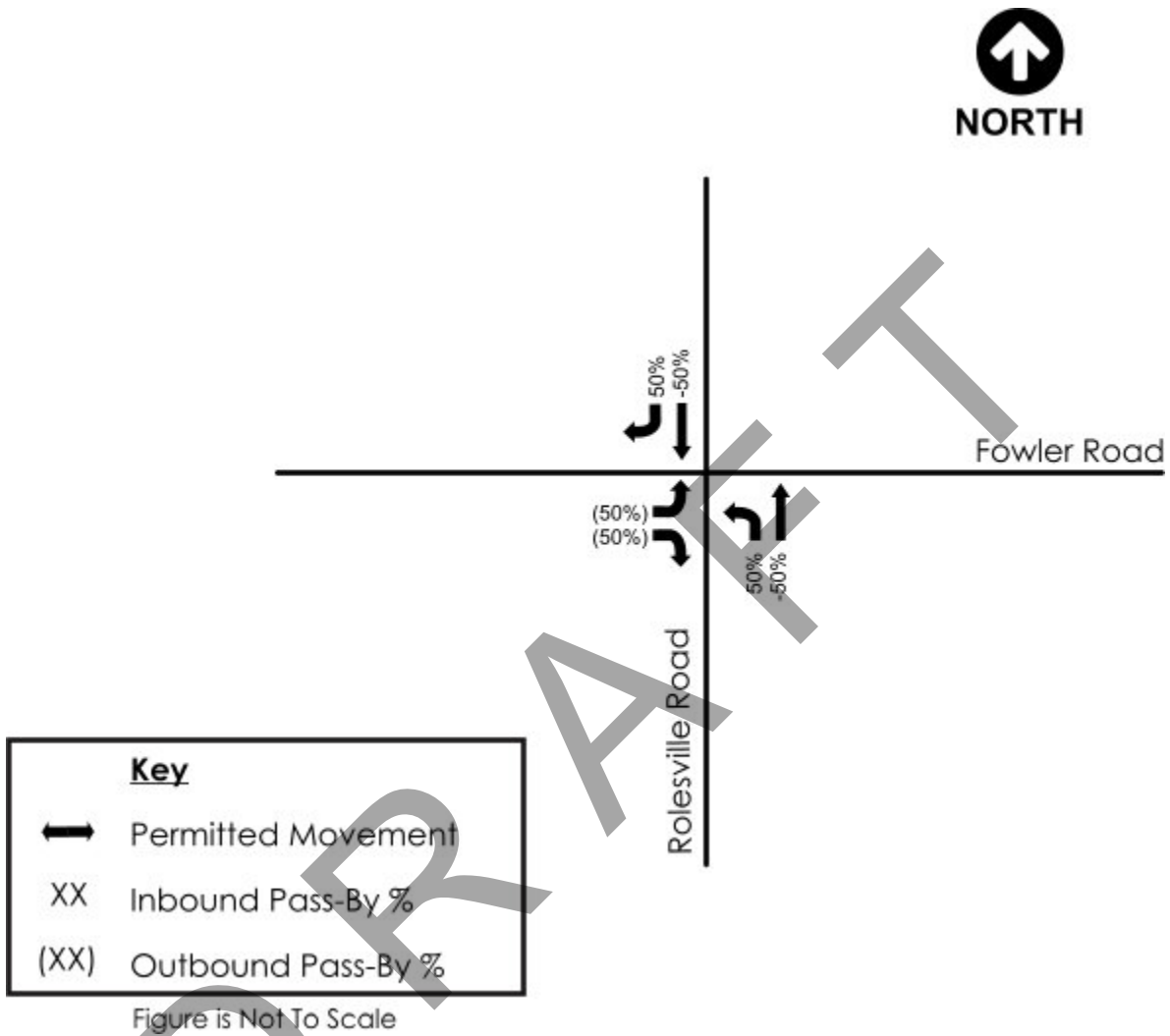
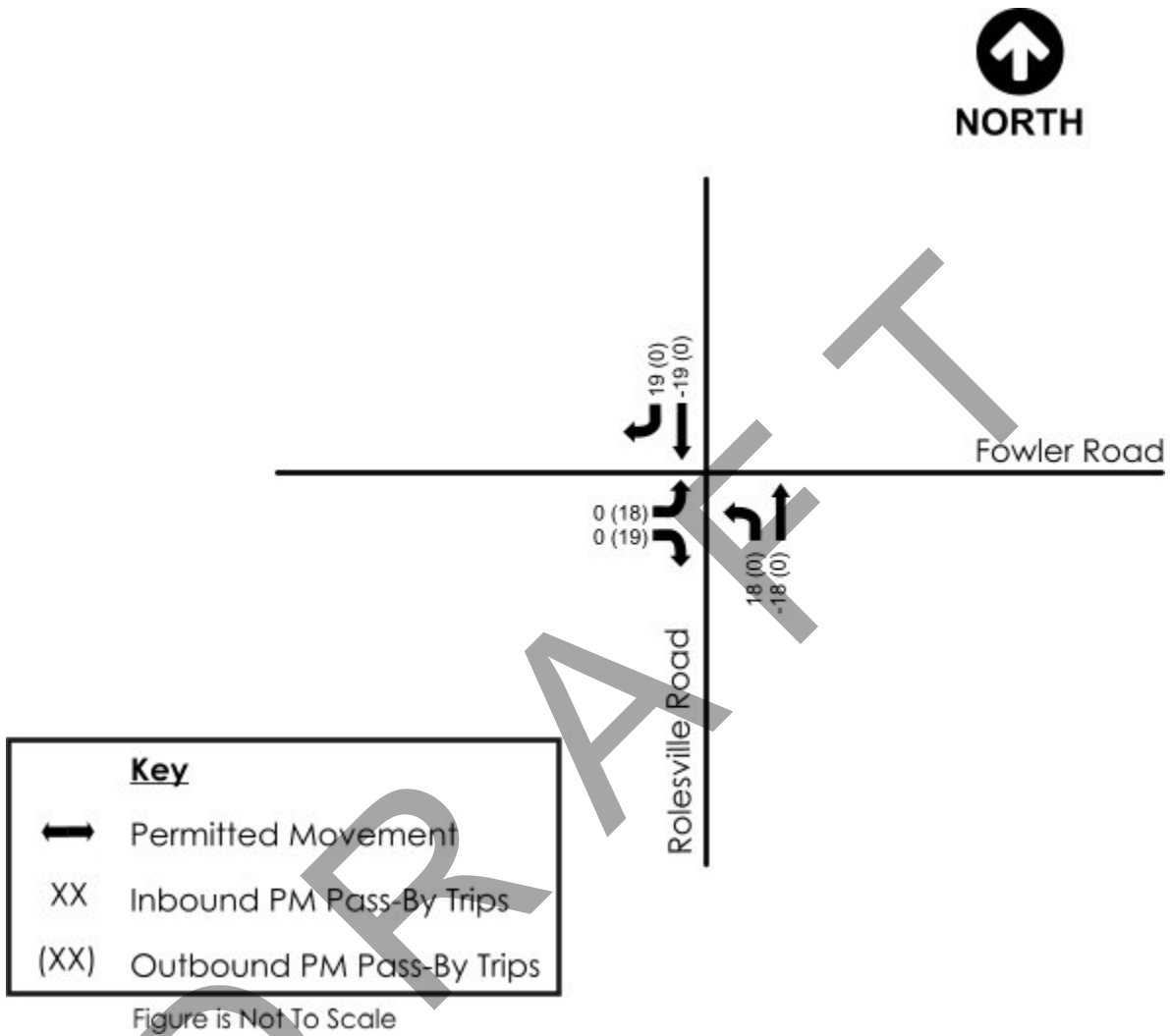


Figure 8: Pass-By Assignment



4.0 TRAFFIC VOLUMES

All traffic volume calculations can be found in the Appendix.

4.1 DATA COLLECTION

Morning (6:30 – 9:00 AM) and evening (4:00 – 6:00 PM) turning movement counts were taken at the study intersections on Thursday, June 1, 2023, while schools were in session. Traffic counts were not balanced due to the distance between study intersections and the number of driveways between them. All traffic count data can be found in the appendix.

4.2 BACKGROUND TRAFFIC GROWTH

Background traffic growth is the increase in traffic volumes due to usage growth and non-specific growth throughout the area. The 2023 counts were grown by a 2.0 percent annual rate to estimate the 2024 and 2028 volumes. The 2024 existing traffic volumes is shown in Figure 9. The growth in vehicles because of this future traffic growth is shown in Figure 10.

4.3 ADJACENT DEVELOPMENT TRAFFIC

There are seven (7) developments proposed to be constructed within and nearby the study area: 1216 Rolesville Road, Broadmoor, Kalas Falls, Rolesville Crossing, The Point, The Preserve at Moody Farm, and Tucker-Wilkins. The total trips associated with these developments are shown in Figure 11. The following subsections highlight salient data for each of the approved developments.

4.3.1 1216 Rolesville Road

1216 Rolesville Road is a mixed-use development project located along the west side of Rolesville Road between Rolesville High School and Fowler Road. The proposed development is expected to consist of 68 units of single-family attached housing and 30,000 square feet of retail. The development is anticipated to be fully built-out by 2028. A copy of the traffic study prepared by Ramey Kemp Associates, can be found in the Appendix.

4.3.2 Broadmoor (fka Woodlief Assemblage)

Broadmoor is a residential development project located along the east side of Rolesville Road between Fowler Road and Mitchell Mill Road. The proposed development is expected to consist of 158 units of single-family detached housing and 95 units of multifamily housing. The development is anticipated to be fully built-out by 2028. The improvements associated with the Broadmoor development are discussed in Section 2.4.1. A copy of the traffic study prepared by Stantec, can be found in the Appendix.

4.3.3 Kalas Falls

Kalas Falls is a residential development project located along the west side of Rolesville Road between Fowler Road and Mitchell Mill Road. The proposed development is expected to consist of 487 units of single-family detached



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housing and 108 units of low-rise multifamily housing. The development is anticipated to be fully built-out by 2025. A copy of the traffic study prepared by Stantec, can be found in the Appendix.

4.3.4 Rolesville Crossing

Rolesville Crossing is a residential development project located in the northeast quadrant of the intersection of Rolesville Road and Mitchell Mill Road. The proposed development is expected to consist of 233 units of single-family detached housing and 125 units of low-rise multifamily housing. The development is anticipated to be fully built-out by 2026. A copy of the traffic study prepared by Ramey Kemp & Associates, Inc., can be found in the Appendix.

4.3.5 The Point

The Point is a proposed mixed-use development project located along the west side of Young Street near the US 401 Bypass. The proposed development is expected to consist of up to 621 units of single-family detached housing, 320 units of low-rise multifamily housing, and 112,800 square-feet of retail space. The development is expected to be built in phases and is estimated to be fully built-out by 2025. The improvements associated with The Point development are discussed in Section 2.4.2. A copy of the traffic study prepared by Kimley-Horn and Associates, can be found in the Appendix.

4.3.6 The Preserve at Moody Farm

Moody Farm is a residential development project located along the west side of Rolesville Road between Fowler Road and Mitchell Mill Road. The proposed development is expected to consist of 82 units of single-family detached housing. The development is anticipated to be fully built-out by 2028. A copy of the traffic study prepared by Stantec, can be found in the Appendix.

4.3.7 Tucker-Wilkins

The Tucker-Wilkins property is a residential development project located along the west side of Rolesville Road between Fowler Road and Mitchell Mill Road. The proposed development is expected to consist of 27 units of single-family detached housing and 64 units of low-rise multifamily housing. The development is anticipated to be fully built-out by 2028. A copy of the traffic study prepared by Stantec, can be found in the Appendix.

4.4 NO-BUILD TRAFFIC VOLUMES

The 2028 No-Build traffic volumes consist of the sum of the 2024 Existing traffic volumes (Figure 9), the Background traffic growth (Figure 10), and the adjacent development growth (Figure 11). The 2028 No-Build traffic volumes are shown in Figure 12.

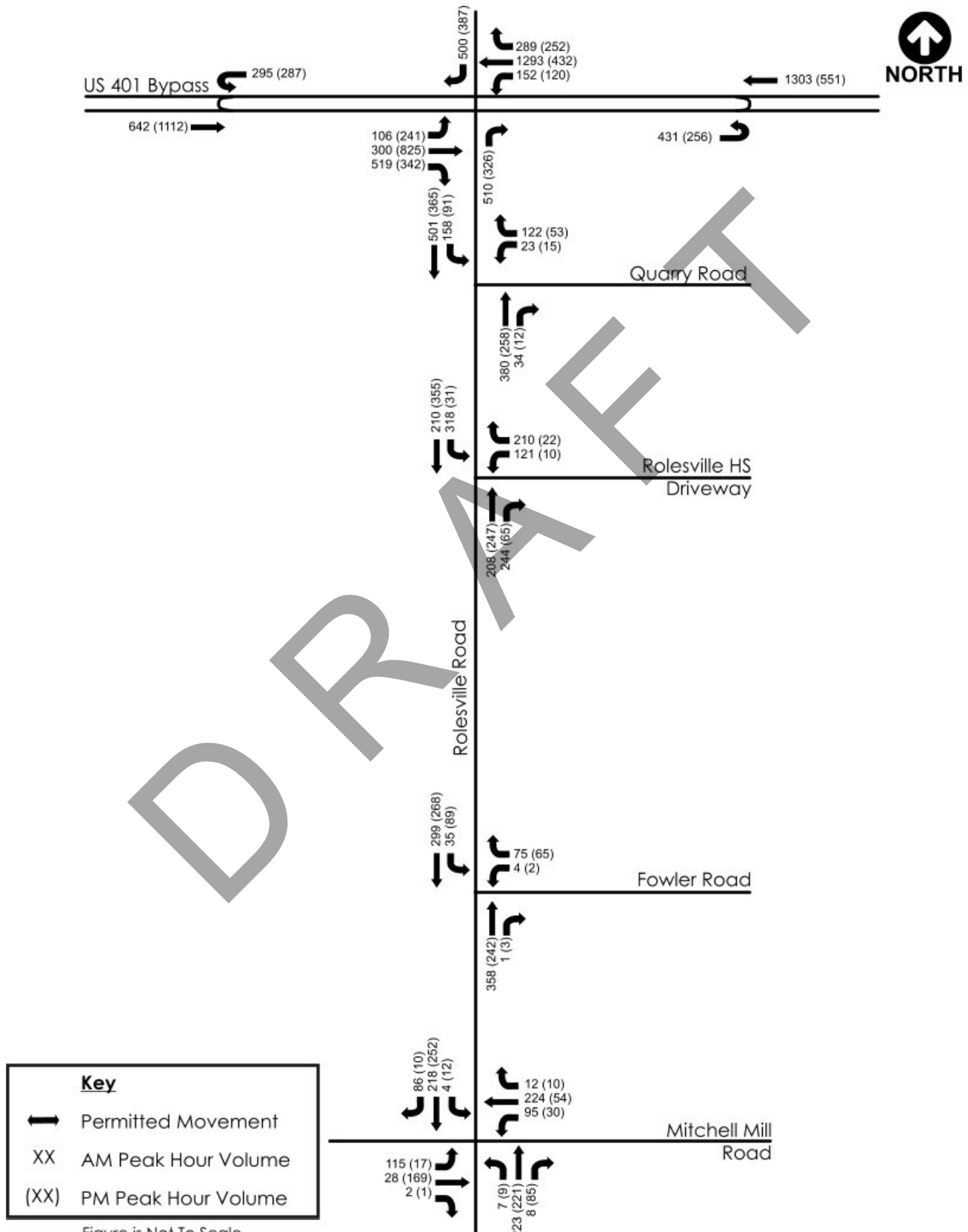
4.5 BUILD TRAFFIC VOLUMES

The 2028 Build traffic volumes include the 2028 No-Build traffic and the proposed development traffic discussed in Section 3.0. The 2028 Build traffic volumes are shown in Figure 13.



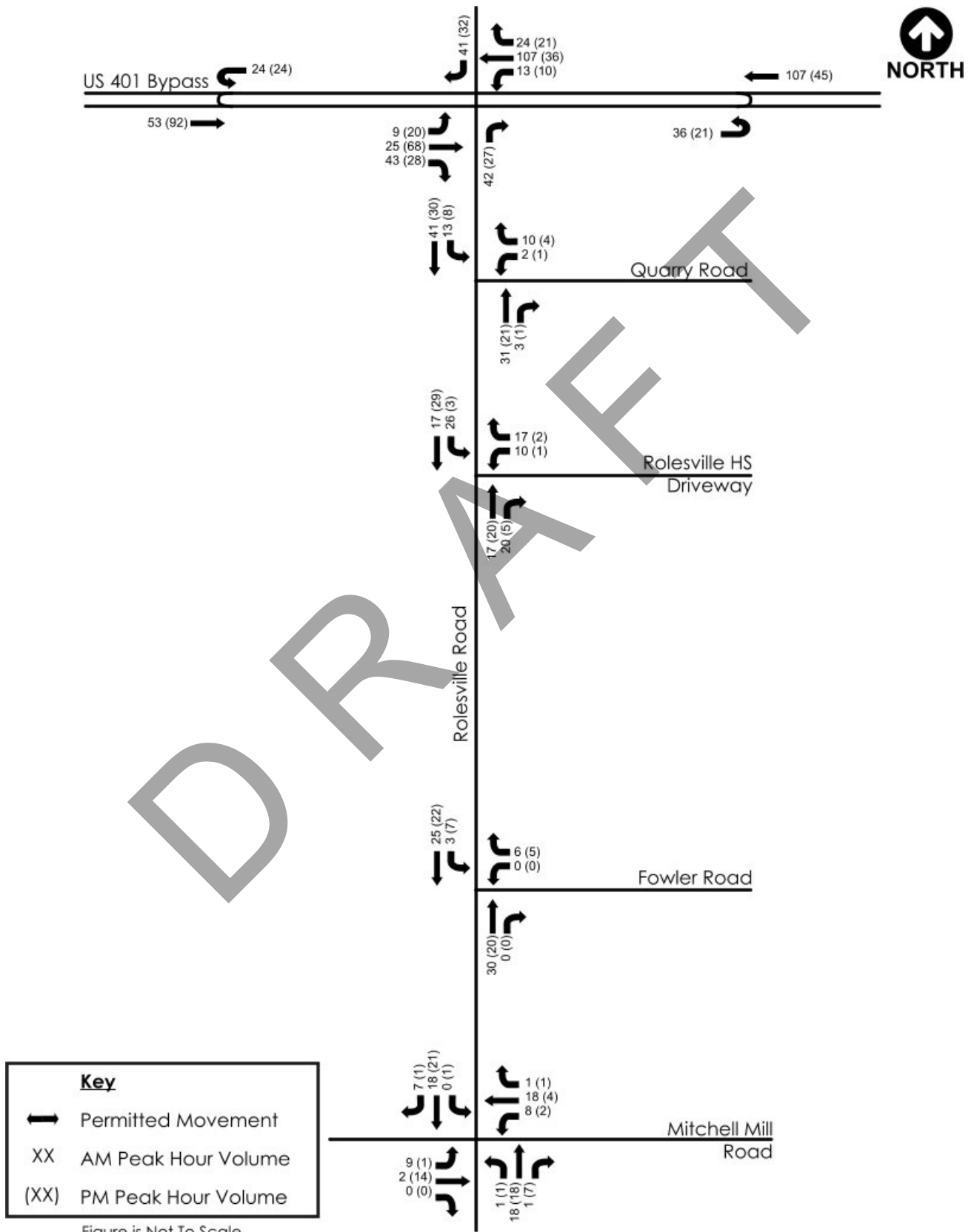
Traffic Volumes
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Figure 9: 2024 Existing Traffic Volumes



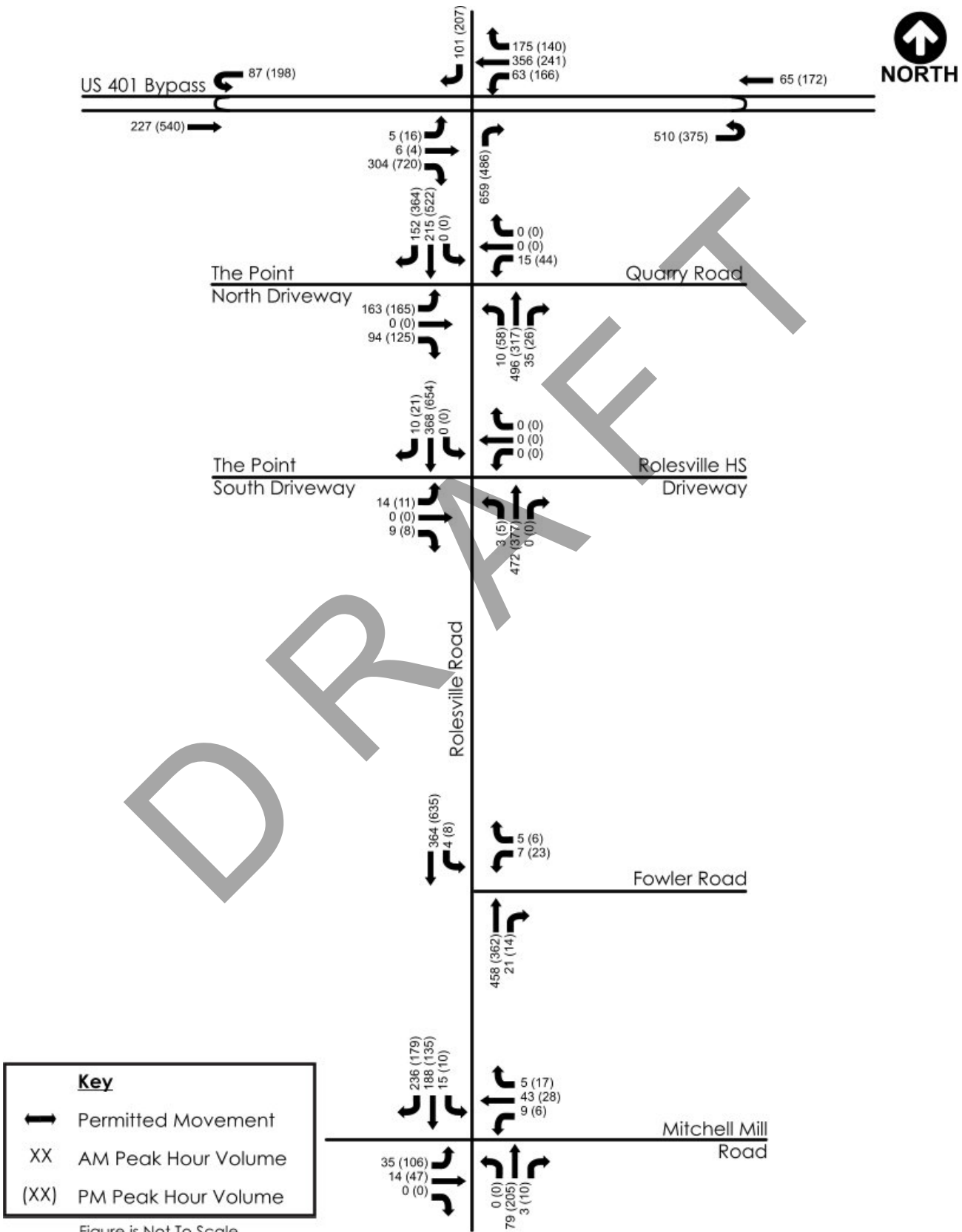
Traffic Volumes
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Figure 10: Background Traffic Growth



Traffic Volumes
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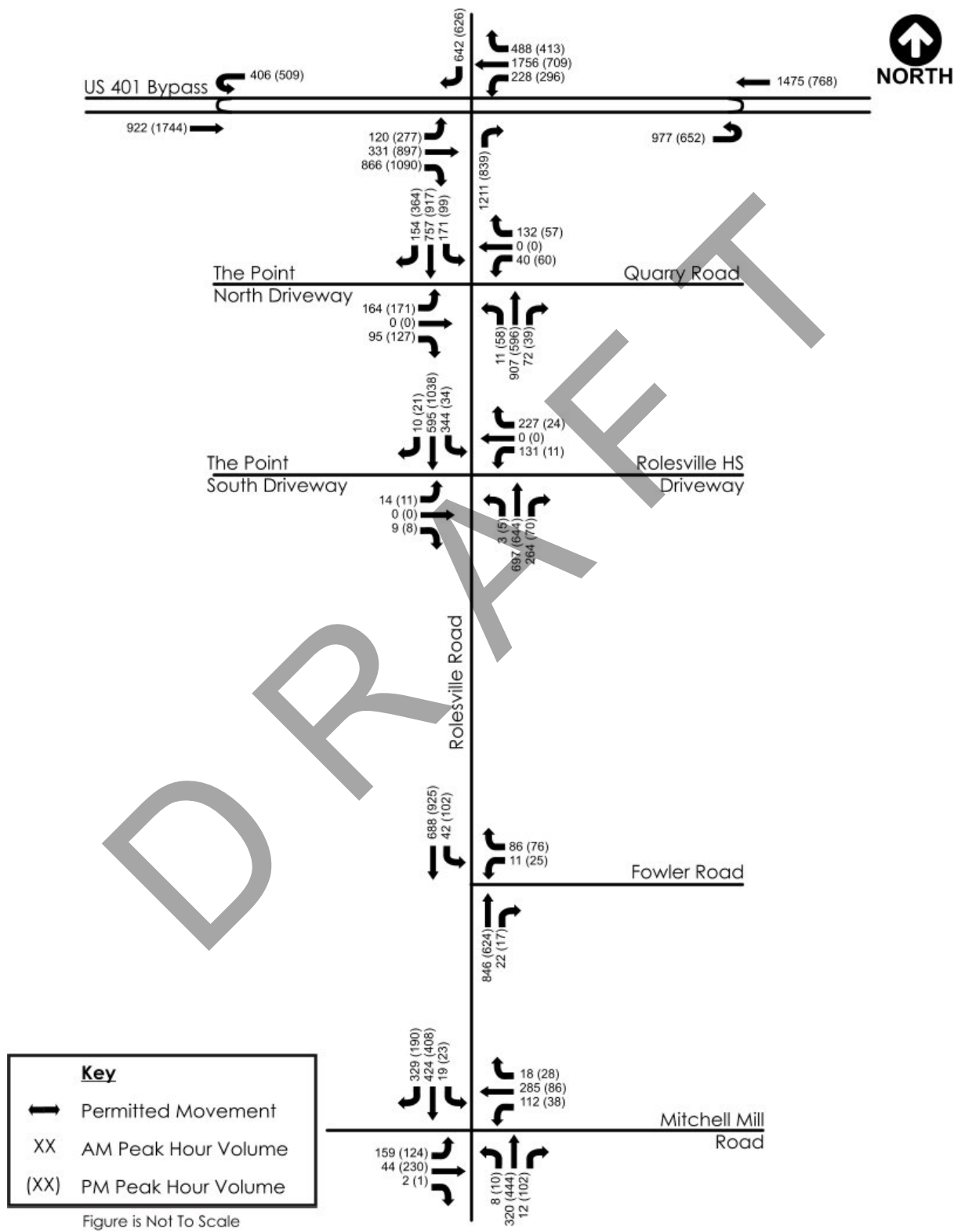
Figure 11: Adjacent Development Traffic Volumes



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Traffic Volumes
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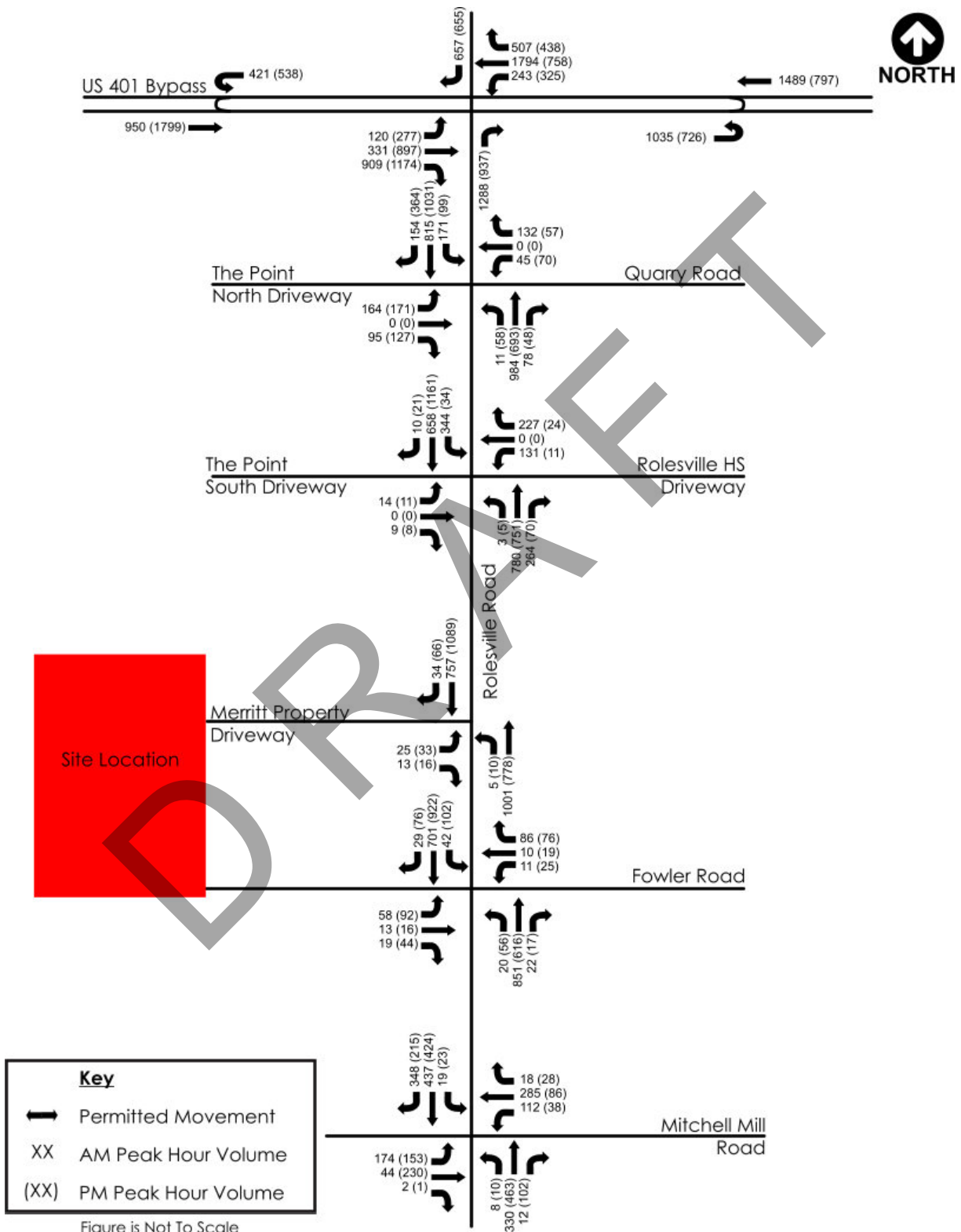
Figure 12: 2028 No-Build Traffic Volumes



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Traffic Volumes
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Figure 13: 2028 Build Traffic Volumes



5.0 CAPACITY ANALYSIS

Capacity analyses were performed for the roadway network in the study area. The traffic analysis program Synchro Version 11 was used to analyze all signalized and stop-controlled intersections according to methods put forth by the Transportation Research Board’s Highway Capacity Manual⁶ (HCM). The HCM defines capacity as the “maximum rate or flow at which persons or vehicles can be reasonably expected to traverse a point or uniform section of a line or roadway during a specified period under prevailing roadway, traffic, and control conditions, usually expressed as vehicles per lane per hour.”

Level of service (LOS) is a term used to describe different traffic conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists or passengers.” LOS varies from Level A, representing free flow, to Level F where traffic breakdown conditions are evident. At an unsignalized intersection, the primary traffic on the main roadway is uninterrupted. Therefore, the overall delay for the intersection is usually less than what is calculated for minor street movements. The overall intersection delay and the delay for the intersections’ minor movement(s) are reported in the summary tables of this report. LOS D is acceptable for signalized intersections in suburban areas during peak periods. For unsignalized intersections, it is common for some of the minor street movements or approaches to be operating at LOS F during peak hour conditions and that is not necessarily indicative of an area that requires improvements.

Capacity analyses were completed following *NCDOT Capacity Analysis Guidelines*⁶ as well as the *Draft NCDOT Capacity Analysis Guidelines Best Practices*⁷. Table 3 presents the criteria of each LOS as indicated in the HCM.

Table 3: Level of Service Criteria

Level of Service (LOS)	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection Control Delay (seconds/vehicle)
A	≤ 10	≤ 10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

The Town of Rolesville’s Land Development Ordinance (LDO)⁸, Section 8.E, establishes the following Level of Service Standards:

1. *The traffic impact analysis must demonstrate that the proposed development would not cause build-out-year, peak-hour levels of service on any arterial or collector road or intersection within the study area to fall below Level of Service (LOS) "D," as defined by the latest edition of the Highway Capacity Manual, or, where the existing level of service is already LOS "E" that the proposed development would not cause the LOS to fall to the next lower letter grade.*



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- 2. If the road segment or intersection is already LOS "F," the traffic impact analysis must demonstrate that the proposed development, with any proposed improvements, would not cause build-out year peak-hour operation to degrade more than five (5) percent of the total delay on any intersection approach.*

All Synchro files and detailed printouts can be found in the Appendix.

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5.1 2024 EXISTING

In the base year, under the existing geometric conditions, the westbound left-turn from Quarry Road and the westbound left-turn from Rolesville High School onto Rolesville Road operate at LOS F in the AM peak hour. The remaining study area intersections and movements operate at an acceptable level in both peak hours. The results from the 2024 Existing analysis are shown in Table 4. Instances where the overall intersection or lane group operate at LOS F are highlighted in the table.

Table 4: 2024 Existing Level of Service and Delay

Intersection	Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)		
			AM	PM	AM	PM	AM	PM	AM	PM	
	US 401 Bypass Eastbound at Young Street	Overall	9.3	6.9	A	A					
		EB	T	6.8	3.6	A	A	62	147	100	132
			R	1.0	0.3	A	A	3	0	185	45
		NB	R	21.8	24.7	C	C	128	98	322	219
	US 401 Bypass Westbound at Young Street	Overall	13.2	7.8	B	A					
		WB	T	9.8	2.3	A	A	314	42	235	127
			R	0.3	0.2	A	A	0	0	0	24
		EB	L	0.1	0.2	A	A	0	0	105	178
	US 401 U-Turn East of Young Street	Overall	3.2	2.5	A	A					
		WB	T	4.2	3.2	A	A	137	44	255	68
		EB	U	0.4	0.9	A	A	0	11	391	118
			US 401 U-Turn West of Young Street	Overall	2.3	3.7	A	A			
EB	T			3.3	4.4	A	A	51	105	64	124
WB	U			0.2	0.8	A	A	0	11	132	227
	Young Street at Quarry Road	WB	L	51.1	18.7	F	C	23	5	41	20
		SB	R	12.5	10.2	B	B	20	8	42	25
	Rolesville Road at Rolesville HS Driveway	WB	L	95	14.9	F	B	145	3	121	35
		SB	R	11.3	9.9	B	A	30	3	107	40
	Rolesville Road at Fowler Road	WB	L	8.7	7.9	A	A	28	3	98	34
		SB	LR	11.8	10.6	B	B	13	10	48	39
	Rolesville Road at Mitchell Mill Road	WB	LT	8.2	8.0	A	A	3	5	64	73
		NB	LTR	15.7	13.8	C	B	65	73	130	104
		EB	LTR	13.6	12.4	B	B	35	40	106	98
		WB	LT	24	11.1	C	B	133	15	264	64
		WB	R	9	8.8	A	A	3	3	45	0
		SB	LTR	18.2	13.2	C	B	98	60	261	145

*Maximum queue extends off the SimTraffic network and may be longer than recorded

Intersection of Lane Group Operates at LOS F



5.2 2028 NO-BUILD

In the 2028 No-Build conditions, the analysis assumes the improvements associated with the adjacent developments and NCDOT projects are constructed. These improvements, discussed in Section 2.4, are listed below:

US 401 Bypass at Young Street

- Extend the existing eastbound right-turn lane to 400 feet of full-width storage and appropriate taper.
- Extend the northbound right-turn lane from 250 feet of full-width storage to 600 feet of full-width storage and appropriate taper.
- Restripe the eastern Young Street U-turn location to provide a second eastbound U-turn Lane with 400 feet of full-width storage and appropriate taper.

Young Street at Quarry Road / The Point North Driveway

- Construct the North Driveway as a full-movement driveway onto Young Street across from Quarry Road.
- Construct the North Driveway with one ingress lane and one egress lane with an exclusive eastbound left-turn lane with 275 feet of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a northbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct a southbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Restripe the existing lane on westbound Quarry Road to a shared thru/left-turn lane.
- Install a traffic signal at the intersection.

Young Street at Rolesville High School Driveway / The Point South Driveway

- Construct the South Driveway as a full-movement driveway onto Young Street across from the Rolesville High School Driveway.
- Construct the North Driveway with one ingress lane and one egress lane.
- Construct a northbound left-turn lane with 50 feet of full-width storage and appropriate taper.
- Install a traffic signal at this intersection.
- Restripe westbound approach as an exclusive left-turn lane with a shared thru/right-turn storage lane to avoid the use of split-phasing.

Rolesville Road at Mitchell Mill Road

- Install a traffic signal at the intersection.

Synchro LOS and delay results for the 2028 No-Build analysis scenario are listed in Table 5. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.

In the future year of 2028 without the proposed development in-place, all signalized intersections in the study area operate at acceptable overall LOS.

Observation of the simulation runs showed lengthy queues along northbound Rolesville Road/Young Street in the AM peak hour and southbound Rolesville Road/Young Street in the PM peak hour. This leads to several side street approaches operating at LOS E or F, such as the westbound Fowler Road approach and the eastbound left turn movement from the Point North Driveway which operates at LOS F in both peak hours.

In addition to the above discussed locations, the following movements also operate at LOS F in the AM and/or PM peak hours:



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- Rolesville Road & Rolesville High School Driveway – westbound thru-right (AM Peak)
- Rolesville Road & Mitchell Mill Road – eastbound left-thru-right (AM Peak)

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Table 5: 2028 No-Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	US 401 Bypass Eastbound at Young Street	Overall		9.1	12.0	A	B				
		EB	T	39.3	17.4	D	B	150	247	685	864
			R	3.6	6.3	A	A	211	450	348	348
		NB	R	6.4	17.9	A	B	160	275	880	749
WB	L	0.1	0.2	A	A	0	0	202	254		
	US 401 Bypass Westbound at Young Street	Overall		20.4	9.6	C	A				
		WB	T	17.6	8.7	B	A	518	114	647	410
			R	0.3	0.4	A	A	0	0	272	257
		EB	L	0.1	0.2	A	A	0	0	128	147
SB	R	47.1	20.7	D	C	328	150	712	1050*		
	US 401 U-Turn East of Young Street	Overall		29.9	15.2	C	B				
		WB	T	25.5	11.9	C	B	521	166	697	216
		EB	L	36.6	19.1	D	B	408	141	408	286
	US 401 U-Turn West of Young Street	Overall		3.1	4.1	A	A				
		EB	T	4.3	5.2	A	A	145	244	227	1086*
		WB	U	0.3	0.5	A	A	0	0	318	554
	Young Street at Quarry Road / The Point North Driveway	Overall		23.5	25.9	C	C				
		EB	L	90.3	81.3	F	F	265	244	264	241
			TR	50.2	46.1	D	D	130	153	218	205
		WB	LT	46.7	44.1	D	D	68	82	82	127
			R	30.7	18.3	C	B	134	53	137	52
		NB	L	46.0	50.2	D	D	11	73	112	200
			T	14.8	14.6	B	B	633	101	742	653
		SB	R	1.2	6.7	A	A	4	11	199	200
			L	77.5	31.8	E	C	273	83	536	177
T	7.0		24.5	A	C	323	800	675	604		
R	3.7	9.0	A	A	52	162	200	200			
	Rolesville Road at Rolesville HS Driveway / The Point South Driveway	Overall		37.4	6.2	D	A				
		EB	LTR	41.2	39.7	D	D	47	38	72	53
		WB	L	53.3	38.1	D	D	166	23	180	51
			TR	80.4	39.9	F	D	337	44	291	73
		NB	L	14.8	5.2	B	A	5	2	51	44
			T	40.4	5.9	D	A	718	181	1190	276
		SB	R	18.5	4.4	B	A	161	19	500	0
			L	63.3	45.0	E	D	436	26	431	69
TR	7.6	3.3	A	A	253	2	641	272			
	Rolesville Road at Fowler Road	WB	LR	104.8	##	F	F	130	383	163	176
		SB	LT	10.4	9.6	B	A	5	10	523	378
	Rolesville Road at Mitchell Mill Road	Overall		41.2	21.0	D	C				
		EB	LTR	91.7	41.6	F	D	319	305	406	335
		WB	LT	36.0	23.7	D	C	378	101	346	162
			R	20.4	19.8	C	B	24	30	0	0
		NB	LTR	18.0	16.9	B	B	233	352	976*	715*
SB	LTR	41.1	12.4	D	B	864	361	1779	976		

*Maximum queue extends off the SimTraffic network and may be longer than recorded

- ## Delay exceeds 300 seconds
- Intersection or Lane Group Operates at LOS E
- Intersection or Lane Group Operates at LOS F



5.3 2028 BUILD

As part of the 2028 Build analysis, the proposed driveways were added to the network as detailed in Section 2.2.

With the proposed development in-place, the operations of the Young Street/Rolesville Road corridor remain mostly the same as the 2028 No-Build conditions with significant queues along Young Street & Rolesville Road in the northbound direction during the AM peak hour and southbound direction during the PM peak hour.

While the Synchro results showed that the US 401 Bypass eastbound intersections operated at LOS A and B, the SimTraffic simulation runs showed significant queuing stemming from the yield-controlled eastbound right-turn movement at the US 401 Bypass Eastbound & Young Street intersection. While the movement is yield controlled, the combination of the added development traffic and having to yield to the westbound left-turn movement prevents the movement from operating at its greatest capacity, especially in the PM peak hour. In the 2028 No-Build scenario, the US 401 Bypass Eastbound queue from this movement extended off the network (~1000' west of the Western U-Turn intersection) 31% of the PM peak hour. In the 2028 Build scenario, this spillback queue extended off the network during 61% of the PM peak hour.

The Merritt Property Driveway approach to Rolesville Road operates at LOS F in the AM peak hour. The eastbound and westbound approaches of the Rolesville Road & Fowler Road intersection operate at LOS F in both peak hours.

The westbound shared through-right-turn lane of the Young Street & Rolesville High School driveway intersection now operates at LOS F in the AM peak hour.

Synchro LOS and delay results for the 2028 Build scenario are listed in Table 6. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table.



Table 6: 2028 Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	US 401 Bypass Eastbound at Young Street	Overall		8.9	13.7	A	B				
		EB	T	42.5	21.4	D	C	141	275	824	870
			R	4.3	9.1	A	A	263	512	348	348
		NB	R	5.3	16.7	A	B	152	262	881	737
		WB	L	0.2	0.2	A	A	0	0	195	272
	US 401 Bypass Westbound at Young Street	Overall		22.1	9.7	C	A				
		WB	T	18.8	9.0	B	A	578	116	764	622
			R	0.3	0.4	A	A	0	0	275	271
		EB	L	0.1	0.2	A	A	0	0	139	127
		SB	R	52.0	20.8	D	C	369	159	715	1051*
	US 401 U-Turn East of Young Street	Overall		33.8	15.8	C	B				
		WB	T	28.4	12.9	C	B	588	173	769	313
		EB	L	41.5	19.0	D	B	475	162	427	297
	US 401 U-Turn West of Young Street	Overall		3.1	4.4	A	A				
		EB	T	4.4	5.5	A	A	150	271	686*	1103*
		WB	U	0.4	0.5	A	A	0	0	460	556
	Young Street at Quarry Road / The Point North Driveway	Overall		27.0	32.5	C	C				
		EB	L	113.9	134.4	F	F	274	254	308	261
			TR	53.1	55.1	D	E	132	164	397	307
		WB	LT	50.2	58.4	D	E	76	109	113	176
			R	32.6	21.5	C	C	138	56	180	48
		NB	L	45.3	56.3	D	E	12	64	96	199
			T	18.1	11.1	B	B	669	93	823	704
		SB	R	1.0	5.4	A	A	4	9	199	200
			L	92.3	36.8	F	D	283	81	540	162
		T	7.6	33.4	A	C	417	950	907	693	
R	3.8	8.5	A	A	59	152	200	200			
	Rolesville Road at Rolesville HS Driveway / The Point South Driveway	Overall		43.0	7.0	D	A				
		EB	LTR	42.9	40.1	D	D	48	38	92	68
		WB	L	56.5	38.5	E	D	179	23	375	48
			TR	93.5	40.3	F	D	348	44	317	76
		NB	L	12.8	5.6	B	A	5	2	69	80
			T	48.1	7.1	D	A	807	248	1130	302
		SB	R	16.8	4.4	B	A	153	20	500	0
			L	79.4	46.5	E	D	464	23	441	66
TR	8.8	4.2	A	A	336	24	1328	642			
	Rolesville Road at Merritt Property Driveway	NB	LT	10.4	21.4	B	C	0	5	240	286
		EB	LR	##	33.4	F	D	148	30	167	164
	Rolesville Road at Fowler Road	NB	LTR	10.0	15.2	B	C	3	13	1592	581
		EB	LTR	##	##	F	F	368	**	463	1048*
		WB	LTR	##	##	F	F	410	**	482	666
		SB	LTR	10.4	9.6	B	A	5	10	432	434
	Rolesville Road at Mitchell Mill Road	Overall		48.0	23.6	D	C				
		EB	LTR	95.8	45.3	F	D	344	374	470	389
		WB	LT	34.9	23.0	C	C	379	100	388	129
			R	20.4	19.6	C	B	24	30	0	0
		NB	LTR	18.7	18.3	B	B	242	370	967*	893*
SB	LTR	54.7	15.8	D	B	913	421	1938	1058		

*Maximum queue extends off the SimTraffic network and may be longer than recorded

**95th Percentile Queue Was Not Noted By Synchro

- ## Delay exceeds 300 seconds
- Intersection or Lane Group Operates at LOS E
- Intersection or Lane Group Operates at LOS F



5.4 2028 BUILD IMPROVED

5.4.1 Proposed Improvements

The 2028 Build Improved capacity analysis results are shown in Table 7. Instances where the overall intersection or lane group operate at LOS E or F are highlighted in the table. Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development.

Averette Road, Young Street, and Rolesville Road Corridor Study

It is recommended that the applicant coordinate their site plan and improvements with the findings of the Averette Road, Young Street, and Rolesville Road Corridor Study to ensure consistency with future addendums to the Community Transportation Plan.

US 401 Bypass at Young Street

- Modify the eastbound right-turn such that the movement is a free-flowing right-turn from the US 401 Bypass onto southbound Young Street. This recommendation will require the following:
 - Removal of the existing yield sign and new signing and striping installed.
 - A second southbound travel lane be constructed on Young Street from the US 401 Bypass southward to Quarry Road. This lane is recommended to tie into the exclusive right-turn lane into The Point development.

In the SimTraffic simulation runs, the traffic from the proposed development causes the eastbound queue from the US 401 Bypass intersection with Young Street to extend greater than 1700' during 61% of the PM peak hour, which is an increase from only 31% of the PM peak hour in the 2028 No-Build scenario. Converting the eastbound right-turn movement to a free-flow right turn instead of the current yield-controlled movement would mitigate this. With this change implemented, the maximum SimTraffic queue of the eastbound queue is 410' in the PM peak hour.

As a result of the eastbound right-turn movement being a free-flow movement, we would recommend that the proposed 100' southbound right-turn lane at the Young Street & Quarry Road intersection be extended back to connect with this free-flow movement.

Young Street at Quarry Road / The Point North Driveway

- No improvements are recommended at this intersection.

Young Street at Rolesville HS Driveway / The Point South Driveway

- No improvements are recommended at this intersection.

Rolesville Road at Merritt Property Driveway

- Construct the northernmost driveway as a right-in / right-out access point with one ingress lane and one egress lane.
- Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper.



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Capacity Analysis
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In the Build scenario, the Merritt Property Driveway approach operates at LOS F in the AM peak hour with delays exceeding 300 seconds. With the elimination of left turns in and out of the intersection (with vehicles being redirected to the Rolesville Road & Fowler Road signalized intersection) as well as the southbound right-turn lane, the driveway approach operates at LOS C in the AM peak hour and LOS D in the PM peak hour.

Rolesville Road at Fowler Road

- Extend Fowler Road from its current terminus at Rolesville Road to the west as shown on the site plan.
- Modify the existing intersection to provide full-movement access from eastbound Fowler Road onto Rolesville Road.
- Provide adequate sight distance for the eastbound approach of Fowler Road at the intersection.
- Provide signing and striping such that the intersection operates as a two-way stop-controlled intersection. However, the intersection is recommended to be evaluated against the warrants for the installation of a traffic signal as outlined in the Manual on Uniform Traffic Control Devices. If warranted and approved by NCDOT, a traffic signal is recommended to be installed at the intersection.
- Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper.

With the Fowler Road approaches having delays exceeding 300 seconds in the Build scenario, a signal was analyzed in the Build Improved scenario. With the addition of the signal, the intersection operates at an overall LOS B in the AM peak hour and LOS B in the PM peak hours. It is recommended to monitor this intersection for future signalization.

Rolesville Road at Mitchell Mill Road

- No improvements are recommended at this intersection.



Table 7: 2028 Build Improved Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (feet)		Max. Obs. Queue (feet)	
				AM	PM	AM	PM	AM	PM	AM	PM
	US 401 Bypass Eastbound at Young Street	Overall		9.1	13.5	A	B				
		EB	T	42.5	20.9	D	C	147	275	186	410
			R	4.3	9.1	A	A	263	772	103	346
		NB	R	5.6	16.3	A	B	151	275	1019	1007
WB	L	0.2	0.2	A	A	0	0	205	244		
	US 401 Bypass Westbound at Young Street	Overall		22.1	9.7	C	A				
		WB	T	18.7	9.0	B	A	578	116	752	203
			R	0.3	0.4	A	A	0	0	251	225
		EB	L	0.1	0.2	A	A	0	0	122	186
SB	R	52.0	20.8	D	C	369	159	844	574		
	US 401 U-Turn East of Young Street	Overall		33.8	15.8	C	B				
		WB	T	28.6	12.9	C	B	588	173	838	249
		EB	L	41.2	19.0	D	B	475	162	444	321
	US 401 U-Turn West of Young Street	Overall		3.1	4.4	A	A				
		EB	T	4.4	5.5	A	A	150	271	244	736
		WB	U	0.4	0.5	A	A	0	0	362	558
	Young Street at Quarry Road / The Point North Driveway	Overall		27.6	32.1	C	C				
		EB	L	84.8	134.4	F	F	256	254	279	273
			TR	48.8	55.1	D	E	129	164	231	258
		WB	LT	46.5	58.4	D	E	74	109	96	115
			R	31.0	21.5	C	C	134	56	127	48
		NB	L	58.1	55.8	E	E	9	64	165	200
			T	23.6	9.4	C	A	708	76	814	728
		SB	R	2.0	4.1	A	A	6	8	200	200
			L	99.3	36.8	F	D	283	81	419	576
T	8.2	33.9	A	C	480	950	692	1075			
R	3.4	8.5	A	A	46	152	455	937			
	Rolesville Road at Rolesville HS Driveway / The Point South Driveway	Overall		41.3	6.8	D	A				
		EB	LTR	42.9	40.1	D	D	48	38	71	60
		WB	L	56.5	38.5	E	D	179	23	190	49
			TR	93.5	40.3	F	D	348	44	353	66
		NB	L	14.8	2.6	B	A	2	1	86	31
			T	43.7	6.9	D	A	852	468	1297	285
		SB	R	16.2	2.1	B	A	120	12	500	0
			L	80.5	46.5	F	D	464	23	441	74
TR	7.3	4.2	A	A	99	24	1012	298			
	Rolesville Road at Merritt Property Driveway	EB	R	13.0	25.8	B	D	3	8	20	29
	Rolesville Road at Fowler Road	Overall		21.2	19.4	C	B				
		EB	LTR	69.1	53.9	E	D	174	217	165	233
		WB	LTR	49.1	34.0	D	C	137	119	157	153
		NB	L	9.5	20.9	A	C	16	39	135	199
			TR	22.1	18.4	C	B	742	322	750	576
		SB	L	50.0	50.9	D	D	60	77	153	192
			T	7.4	9.0	A	A	295	336	397	407
R	4.3	2.8	A	A	12	8	135	187			
	Rolesville Road at Mitchell Mill Road	Overall		48.4	23.3	D	C				
		EB	LTR	95.8	45.3	F	D	344	374	478	374
		WB	LT	34.9	23.0	C	C	379	100	347	160
			R	20.4	19.6	C	B	24	30	0	0
		NB	LTR	18.7	18.3	B	B	242	370	995*	947*
		SB	LTR	55.6	15.0	E	B	912	359	2714	1845

*Maximum queue extends off the SimTraffic network and may be longer than recorded

- Intersection or Lane Group Operates at LOS E
- Intersection or Lane Group Operates at LOS F



6.0 RECOMMENDATIONS

Based on the findings of this study, specific improvements have been identified and should be completed as part of the proposed development. Intersections where no improvements are recommended are locations that do not meet the LOS Standards specified in the LDO⁹. These recommendations are shown in Figure 14.

Averette Road, Young Street, and Rolesville Road Corridor Study

It is recommended that the applicant coordinate their site plan and improvements with the findings of the Averette Road, Young Street, and Rolesville Road Corridor Study to ensure consistency with future addendums to the Community Transportation Plan.

US 401 Bypass at Young Street

- Modify the eastbound right-turn such that the movement is a free-flowing right-turn from the US 401 Bypass onto southbound Young Street. This recommendation will require the following:
 - Removal of the existing yield sign and new signing and striping installed.
 - A second southbound travel lane be constructed on Young Street from the US 401 Bypass southward to Quarry Road. This lane is recommended to tie into the exclusive right-turn lane into The Point development.

Young Street at Quarry Road / The Point North Driveway

- No improvements are recommended at this intersection.

Young Street at Rolesville HS Driveway / The Point South Driveway

- No improvements are recommended at this intersection.

Rolesville Road at Merritt Property Driveway

- Construct the northernmost driveway as a right-in / right-out access point with one ingress lane and one egress lane.
- Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper.

Rolesville Road at Fowler Road

- Extend Fowler Road from its current terminus at Rolesville Road to the west as shown on the site plan.
- Modify the existing intersection to provide full-movement access from eastbound Fowler Road onto Rolesville Road.
- Provide adequate sight distance for the eastbound approach of Fowler Road at the intersection.
- Provide signing and striping such that the intersection operates as a two-way stop-controlled intersection. However, the intersection is recommended to be evaluated against the warrants for the installation of a traffic signal as outlined in the Manual on Uniform Traffic Control Devices. If warranted and approved by NCDOT, a traffic signal is recommended to be installed at the intersection.
- Construct an exclusive southbound left-turn lane with 100 feet of full-width storage and appropriate taper.
- Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper.



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Recommendations
September 10, 2024

- Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper.

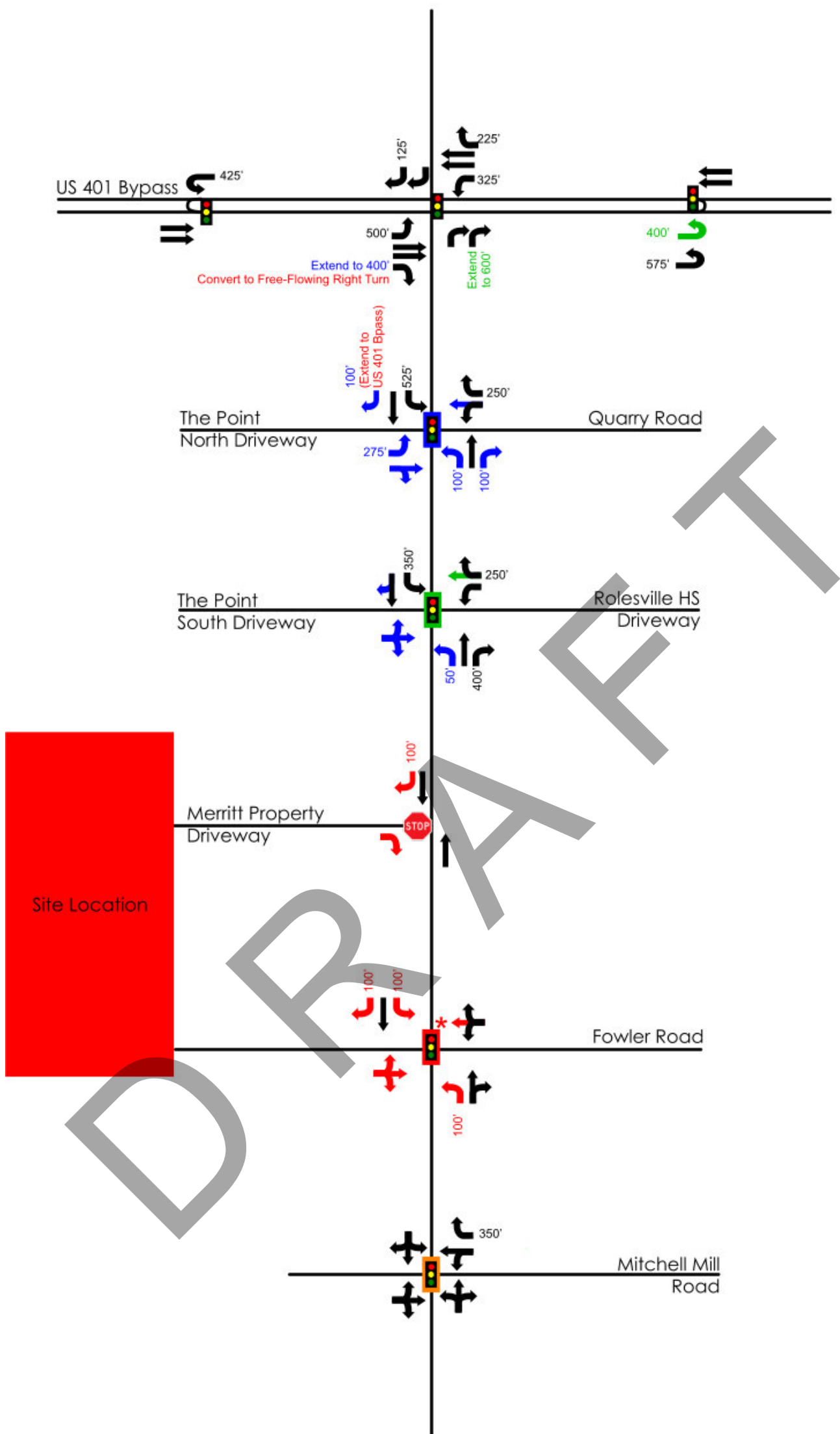
Rolesville Road at Mitchell Mill Road

- No improvements are recommended at this intersection.

DRAFT



Figure 14: Recommended Improvements



Key	
	Travel Lane
	Traffic Signal Controlled
	Stop Controlled
	Future Improvement (The Point)
	Future Improvement (Broadmoor)
	Improvement by others
	Recommended Imp.
XX'	Storage Length (feet)
*	Monitor For Signalization And Install If Warranted

Figure is Not To Scale



References

September 10, 2024

7.0 REFERENCES

¹ **NCDOT Functional Classification Map**,

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?layers=029a9a9fe26e43d687d30cd3c08b1792>

² **2020 NCDOT Average Daily Traffic Volumes**,

<https://ncdot.maps.arcgis.com/apps/webappviewer/index.html?id=964881960f0549de8c3583bf46ef5ed4>

³ **Trip Generation (11th Edition)**, Institute of Transportation Engineers (ITE), September 2021.

⁴ **NCDOT Trip Generation Rate Equation Recommendations**,

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/DRAFT%20-%20Trip%20Generation%20Rate%20Eqn.xlsm>

⁵ **Highway Capacity Manual 6th Edition: A Guide for Multimodal Mobility Analysis**. Washington D.C.: Transportation Research Board, 2016.

⁶ **NCDOT Capacity Analysis Guidelines**. North Carolina Department of Transportation (NCDOT), March 2022,

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Standards%20-%20Capacity%20Analysis%20Guidelines.pdf>

⁷ **Draft NCDOT Capacity Analysis Guidelines: Best Practices**. North Carolina Department of Transportation (NCDOT), March 2022,

<https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Best%20Practices%20-%20Capacity%20Analysis%20Guidelines.pdf>

⁸ **Land Development Ordinance**. Town of Rolesville, June 1, 2021,

<https://www.rolesvillenc.gov/code-ordinances>

8.0 APPENDIX

- Scoping Correspondence
- Site Plan
- Raw Traffic Count Data
- Adjacent Development Information
- Traffic Volume Calculations
- Synchro Files
- Synchro & SimTraffic Reports



ORDINANCE 2024-O-10

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF ROLESVILLE TO CHANGE THE ZONING OF APPROXIMATELY 148.529 ACRES LOCATED AT 0 LOUISBURG ROAD, 1224 ROLESVILLE ROAD, and 6200 EMILY LANE , BEING WAKE COUNTY TAX PINS 1758928330, 1768236815, AND 1768328863 FROM THE TOWN OF ROLESVILLE RESIDENTIAL LOW (RL) ZONING DISTRICT TO A RESIDENTIAL HIGH DENSITY CONDITIONAL ZONING DISTRICT (RH-CZ) AND A GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICT (GC-CZ)

REZ-24-01, MERRITT

WHEREAS, the application submitted by BRD Land and Investment on behalf of property owners Liles Family, LLC (Tract 1), Wesley and Roxey Wilkins, Linda and Edward Self (c/o Samantha Self), Sue and James Merritt, Kathy Llamas and William Merritt (Tract 2), and Betty Gunz and William Rogers (Tract 3) for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board was presented the application for Recommendation on August 26, 2024, and the Board of Commissioners held a Legislative hearing on September 17, 2024; and

WHEREAS, mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending Approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Rolesville, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in **Exhibit 1 – Legal Description**, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1758928330, 1768236815 AND 1768328863, and described in **Exhibit 1**, are currently located within Wake County, but will be within the Town’s Corporate Limits upon adoption of Ordinance 2024-O-09 for ANX-24-02.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning District Map, which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from TOWN OF ROLESVILLE RESIDENTIAL LOW (RL) DISTRICT TO A RESIDENTIAL HIGH DENSITY CONDITIONAL ZONING DISTRICT (RH-CZ) AND A GENERAL COMMERCIAL ZONING DISTRICT (GC-CZ), subject to the conditions stated herein.

Section 4: The “Rezoned Lands” are subject to all of the standards and conditions in **Exhibit 2 – Conditions of Approval dated October 22, 2024**, which are voluntarily imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative hearing and the Town of Rolesville plans, policies and ordinances, the Rolesville Board of Commissioners find the Rezoning map amendment request reasonable and consistent with the 2017 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

Section 7: The “Rezoned Lands” shall be perpetually bound to the Conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this the 22nd day of October 2024.

Ronnie Currin
Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Ynclan
Interim Town Clerk

David J. Neill
Town Attorney

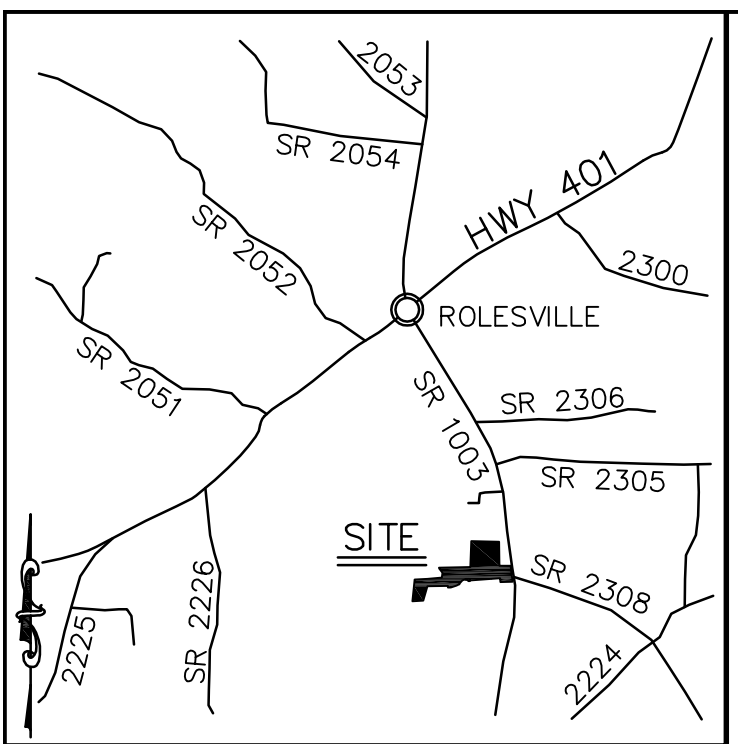
CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73', SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE BEING THE COMMON FRONT CORNER OF PARCEL PIN# 1768.03-33-7689 AND SUBJECT PARCEL; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 06°55'13"E A DISTANCE OF 384.56' TO A POINT; THENCE S 07°12'17"E A DISTANCE OF 100.22' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 405.68', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 69°46'41"W, WITH A CHORD LENGTH OF 403.68',; TO A POINT; THENCE N 59°55'45"W A DISTANCE OF 7.64' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 264.63', WITH A RADIUS OF 700.00', WITH A CHORD BEARING OF N 70°45'33"W, WITH A CHORD LENGTH OF 263.06', TO A POINT; THENCE S 03°01'29"E A DISTANCE OF 127.16' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,907.10' TO AN AXLE; I THENCE S 02°38'01"W A DISTANCE OF 41.66' TO A POINT; THENCE S 86°36'19"W A DISTANCE OF 80.15' TO A POINT; THENCE N 35°30'42"W A DISTANCE OF 25.71' TO A POINT; THENCE N 18°40'09"W A DISTANCE OF 18.02' TO A POINT; THENCE N 16°33'18"E A DISTANCE OF 29.75' TO A POINT; THENCE S 65°55'14"W A DISTANCE OF 41.93' TO A POINT; THENCE N 34°33'28"W A DISTANCE OF 67.60' TO A POINT; THENCE N 63°56'22"W A DISTANCE OF 58.64' TO A POINT; THENCE S 12°10'41"E A DISTANCE OF 28.75' TO A POINT; THENCE S 62°16'28"W A DISTANCE OF 40.10' TO A POINT; THENCE N 48°52'56"W A DISTANCE OF 41.03' TO A POINT; THENCE S 66°34'20"W A DISTANCE OF 183.88' TO A POINT; THENCE S 42°14'08"W A DISTANCE OF 280.13' TO A POINT; THENCE S 10°05'45"E A DISTANCE OF 34.24' TO A POINT; THENCE S 66°32'41"W A DISTANCE OF 69.18' TO A POINT; THENCE S 67°17'00"W A DISTANCE OF 140.16' TO A POINT; THENCE S 72°23'53"W A DISTANCE OF 370.65' TO A POINT; THENCE S 89°38'01"W A DISTANCE OF 175.48' TO A POINT; THENCE N 03°38'40"W A DISTANCE OF 93.43' TO AN EXISTING IRON PIPE; THENCE S 89°04'03"W A DISTANCE OF 186.00' TO A NEW IRON PIPE; THENCE N 00°20'34" W A DISTANCE OF 1,150.25' TO A NEW IRON PIPE; THENCE N 88°47'41"E A DISTANCE OF 1,587.76' TO AN EXISTING MASON NAIL IN A STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT IRON BAR; THENCE N 89°45'22"E A DISTANCE OF 683.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, **CONTAINING AN AREA OF 6,469,903 SQUARE FEET, 148.529 ACRES.**



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT
- GP - GAS PUST

NOTES:

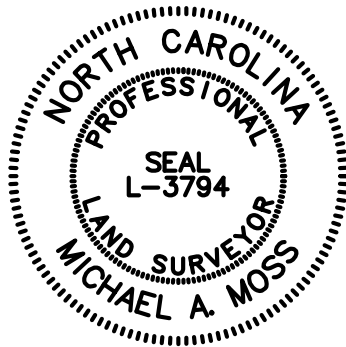
- 1) AREA COMPUTED BY COORDINATE METHOD.
- 2) THERE IS NO NCGS MONUMENT WITHIN 2000' OF THIS PROPERTY.
- 3) NORTH ROTATION WAS OBTAINED VIA NC-VRS.
- 4) THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULES. CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).

LINE TYPE LEGEND

	PROPERTY LINE - LINE SURVEYED
	RIGHT-OF-WAY
	ADJOINING LINE - LINE NOT SURVEYED
	OVERHEAD LINE
	BUILDING SETBACK
	EASEMENT
	CATCH BASIN
	FLOOD HAZARD SOILS

TOTAL AREA TO BE ANNEXED
6,469,903 S.F./148.529 AC.

I, MICHAEL A. MOSS CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL.

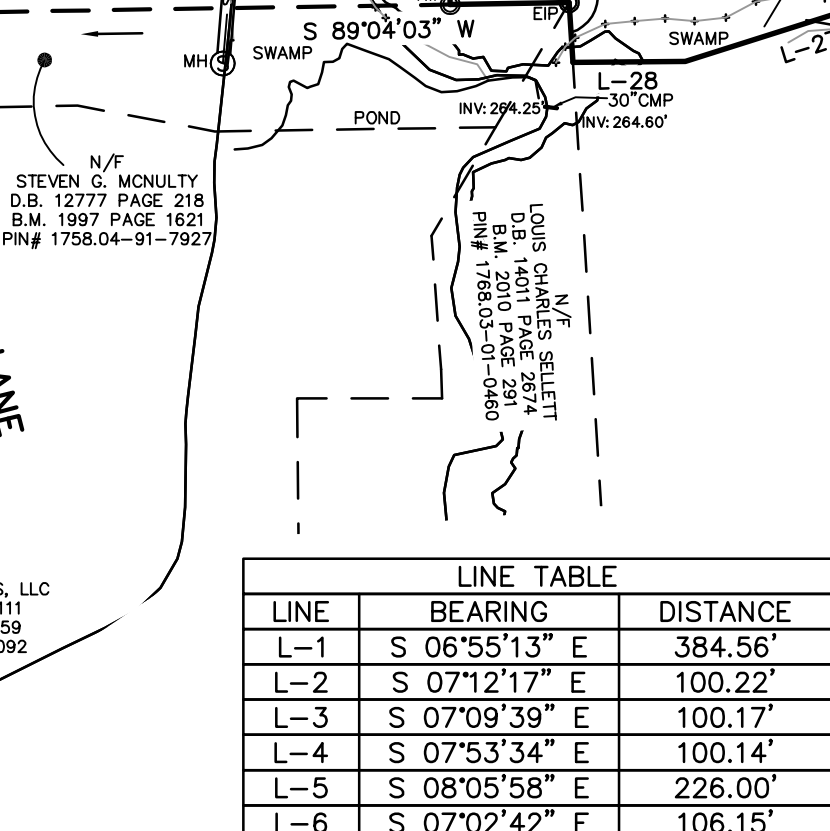
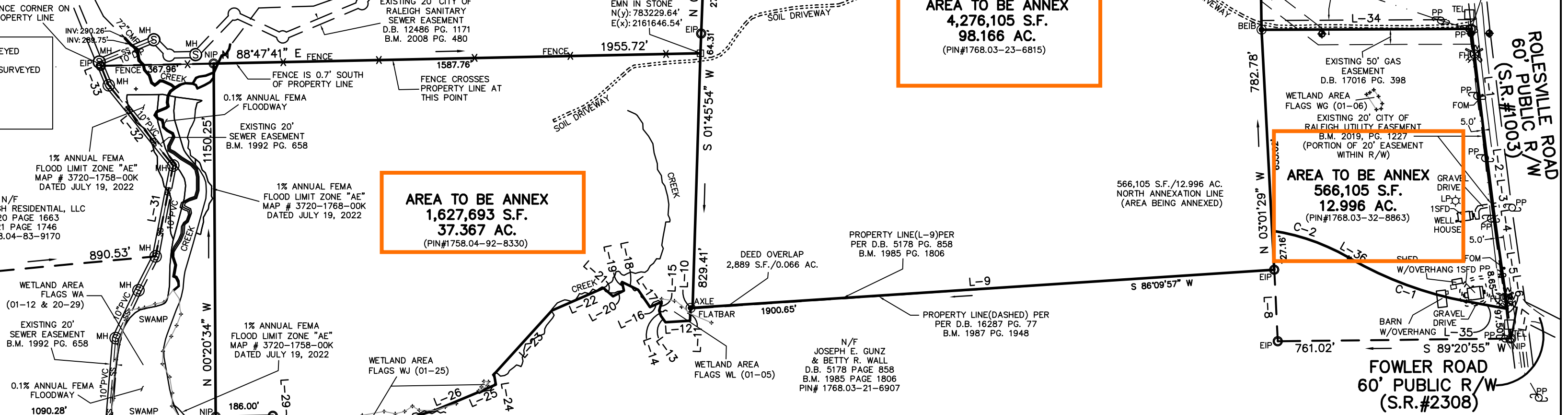


THIS 7TH DAY OF JULY A.D. 2024.

DocuSigned by:
Michael A. Moss
83D193173200411... L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER

THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

DocuSigned by:
Michael A. Moss
83D193173200411... L-3794
PROFESSIONAL LAND SURVEYOR LICENSE NUMBER



LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 06°55'13" E	384.56'
L-2	S 07°12'17" E	100.22'
L-3	S 07°09'39" E	100.17'
L-4	S 07°53'34" E	100.14'
L-5	S 08°05'58" E	226.00'
L-6	S 07°02'42" E	106.15'
L-7	N 10°18'03" E	103.42'
L-8	N 02°49'12" W	233.20'
L-9	S 86°15'26" W	1900.36'
L-10	S 86°15'26" W	6.75'

LINE TABLE

LINE	BEARING	DISTANCE
L-11	S 02°38'01" W	41.66'
L-12	S 86°36'19" W	80.15'
L-13	N 35°30'42" W	25.71'
L-14	N 18°40'09" W	18.02'
L-15	N 16°33'18" E	29.75'
L-16	S 65°55'14" W	41.93'
L-17	N 34°33'28" W	67.60'
L-18	N 63°56'22" W	58.64'
L-19	S 12°10'41" E	28.75'
L-20	S 62°16'28" W	40.10'
L-21	N 48°52'56" W	41.03'
L-22	S 66°34'20" W	183.88'
L-23	S 42°14'08" W	280.13'
L-24	S 10°05'45" E	34.24'
L-25	S 66°32'41" W	69.18'
L-26	S 67°17'00" W	140.16'
L-27	S 72°23'53" W	370.65'
L-28	S 89°38'01" W	175.48'
L-29	N 03°38'40" W	93.43'
L-30	S 87°26'29" W	32.39'
L-31	N 10°58'10" E	301.47'
L-32	N 38°48'12" W	335.62'
L-33	N 22°18'41" W	67.82'
L-34	N 89°45'22" E	683.75'
L-35	N 79°37'37" W	135.63'
L-36	N 59°55'45" W	7.64'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C-1	405.68'	1180.00'	403.68'	N 69°46'41" W
C-2	264.63'	700.00'	263.06'	N 70°45'33" W

ANNEXATION CERTIFICATE -- TOWN CLERK:

I HEREBY CERTIFY THAT THIS PLAT FOR ANNEXATION HAS FOLLOWED ALL REQUIREMENTS AND PROCEDURES AND A PUBLIC HEARING WAS HELD BY THE TOWN TO ANNEX THE PROPERTY HEREIN DESCRIBED. THE TOWN BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE ADOPTED THE RESOLUTION TO ANNEX ON _____ WITH THE EFFECTIVE DATE OF ANNEXATION ON _____

TOWN CLERK _____ DATE _____

ANNEXATION EXEMPT CERTIFICATION:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

SUBDIVISION ADMINISTRATOR _____ DATE _____

REVIEW OFFICER CERTIFICATION:

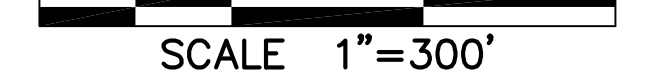
I, _____ REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

ANNEXATION MAP FOR
AMERICAN ENGINEERING

1224 ROLESVILLE ROAD
OWNER: TEXWEST, LLC
REF: D.B. 10194 PAGE 2092
REF: B.M. 2019 PAGES 1227-1229
6200 EMILY LANE
OWNERS: WILLIAM ROGERS MERRITT,
ROXEY M. WILKINS & WESLEY C. WILKINS,
JAMES FRANCIS MERRITT,
& LINDA ESTELLE MERRITT SELF
REF: D.B. 16143 PAGE 927
REF: D.B. 16287 PAGE 77
REF: B.M. 1987 PAGE 1948
0 LOUISBURG ROAD
OWNER: LILES FAMILY, LLC
REF: D.B. 9920 PAGE 1879
REF: B.M. 2004 PAGE 2412

TOWN OF ROLESVILLE
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=300'
DECEMBER 28, 2023
REVISED JULY 1, 2024
ZONED RL
PIN #1768.03-32-8863
PIN #1768.03-23-6815
PIN #1758.04-92-8330





Office Use Only
ANX-
Date received:

Application to Petition for Voluntary Annexation into Rolesville Town Limits

Planning Department • 502 Southtown Circle | Rolesville, NC 27571 | planning@rolesville.nc.gov | 919-554-6517

Section A Submittal

Applications to petition for voluntary annexation are accepted by the Planning Department according to our [submittal process](#). Please submit your complete application by the next deadline date (typically the 1st of the month unless it is a weekend day). [Fees](#) are invoiced and review will start after receipt of a complete application.

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3. A clear and legible **annexation boundary plat or map prepared by a professional land surveyor** showing the boundaries of the area or property requested for annexation into the Town of Rolesville.
4. A **written legal description of the metes and bounds** based on the annexation boundary map or plat.
5. A complete **Property Owner Consent Form.**

Section B Legal Disclosure

Voluntary Annexation- A voluntary process initiated by landowners to join the towns limits and acquire city services.

§ 160A-31. Annexation by petition.

The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner. The town shall advertise in the local newspaper at least 10 (ten) but no more than (25) twenty-five days prior to the public hearing.

Vested Rights – Site-specific vesting plans are commonly tied to existing development approvals such as special use permits, and subdivision plats. Vesting rights must include a sufficient level of detail, as outlined in the statutes, and must be identified and approved through a legislative hearing.

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?

Yes No

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

- ❖ If no project name is given, the primary address will be used.
- ❖ Additional parcel information may be attached if multiple properties are owned by one person (attachment A).

Development Project Name: Merritt Property

Street Address(es) of property requesting to be annexed:

1. 1224 Rolesville Rd., Rolesville NC

2.

3.

4.

5.

PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
176 ^g 8 -32-8863	0105864	010194	02092	+/- 8 ac
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed

Total Acreage of Requested Annexation Site +/- 8 ac	Linear Feet of New Public Streets within Annexation Boundaries: to be determined
---	--

Section D Property Owner Information

Applicant/Owner or Project Contact Information

We, the undersigned owners of the real properties contained in the legal metes and bounds description and plat/map attached, request that the area described be annexed into the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

* **NOTE: If the property is owned by Individuals, all legal owners must sign the application for each parcel including both spouses. If the property is owned by multiple owners, please attach a separate Applicant/Owner Contact Information sheet (attachment B).**

* **NOTE: If the property is owned by a Company or Corporation, the Company or Corporation must be legally registered with the State of North Carolina- Office of the Secretary of State.**

* **Please attach a separate notarization of signature sheet for a Company or Corporation.**

Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

1. Betty R. Gunz 2. _____

Applicant/Property Owner mailing address:

1. 1409 Maryland Ave., Charlotte, NC 28209 2. _____

Phone Number(s) and email address(es):

1. 919-272-0626 919-272-0626 2. _____

1. wallj4443@gmail.com 2. _____

Property Owner Signature(s)

1. Betty R. Gunz 2. _____

Project Contact Information (if different than the property owner)

Name of Corporation:

BRD Land and Investment

Name of Registered Agent:

Michael Fleming

Corporation Address:

721 Hydrangea Field Ct., Wake Forest, NC

Corporation Phone Number and email address:

919-346-6014 michael.fleming@trianglelandgrp.com

I, Walter Ortiz, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.

Witness my hand and official seal, this 20 day of FEBRUARY, 2024.

Notary Public



Expiration **November 27, 2027**

My commission expires: [Signature]

Section E Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the Town of Rolesville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section D) respectfully request the annexation of said property to the Town of Rolesville, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.**
 The property to be annexed is:

Contiguous to the present corporate limits of the Town of Rolesville, NC, or

Non Contiguous to the municipal limits of the Town of Rolesville, NC and is located within three miles of the municipal limits of the Town of Rolesville, NC (pursuant to [Chapter 989 of the Sessions Law of North Carolina, 1967](#)).

Distance in miles to closest parcel located in town limits: [Click or tap here to enter text.](#)

Section F Submittal (Application Packet) Checklist

Annexation Petition Each parcel/property requires a separate annexation petition (application packet).

Property Owner Consent Form Please complete a separate [form](#) for each Annexation Petition (application). All real property owners must sign and date the application. Please confirm the **Correct Parcel Identification Number(s) (PIN)**. Call Wake County Geographic Information Services at 919-856-6360, if there are any questions about the parcel identifier. **This is very important;** Please indicate if the property being requested for annexation is only a portion of an existing parcel.

Property Owned by a Corporation must include a Corporate Seal (refer to **Section D**).

DEED- A copy of the last deed of record stamped with the Register of Deeds Book of Maps and Page number for proof of ownership.

Annexation Boundary Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.

Metes and Bounds- A legal description of the written metes and bounds description based on the annexation boundary plat/map.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

NORTH ANNEXATION LINE AREA :
(AREA BEING ANNEXED)

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73', SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE BEING THE COMMON FRONT CORNER OF PARCEL PIN# 1768.03-33-7689 AND SUBJECT PARCEL; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 06°55'13"E A DISTANCE OF 384.56' TO A POINT; THENCE S 07°12'17"E A DISTANCE OF 100.22' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 405.68', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 69°46'41"W, WITH A CHORD LENGTH OF 403.68',; TO A POINT; THENCE N 59°55'45"W A DISTANCE OF 7.64' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 264.63', WITH A RADIUS OF 700.00', WITH A CHORD BEARING OF N 70°45'33"W, WITH A CHORD LENGTH OF 263.06', TO A POINT; THENCE N 03°01'29"W A DISTANCE OF 655.62' TO A BENT EXISTING IRON BAR; THENCE N 89°45'22"E A DISTANCE OF 683.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 566,105 SQUARE FEET, 12.996 ACRES.



Office Use Only
ANX-
Date received:

Application to Petition for Voluntary Annexation into Rolesville Town Limits

Planning Department • 502 Southtown Circle | Rolesville, NC 27571 | planning@rolesville.nc.gov | 919-554-6517

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Yes No

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

- ❖ **If no project name is given, the primary address will be used.**
- ❖ **Additional parcel information may be attached if multiple properties are owned by one person (attachment A).**

Development Project Name: Merritt Property

Street Address(es) of property requesting to be annexed:

1. 6200 Emily La. Wake Forest, NC

2.

3.

4.

5.

PIN 1768-23-6815	REID 0046995	Deed BM# 016287	Deed PG# 00077	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
Total Acreage of Requested Annexation Site		Linear Feet of New Public Streets within Annexation Boundaries:		

Section C Project and Property Information

- ❖ If no project name is given, the primary address will be used.
- ❖ Additional parcel information may be attached if multiple properties are owned by one person (attachment A).

Development Project Name: Merritt Property

Street Address(es) of property requesting to be annexed:

1. 6200 Emily Lane, Wake Forest, NC
- 2.
- 3.
- 4.
- 5.

PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
1768-23-6815	0046995	016287	00077	98.24
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed

Total Acreage of Requested Annexation Site 98.24	Linear Feet of New Public Streets within Annexation Boundaries: to be determined
--	--

Section D Property Owner Information

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Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

1. James Merritt 2. Sue Merritt

Applicant/Property Owner mailing address:

1. 2523 Violet Ct. Wilmington, NC 28409 2.

Phone Number(s) and email address(es):

1. 910-262-3679 2.

1. jmerritt@ec/rr//cp 2.

Property Owner Signature(s)

1. James Merritt 2. Sue W. Merritt

Project Contact Information (if different than the property owner)

Name of Corporation:

BRD Land and Investment

Name of Registered Agent:

Michael Fleming

Corporation Address:

721 Hydrangea Field Ct., Wake Forest, NC

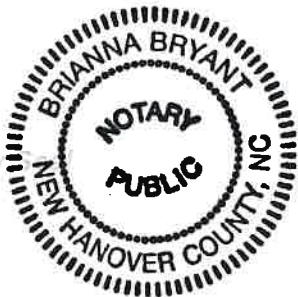
Corporation Phone Number and email address:

919-346-6014 michael.fleming@trianglelandgrp.com

I, Brianna Bryant, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this 20 day of February, 2024.

Notary Public

Brianna Bryant



My commission expires: 4/22/2028

Section E Annexation Petition

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CMP Professional Land Surveyors

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Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

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2. A copy of the last **deed of record stamped with the Register of Deeds Book of Maps and Page number.**
3. A clear and legible **annexation boundary plat or map prepared by a professional land surveyor** showing the boundaries of the area or property requested for annexation into the Town of Rolesville.
4. A **written legal description of the metes and bounds** based on the annexation boundary map or plat.
5. A complete **Property Owner Consent Form.**

Section B Legal Disclosure

Voluntary Annexation- A voluntary process initiated by landowners to join the towns limits and acquire city services.

§ 160A-31. Annexation by petition.

The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner. The town shall advertise in the local newspaper at least 10 (ten) but no more than (25) twenty-five days prior to the public hearing.

Vested Rights – Site-specific vesting plans are commonly tied to existing development approvals such as special use permits, and subdivision plats. Vesting rights must include a sufficient level of detail, as outlined in the statutes, and must be identified and approved through a legislative hearing.

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?

Yes No

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

- ❖ If no project name is given, the primary address will be used.
- ❖ Additional parcel information may be attached if multiple properties are owned by one person (attachment A).

Development Project Name: Merritt Property

Street Address(es) of property requesting to be annexed:

1. 0 Louisburg Rd., Wake Forest, NC 27587

2.

3.

4.

5.

PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
1758-92-8330	0042125	009920	01879	79.28
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed

Total Acreage of Requested Annexation Site 79.28	Linear Feet of New Public Streets within Annexation Boundaries: to be determined
--	--

Section D Property Owner Information

Applicant/Owner or Project Contact Information

We, the undersigned owners of the real properties contained in the legal metes and bounds description and plat/map attached, request that the area described be annexed into the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

* **NOTE: If the property is owned by Individuals, all legal owners must sign the application for each parcel including both spouses. If the property is owned by multiple owners, please attach a separate Applicant/Owner Contact Information sheet (attachment B).**

* **NOTE: If the property is owned by a Company or Corporation, the Company or Corporation must be legally registered with the State of North Carolina- Office of the Secretary of State.**

* **Please attach a separate notarization of signature sheet for a Company or Corporation.**

Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

1. Liles Family, LLC 2. _____

Applicant/Property Owner mailing address:

1. 2524 Holiday Ave., Zebulon, NC 27597-9369 2. _____

Phone Number(s) and email address(es):

1. _____ 2. _____

1. _____ 2. _____

Property Owner Signature(s)

1. Liles Family LLC
Lewis Oliver Liles, mgr. 2. Liles Family LLC
Cassandra Beth Liles mgr.

Project Contact Information (if different than the property owner)

Name of Corporation:

BRD Land and Investment

Name of Registered Agent:

Michael Fleming

Corporation Address:

721 Hydrangea Field Ct., Wake Forest, NC

Corporation Phone Number and email address:

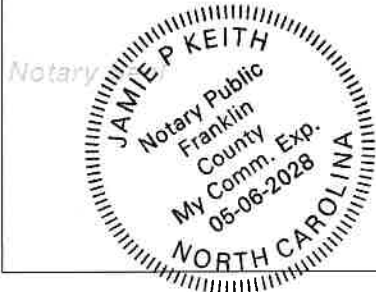
919-346-6014 michaelfleming@trianglelandgrp.com

I, Jamie P. Keith, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.

Witness my hand and official seal, this 17 day of February, 2021.

Notary Public

Jamie P. Keith



My commission expires: 5/6/2028

Section E Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the Town of Rolesville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section D) respectfully request the annexation of said property to the Town of Rolesville, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.**
The property to be annexed is:

Contiguous to the present corporate limits of the Town of Rolesville, NC, or

Non Contiguous to the municipal limits of the Town of Rolesville, NC and is located within three miles of the municipal limits of the Town of Rolesville, NC (pursuant to [Chapter 989 of the Sessions Law of North Carolina, 1967](#)).

Distance in miles to closest parcel located in town limits: Click or tap here to enter text.

Section F Submittal (Application Packet) Checklist

Annexation Petition Each parcel/property requires a separate annexation petition (application packet).

Property Owner Consent Form Please complete a separate [form](#) for each Annexation Petition (application). All real property owners must sign and date the application. Please confirm the **Correct Parcel Identification Number(s) (PIN)**. Call Wake County Geographic Information Services at 919-856-6360, if there are any questions about the parcel identifier. **This is very important;** Please indicate if the property being requested for annexation is only a portion of an existing parcel.

Property Owned by a Corporation must include a Corporate Seal (refer to Section D).

DEED- A copy of the last deed of record stamped with the Register of Deeds Book of Maps and Page number for proof of ownership.

Annexation Boundary Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.

Metes and Bounds- A legal description of the written metes and bounds description based on the annexation boundary plat/map.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

Jason L. Panciera, PLS L-3835, CFSNC-140

L. Jordan Parker Jr., PLS L-4685

333 South White Street, Post Office Box 1253

Wake Forest, NC 27588-1253

LEGAL DESCRIPTION

BEGINNING AT AN EXISTING MASON NAIL IN STONE, SAID EXISTING MASON NAIL HAVING NC GRID NAD 83/2011 COORDINATE N(y):783229.64' E(x):2161646.54', SAID EXISTING MASON NAIL IN STONE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-13-1851 AND SUBJECT PARCEL; THENCE S 01°45'54"W A DISTANCE OF 829.41' TO A POINT; THENCE S 86°15'26"W A DISTANCE OF 6.75' TO AN AXLE; THENCE S 02°38'01"W A DISTANCE OF 41.66' TO A POINT; THENCE S 86°36'19"W A DISTANCE OF 80.15' TO A POINT; THENCE N 35°30'42"W A DISTANCE OF 25.71' TO A POINT; THENCE N 18°40'09"W A DISTANCE OF 18.02' TO A POINT; THENCE N 16°33'18"E A DISTANCE OF 29.75' TO A POINT; THENCE S 65°55'14"W A DISTANCE OF 41.93' TO A POINT; THENCE N 34°33'28"W A DISTANCE OF 67.60' TO A POINT; THENCE N 63°56'22"W A DISTANCE OF 58.64' TO A POINT; THENCE S 12°10'41"E A DISTANCE OF 28.75' TO A POINT; THENCE S 62°16'28"W A DISTANCE OF 40.10' TO A POINT; THENCE N 48°52'56"W A DISTANCE OF 41.03' TO A POINT; THENCE S 66°34'20"W A DISTANCE OF 183.88' TO A POINT; THENCE S 42°14'08"W A DISTANCE OF 280.13' TO A POINT; THENCE S 10°05'45"E A DISTANCE OF 34.24' TO A POINT; THENCE S 66°32'41"W A DISTANCE OF 69.18' TO A POINT; THENCE S 67°17'00"W A DISTANCE OF 140.16' TO A POINT; THENCE S 72°23'53"W A DISTANCE OF 370.65' TO A POINT; THENCE S 89°38'01"W A DISTANCE OF 175.48' TO A NEW IRON PIPE; THENCE N 03°38'40"W A DISTANCE OF 93.43' TO AN EXISTING IRON PIPE; THENCE S 89°04'03"W A DISTANCE OF 186.00' TO A NEW IRON PIPE; THENCE N 00°20'34" W A DISTANCE OF 1,150.25' TO A NEW IRON PIPE; THENCE N 88°47'41"E A DISTANCE OF 1,587.76' TO AN EXISTING MASON NAIL IN A STONE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 1,627,693 SQUARE FEET, 37.367 ACRES.



Office Use Only
ANX-
Date received: _____

Application to Petition for Voluntary Annexation into Rolesville Town Limits

Planning Department • 502 Southtown Circle | Rolesville, NC 27571 | planning@rolesville.nc.gov | 919-554-6517

Section A Submittal

Applications to petition for voluntary annexation are accepted by the Planning Department according to our [submittal process](#). Please submit your complete application by the next deadline date (typically the 1st of the month unless it is a weekend day). [Fees](#) are invoiced and review will start after receipt of a complete application.

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1. Please complete a **separate application for each Parcel** Identification Number/Real Estate Identification Number/Property Owner.
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3. A clear and legible **annexation boundary plat or map prepared by a professional land surveyor** showing the boundaries of the area or property requested for annexation into the Town of Rolesville.
4. A **written legal description of the metes and bounds** based on the annexation boundary map or plat.
5. A complete **Property Owner Consent Form**.

Section B Legal Disclosure

Voluntary Annexation- A voluntary process initiated by landowners to join the towns limits and acquire city services.

§ 160A-31. Annexation by petition.

The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner. The town shall advertise in the local newspaper at least 10 (ten) but no more than (25) twenty-five days prior to the public hearing.

Vested Rights – Site-specific vesting plans are commonly tied to existing development approvals such as special use permits, and subdivision plats. Vesting rights must include a sufficient level of detail, as outlined in the statutes, and must be identified and approved through a legislative hearing.

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?

Yes No

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

- ❖ **If no project name is given, the primary address will be used.**
- ❖ **Additional parcel information may be attached if multiple properties are owned by one person (attachment A).**

Development Project Name: Merritt Property

Street Address(es) of property requesting to be annexed:

1. 6200 Emily La. Wake Forest, NC

2.

3.

4.

5.

PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
1768-23-6815	0046995	016287	00077	
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
Total Acreage of Requested Annexation Site		Linear Feet of New Public Streets within Annexation Boundaries:		

Section D Property Owner Information

Applicant/Owner or Project Contact Information

We, the undersigned owners of the real properties contained in the legal metes and bounds description and plat/map attached, request that the area described be annexed into the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

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* **NOTE: If the property is owned by a Company or Corporation, the Company or Corporation must be legally registered with the State of North Carolina- Office of the Secretary of State.**

* **Please attach a separate notarization of signature sheet for a Company or Corporation.**

Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

1. William Merritt 2. Kathy Llamas

Applicant/Property Owner mailing address:

1. 156 Monterey St 2. Poinciana FL 34759

Phone Number(s) and email address(es):

1. willmerritt8@gmail.com 2. kllamas@gmail.com

1. _____ 2. _____

Property Owner Signature(s)

1. [Signature] 2. [Signature]

Project Contact Information (if different than the property owner)

Name of Corporation:

BRD Land and Investment

Name of Registered Agent:

Michael Fleming

Corporation Address:

721 Hydrangea Field Ct., Wake Forest, NC

Corporation Phone Number and email address:

919-346-6014 michaelifleming@trianglelandgrp.com

I, Glenn F. Holdcraft, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.

Witness my hand and official seal, this 22nd day of February, 2024.

Notary Public



Glenn F. Holdcraft
Comm. # HH028692
Expires: Aug. 5, 2024
Bonded Thru Aaron Notary

My commission expires: 8/5/2024

←
Correction :
Willmerritt8
@gmail.com

Section E Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the Town of Rolesville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section D) respectfully request the annexation of said property to the Town of Rolesville, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.**
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Distance in miles to closest parcel located in town limits: [Click or tap here to enter text..](#)

Section F Submittal (Application Packet) Checklist

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Property Owned by a Corporation must include a Corporate Seal (refer to **Section D**).

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Metes and Bounds- A legal description of the written metes and bounds description based on the annexation boundary plat/map.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y):784793.74' E(x):2163454.94', SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-34-7557 AND SUBJECT PARCEL; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT EXISTING IRON BAR; THENCE S 03°01'29"E A DISTANCE OF 782.78' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,900.36' TO A POINT; THENCE N 01°45'54"E A DISTANCE OF 829.41' TO AN EXISTING MASON NAIL IN STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,276,105 SQUARE FEET, 98.166 ACRES.



Office Use Only
ANX-
Date received:

Application to Petition for Voluntary Annexation into Rolesville Town Limits

Planning Department • 502 Southtown Circle | Rolesville, NC 27571 | planning@rolesville.nc.gov | 919-554-6517

Section A Submittal

Applications to petition for voluntary annexation are accepted by the Planning Department according to our [submittal process](#). Please submit your complete application by the next deadline date (typically the 1st of the month unless it is a weekend day). [Fees](#) are invoiced and review will start after receipt of a complete application.

The items below are **required** to complete your application. ***Your application will not be processed until all documents are received.**

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Section B Legal Disclosure

Voluntary Annexation- A voluntary process initiated by landowners to join the towns limits and acquire city services.

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Yes No

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

- ❖ If no project name is given, the primary address will be used.
- ❖ Additional parcel information may be attached if multiple properties are owned by one person (attachment A).

Development Project Name: Merritt Property

Street Address(es) of property requesting to be annexed:

1. 1224 Rolesville Rd., Rolesville NC

2.

3.

4.

5.

PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
1769-32-8863	0105864	010194	02092	+/- 8 ac
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed

Total Acreage of Requested Annexation Site +/- 8 ac	Linear Feet of New Public Streets within Annexation Boundaries: to be determined
---	--

Section D Property Owner Information

Applicant/Owner or Project Contact Information

We, the undersigned owners of the real properties contained in the legal metes and bounds description and plat/map attached, request that the area described be annexed into the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

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- * Please attach a separate notarization of signature sheet for a Company or Corporation.

Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

1. William Rogers, c/o TexWest, LLC 2. _____

Applicant/Property Owner mailing address:

1. P.O. Box 101149 Fort Worth, TX 76185 2. _____

Phone Number(s) and email address(es):

1. 214-850-6362 2. _____

1. _____ 2. _____

Property Owner Signature(s)

1. [Signature] 2. _____

Project Contact Information (if different than the property owner)

Name of Corporation:

BRD Land and Investment

Name of Registered Agent:

Michael Fleming

Corporation Address:

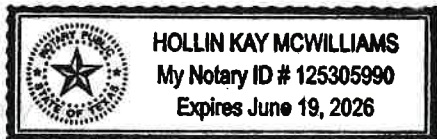
721 Hydrangea Field Ct., Wake Forest, NC

Corporation Phone Number and email address:

919-346-6014 michael.fleming@trianglelandgrp.com

I, Hollin Kay McWilliams, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this 23rd day of February, 2024.

Notary Public



My commission expires: June 19, 2026

Section E Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the Town of Rolesville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section D) respectfully request the annexation of said property to the Town of Rolesville, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.**
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Distance in miles to closest parcel located in town limits: [Click or tap here to enter text..](#)

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DEED- A copy of the last deed of record stamped with the Register of Deeds Book of Maps and Page number for proof of ownership.

Annexation Boundary Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.

Metes and Bounds- A legal description of the written metes and bounds description based on the annexation boundary plat/map.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

NORTH ANNEXATION LINE AREA :
(AREA BEING ANNEXED)

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73', SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE BEING THE COMMON FRONT CORNER OF PARCEL PIN# 1768.03-33-7689 AND SUBJECT PARCEL; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 06°55'13"E A DISTANCE OF 384.56' TO A POINT; THENCE S 07°12'17"E A DISTANCE OF 100.22' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S 08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 405.68', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 69°46'41"W, WITH A CHORD LENGTH OF 403.68'; TO A POINT; THENCE N 59°55'45"W A DISTANCE OF 7.64' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 264.63', WITH A RADIUS OF 700.00', WITH A CHORD BEARING OF N 70°45'33"W, WITH A CHORD LENGTH OF 263.06', TO A POINT; THENCE N 03°01'29"W A DISTANCE OF 655.62' TO A BENT EXISTING IRON BAR; THENCE N 89°45'22"E A DISTANCE OF 683.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 566,105 SQUARE FEET, 12.996 ACRES.



Office Use Only
ANX-
Date received:

Application to Petition for Voluntary Annexation into Rolesville Town Limits

Planning Department • 502 Southtown Circle | Rolesville, NC 27571 | planning@rolesville.nc.gov | 919-554-6517

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Voluntary Annexation- A voluntary process initiated by landowners to join the towns limits and acquire city services.

§ 160A-31. Annexation by petition.

The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner. The town shall advertise in the local newspaper at least 10 (ten) but no more than (25) twenty-five days prior to the public hearing.

Vested Rights – Site-specific vesting plans are commonly tied to existing development approvals such as special use permits, and subdivision plats. Vesting rights must include a sufficient level of detail, as outlined in the statutes, and must be identified and approved through a legislative hearing.

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?

Yes No

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

- ❖ **If no project name is given, the primary address will be used.**
- ❖ **Additional parcel information may be attached if multiple properties are owned by one person (attachment A).**

Development Project Name: Merritt property

Street Address(es) of property requesting to be annexed:

1. 6200 Emily La., Wake Forest, NC

2.

3.

4.

5.

8 PIN 1769-23-6815	REID 0046995	Deed BM# 016287	Deed PG# 00077	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
Total Acreage of Requested Annexation Site		Linear Feet of New Public Streets within Annexation Boundaries:		

Section D Property Owner Information

Applicant/Owner or Project Contact Information

We, the undersigned owners of the real properties contained in the legal metes and bounds description and plat/map attached, request that the area described be annexed into the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

* NOTE: If the property is owned by Individuals, all legal owners must sign the application for each parcel including both spouses. If the property is owned by multiple owners, please attach a separate Applicant/Owner Contact Information sheet (attachment B).

* NOTE: If the property is owned by a Company or Corporation, the Company or Corporation must be legally registered with the State of North Carolina- Office of the Secretary of State.

* Please attach a separate notarization of signature sheet for a Company or Corporation.

Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

1. Edward Henry and Linda Self c/o Samantha Self 2. Samantha Self Hiatt

Applicant/Property Owner mailing address:

1. 114 Maude La, Mt. Airy, NC 27030 2. 1042 Holly Springs Rd. Mt. Airy NC 27030

Phone Number(s) and email address(es):

1. _____ 2. 336-374-0999

1. _____ 2. selfsamantha0628@gmail.com

Property Owner Signature(s)

1. Edward H Self Linda M Self Samantha Self Hiatt/POA

Project Contact Information (if different than the property owner)

Name of Corporation:

BRD Land and Investment

Name of Registered Agent:

Michael Fleming

Corporation Address:

721 Hydrangea Field Ct., Wake Forest, NC

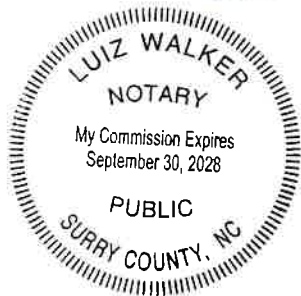
Corporation Phone Number and email address:

919-346-6014 michael.fleming@trianglelandgrp.com

I, Luiz Walker, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this 20 day of February, 2024.

Notary Public

Notary Seal



My commission expires: Sept 30, 2028

Section E Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the Town of Rolesville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section D) respectfully request the annexation of said property to the Town of Rolesville, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.**
The property to be annexed is:

Contiguous to the present corporate limits of the Town of Rolesville, NC, or

Non Contiguous to the municipal limits of the Town of Rolesville, NC and is located within three miles of the municipal limits of the Town of Rolesville, NC (pursuant to [Chapter 989 of the Sessions Law of North Carolina, 1967](#)).

Distance in miles to closest parcel located in town limits: Click or tap here to enter text.

Section F Submittal (Application Packet) Checklist

Annexation Petition Each parcel/property requires a separate annexation petition (application packet).

Property Owner Consent Form Please complete a separate [form](#) for each Annexation Petition (application). All real property owners must sign and date the application. Please confirm the **Correct Parcel Identification Number(s) (PIN)**. Call Wake County Geographic Information Services at 919-856-6360, if there are any questions about the parcel identifier. **This is very important; Please indicate if the property being requested for annexation is only a portion of an existing parcel.**

Property Owned by a Corporation must include a Corporate Seal (refer to Section D).

DEED- A copy of the last deed of record stamped with the Register of Deeds Book of Maps and Page number for proof of ownership.

Annexation Boundary Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.

Metes and Bounds- A legal description of the written metes and bounds description based on the annexation boundary plat/map.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794
Jason L. Panciera, PLS L-3835, CFSNC-140
L. Jordan Parker Jr., PLS L-4685
333 South White Street, Post Office Box 1253
Wake Forest, NC 27588-1253

Telephone (919) 556-3148

LEGAL DESCRIPTION

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y):784793.74' E(x):2163454.94', SAID NEW IRON PIPE BEING THE COMMON CORNER OF PARCEL PIN#1768.03-34-7557 AND SUBJECT PARCEL; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT EXISTING IRON BAR; THENCE S 03°01'29"E A DISTANCE OF 782.78' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,900.36' TO A POINT; THENCE N 01°45'54"E A DISTANCE OF 829.41' TO AN EXISTING MASON NAIL IN STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 4,276,105 SQUARE FEET, 98.166 ACRES.



Office Use Only
ANX-
Date received:

Application to Petition for Voluntary Annexation into Rolesville Town Limits

Planning Department • 502 Southtown Circle | Rolesville, NC 27571 | planning@rolesville.nc.gov | 919-554-6517

Section A Submittal

Applications to petition for voluntary annexation are accepted by the Planning Department according to our [submittal process](#). Please submit your complete application by the next deadline date (typically the 1st of the month unless it is a weekend day). [Fees](#) are invoiced and review will start after receipt of a complete application.

The items below are **required** to complete your application. ***Your application will not be processed until all documents are received.**

1. Please complete a **separate application for each Parcel** Identification Number/Real Estate Identification Number/Property Owner.
2. A copy of the last **deed of record stamped with the Register of Deeds Book of Maps and Page number**.
3. A clear and legible **annexation boundary plat or map prepared by a professional land surveyor** showing the boundaries of the area or property requested for annexation into the Town of Rolesville.
4. A **written legal description of the metes and bounds** based on the annexation boundary map or plat.
5. A complete **Property Owner Consent Form**.

Section B Legal Disclosure

Voluntary Annexation- A voluntary process initiated by landowners to join the towns limits and acquire city services.

§ 160A-31. Annexation by petition.

The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner. The town shall advertise in the local newspaper at least 10 (ten) but no more than (25) twenty-five days prior to the public hearing.

Vested Rights – Site-specific vesting plans are commonly tied to existing development approvals such as special use permits, and subdivision plats. Vesting rights must include a sufficient level of detail, as outlined in the statutes, and must be identified and approved through a legislative hearing.

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Yes No

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

- ❖ If no project name is given, the primary address will be used.
- ❖ Additional parcel information may be attached if multiple properties are owned by one person (attachment A).

Development Project Name: Merritt Property

Street Address(es) of property requesting to be annexed:

1. 6200 Emily Lane, Wake Forest, NC

2.

3.

4.

5.

PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
1768-23-6815	0046995	016287	00077	98.24
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed

Total Acreage of Requested Annexation Site 98.24	Linear Feet of New Public Streets within Annexation Boundaries: to be determined
--	--

Section D Property Owner Information

Applicant/Owner or Project Contact Information

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* NOTE: If the property is owned by a Company or Corporation, the Company or Corporation must be legally registered with the State of North Carolina- Office of the Secretary of State.

* Please attach a separate notarization of signature sheet for a Company or Corporation.

Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

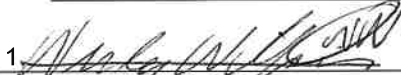
1. Wesley Wilkins 2. Roxey Wilkins

Applicant/Property Owner mailing address:

1. 115 W. Young St., Rolesville NC 27571 2. _____

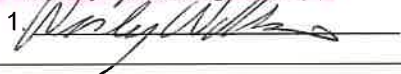
Phone Number(s) and email address(es):

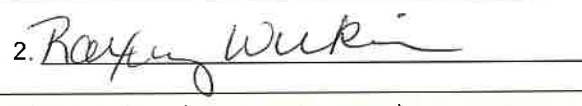
1. 919-274-4053 2. 919-995-5582 roxeywilkins@gmail.com

1. 

2. _____

Property Owner Signature(s)

1. 

2. 

Project Contact Information (if different than the property owner)

Name of Corporation:

BRD Land and Investment

Name of Registered Agent:

Michael Fleming

Corporation Address:

721 Hydrangea Field Ct., Wake Forest, NC

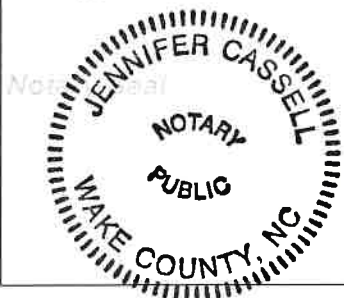
Corporation Phone Number and email address:

919-346-6014 michaelfleming@trianglelandgrp.com

1. Jennifer Caselli, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this 24 day of June, 2024.

Notary Public





My commission expires: 11 June 2025

Section E Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the Town of Rolesville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section D) respectfully request the annexation of said property to the Town of Rolesville, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.**
The property to be annexed is:

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Distance in miles to closest parcel located in town limits: [Click or tap here to enter text..](#)

Section F Submittal (Application Packet) Checklist

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333 South White Street, Post Office Box 1253
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Telephone (919) 556-3148

LEGAL DESCRIPTION

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After Recording Mail to: Town of Rolesville
P. O. Box 250
Rolesville, NC 27571

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF ROLESVILLE UNDER THE
AUTHORITY GRANTED BY PART 1, ARTICLE 4A
CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

ORDINANCE 2024-O-09
CASE: ANX-24-02 (MERRITT)

WHEREAS, the Mayor and Board of Commissioners for the Town of Rolesville, North Carolina has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31; and

WHEREAS, a public hearing on the question of this annexation was held in the Town Board Room at Rolesville Town Hall located at 502 Southtown Circle, Rolesville, NC 27571 at 7:00 pm or thereafter on September 17, 2024, after due notice; and

WHEREAS, the Mayor and Board of Commissioners finds that the proposed annexation meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Rolesville, North Carolina that:

Section 1. By the authority granted by G.S. 160A-31, the following described contiguous properties owned by the Liles Family, LLC, Wesley and Roxey Wilkins, Linda and Henry Self c/o Samantha Self, Sue and James Merritt, Betty Gunz and William Rogers, is hereby annexed and made part of the Town of Rolesville effective as of September 17, 2024:

All that certain real property situated in the Town of Rolesville, Wake Forest Township, Wake County, North Carolina, described as follows:

BEGINNING AT A NEW IRON PIPE, SAID NEW IRON PIPE HAVING NC GRID NAD 83/2011 COORDINATE N(y): 783309.27' E(x): 2164159.73', SAID NEW IRON PIPE BEING LOCATED ON THE WESTERN RIGHT-OF-WAY OF ROLESVILLE ROAD (S.R.#1003), SAID NEW IRON PIPE BEING THE COMMON FRONT CORNER OF PARCEL PIN# 1768.03-33-7689 AND SUBJECT PARCEL; THENCE ALONG ROLESVILLE ROAD RIGHT-OF-WAY S 06°55'13"E A DISTANCE OF 384.56' TO A POINT; THENCE S 07°12'17"E A DISTANCE OF 100.22' TO A POINT; THENCE S 07°09'39"E A DISTANCE OF 100.17' TO A POINT; THENCE S 07°53'34"E A DISTANCE OF 100.14' TO A POINT; THENCE S

08°05'58"E A DISTANCE OF 226.00' TO A POINT; THENCE S 07°02'42"E A DISTANCE OF 8.65' TO A POINT; THENCE N 79°37'37"W A DISTANCE OF 135.63' TO A POINT; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 405.68', WITH A RADIUS OF 1,180.00', WITH A CHORD BEARING OF N 69°46'41"W, WITH A CHORD LENGTH OF 403.68',; TO A POINT; THENCE
N 59°55'45"W A DISTANCE OF 7.64' TO A POINT; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 264.63', WITH A RADIUS OF 700.00', WITH A CHORD BEARING OF N 70°45'33"W, WITH A CHORD LENGTH OF 263.06', TO A POINT; THENCE S 03°01'29"E A DISTANCE OF 127.16' TO AN EXISTING IRON PIPE; THENCE S 86°15'26"W A DISTANCE OF 1,907.10' TO AN AXLE; I I THENCE S 02°38'01"W A DISTANCE OF 41.66' TO A POINT; THENCE S 86°36'19"W A DISTANCE OF 80.15' TO A POINT; THENCE
N 35°30'42"W A DISTANCE OF 25.71' TO A POINT; THENCE N 18°40'09"W A DISTANCE OF 18.02' TO A POINT; THENCE N 16°33'18"E A DISTANCE OF 29.75' TO A POINT; THENCE S 65°55'14"W A DISTANCE OF 41.93' TO A POINT; THENCE N 34°33'28"W A DISTANCE OF 67.60' TO A POINT; THENCE N 63°56'22"W A DISTANCE OF 58.64' TO A POINT; THENCE S 12°10'41"E A DISTANCE OF 28.75' TO A POINT; THENCE
S 62°16'28"W A DISTANCE OF 40.10' TO A POINT; THENCE N 48°52'56"W A DISTANCE OF 41.03' TO A POINT; THENCE S 66°34'20"W A DISTANCE OF 183.88' TO A POINT; THENCE S 42°14'08"W A DISTANCE OF 280.13' TO A POINT; THENCE S 10°05'45"E A DISTANCE OF 34.24' TO A POINT; THENCE S 66°32'41"W A DISTANCE OF 69.18' TO A POINT; THENCE S 67°17'00"W A DISTANCE OF 140.16' TO A POINT; THENCE S 72°23'53"W A DISTANCE OF 370.65' TO A POINT; THENCE S 89°38'01"W A DISTANCE OF 175.48' TO A POINT; THENCE N 03°38'40"W A DISTANCE OF 93.43' TO AN EXISTING IRON PIPE; THENCE S 89°04'03"W A DISTANCE OF 186.00' TO A NEW IRON PIPE; THENCE N 00°20'34" W A DISTANCE OF 1,150.25' TO A NEW IRON PIPE; THENCE N 88°47'41"E A DISTANCE OF 1,587.76' TO AN EXISTING MASON NAIL IN A STONE; THENCE N 02°11'39"E A DISTANCE OF 1,618.25' TO AN EXISTING IRON PIPE; THENCE S 88°15'47"E A DISTANCE OF 1,747.25' TO A NEW IRON PIPE; THENCE S 00°48'39"E A DISTANCE OF 1,487.52' TO A BENT IRON BAR; THENCE N 89°45'22"E A DISTANCE OF 683.75' TO A NEW IRON PIPE; WHICH IS THE POINT OF BEGINNING, CONTAINING AN AREA OF 6,469,903 SQUARE FEET, **148.529 ACRES.**

Section 2. That the Mayor and Board of Commissioners directs a duly certified copy of this ordinance and annexation boundary map be submitted for filing to the Office of the Register of Deeds of Wake County and the Office of the Secretary of the State of North Carolina.

Adopted this 22nd day of October, 2024.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Christina Ynclan, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this 22nd day of October, 2024.

Christina Ynclan
Interim Town Clerk



Memo

To: Mayor Currin and Rolesville Town Board
From: Mical McFarland, Economic Development Director
Date: October 22, 2024
Re: Affordable Housing Development RFP – 4950 Burlington Mills Road

Background

On September 16, staff posted a Request for Proposals to solicit affordable housing project ideas to develop 4950 Burlington Mills Road, the 6.48-acre, town-owned parcel located behind Town Hall. This RFP is attached herein.

The RFP closed on October 4th, and the Town received seven proposals from affordable housing developers and organizations. Proposals show concepts ranging from townhomes, to duplexes, to single building multi-unit complexes.

The next step involves reviewing and evaluating the seven proposals received. Staff is recommending having the existing Affordable Housing Plan Committee serve as the review team, with the addition of Mark Perlman, Division Director with the Wake County Housing Affordability and Community Revitalization.

Before the review process begins, staff would like to firm up a rubric or score sheet to evaluate the proposals. And to help inform the rubric, staff is seeking guidance from the Town Board in terms of an overall vision for the site.

The current evaluation criteria as stated in the RFP is as follows. Firms submitting proposals will be evaluated based on specific criteria including but not limited to:

- Familiarity and knowledge of Wake County and/or North Carolina
- Overall qualifications
- Relevant project experience and past successes
- Project approach, understanding and management
- Vision and Concept Plan
- References from similar projects

- Financial capability

Discussion

1. Regarding the development of the site, are there any preferences one way or another for the type of building(s), for example, townhomes verses duplexes verses one multi-unit building?
2. Are there any preferences regarding selling/providing the land for development?
3. Are there any preferences regarding senior housing?
4. Are there any thoughts at this time regarding the request from Rolesville Veterinarian Hospital? (attached herein)
5. Are there any must haves regarding future development of the site?
6. Are there any “deal breakers” that are not desirable?



POSTED: 9/16/2024

Request for Proposals (RFP) for Development of Town-owned Property (4950 Burlington Mills Rd)

Introduction

This RFP is an invitation to interested parties and development firms to submit a proposal to develop the town-owned parcel at [4950 Burlington Mills Road](#). Proposals will detail the interested firms' vision and layout for the site, and the technical, management, and financial qualifications to design, manage, permit, construct, commission, and closeout a residential or mixed-use development that prioritizes affordable housing.

About Rolesville

Rolesville is a community of a little over 11,000 situated in the greater Research Triangle Region adjacent to Raleigh and Wake Forest, with a population of over 28,000 within a 3-mile radius. Rolesville is experiencing accelerated growth in a county that is consistently one of the fastest growing areas in North Carolina. The Town maintains that genuine community of a small town while enjoying all the amenities that living near Raleigh and the Triangle has to offer.

As the cost of housing continues to increase in the area, and single-family residential developments are outpacing all others, Rolesville seeks to provide diverse and affordable/attainable housing options, including senior or age-targeted options, for people of all income ranges desiring to live in Rolesville.

The Opportunity

The Town of Rolesville requests project proposals from for-profit and non-profit developers for the acquisition and development of 4950 Burlington Mills Road. The Town seeks a developer to purchase and improve the property as a transformative and catalytic project for the site, to include affordable homes for low-income populations, seniors, veterans, and/or those with disabilities.

The Town proposes to sell the property "as is" and will not be responsible for any costs incurred in responding to this request. Interested developers are encouraged to become familiar with the supporting materials referenced herein to successfully respond to this request. Developers are also encouraged to inspect the property before submitting a response. A site plan was approved in 2014 for the property that included office and flex space on the property. This site plan is enclosed.

Selection of a development team will be based interested parties' qualifications and capabilities, experience and past successes in delivering similar projects, project understanding and approach, and capacity for securing financing to support this development.



Proposals will also be evaluated on how well the proposed concept plan aligns with the Town's goals and vision for the site. The Town will evaluate all complete responses to the RFP and intends to select a recommended development team to enter negotiations with the Town to reach a development agreement.

Site Overview

- Location: 4950 Burlington Mills Road
- PIN 1758682706
- Current Zoning: General Commercial
- Acreage: 6.48
- City of Raleigh Water and Sewer available
- Assessed Value: \$1,107,361

Guiding Interests

- Affordable Housing (delivering a significant component of onsite, permanently affordable housing to residents at 60% AMI)
- Senior Housing
- Veteran Housing
- Housing for those with disabilities
- Signature Design (deliver a signature project that demonstrates best practices in urban design and architecture)
- Preservation of natural features/green space to benefit future residents

Content and Format of Proposals

Responses to this RFP should include the following:

General Info

- Letter of introduction
- Brief description of firm/team
- Legal company organization; organization chart with names. The organizational chart shall also include major subcontractors. Note that no substitutions to the proposed project team of the selected firm(s) can be made without the prior written approval of the Town.
- Identify the Project Manager, all licensed contractors, all licensed subcontractors, and all licensed design professionals who the firm intends to assign to this project.
- List of applicable North Carolina licenses for construction, engineering, architecture, or other trades/professions pertinent to the project requirements.



Relevant Experience

- Applicant's overall reputation, service capabilities and quality as it relates to this project.
- List and briefly describe at least 3 comparable projects completed by your firm/team or currently in progress; include your firm's role, and discuss contract amendment history, if applicable. For each project, include contract value and construction value (original value plus contract amendments, if applicable), project owner, project location, contact name and title, address, current and accurate telephone number and email address.
- Provide "team" experience working together on similar projects.
- A minimum of three referrals and references from other agencies and owners. If possible, references should be from the projects listed above.

Project Understanding, Approach and Management

- Describe your understanding of and approach to the project. Provide a high-level vision for the site.
- Provide a preliminary concept plan.
- Identify and discuss any potential problems during design and construction. Identify and discuss methods to mitigate those problems.
- Describe the work you anticipate self-performing, and the work you anticipate being performed by sub-consultants/subcontractors. Discuss access and capacity of the sub-contractors as well as the subcontractor's history with your firm/team and their qualifications.
- Provide schedule; identify and discuss ideas to accelerate the overall schedule.
- Describe your planning, scheduling, estimating, and construction management tools.

Evaluation Criteria

Firms submitting proposals will be evaluated based on specific criteria including but not limited to:

- Familiarity and knowledge of Wake County and/or North Carolina
- Overall qualifications
- Relevant project experience and past successes
- Project approach, understanding and management
- Vision and Concept Plan
- References from similar projects
- Financial capability

The Town will review all RFP submissions for completeness and compliance with the submission requirements delineated above. Only complete submissions will be evaluated, and the Town retains the right to disqualify any respondent that does not submit all the required components.



Submittal and Selection Process

The deadline for submitting proposals is **4:00 pm on Friday, October 4, 2024**. All submittals are limited to no more than twelve (12) pages, not including cover/back inserts. Three (3) hard copies and one (1) electronic PDF copy of the proposal (on USB drive) is requested.

Proposals should be mailed to:

Mical McFarland
Economic Development Director
502 Southtown Circle
Rolesville, NC 27571

An email response confirming receipt of proposals will be provided. Questions concerning this project, or the submittal process, should be directed to Mical McFarland at: mical.mcfarland@rolesville.nc.gov

The Town of Rolesville will use a selection committee of at least three staff members to review and evaluate the proposals received based on the criteria noted above. The Town also reserves the right to schedule interviews if needed after evaluating proposals.



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Mayor Currin and
Town of Rolesville Board of Commissioners
502 Southtown Circle
Rolesville, NC 27571

Re: Rolesville Veterinary Hospital
Request for Land Sale Consideration

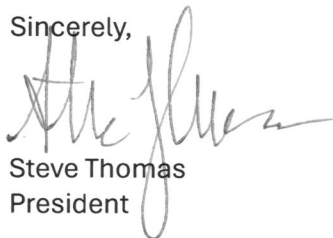
Dear Mayor and Board Members:

On behalf of the Rolesville Veterinary Hospital team and its clients, I write to express our ongoing interest in acquiring a portion of the 6.48-acre property at 4950 Burlington Mills Road. As a Wilson-based network of veterinary hospitals, we have been a valued part of the Rolesville community since 2008, relocating to our current site at 300 Batten Road in 2012. Due to our growing need for additional parking, we have made several attempts to purchase part of the adjacent property for parking and potential future development.

We respectfully ask that you reconsider this possibility. We remain open to various approaches to facilitate this transaction and are aware of the outstanding RFP. We would welcome the opportunity to work with the developer who secures the bid or to explore an independent solution with the town.

Thank you for your time and consideration.

Sincerely,



Steve Thomas
President



FUTURE TOWN BOARD MEETINGS

(Please note this schedule is subject to change)

- November 5, 2024 Town Board Regular Meeting – 7:00 p.m. (Staff Reporting FI and HR)
- Consent: Minutes of October 8th and October 22nd
 - Department Head Update
 - Financial Statement Presentation
 - RRFD/Rolesville Unification Definitive Agreement (Tentative)
 - Legislative Hearing: REZ-23-05 & Continued Legislative Hearing: ANX-23-04 – Scarboro Apartments
 - Legislative Hearing: ANX-24-04 – 1413 Forestville Road
- November 19, 2024 Town Board Work Session – 6:00 p.m.
- Presentation of Final Draft of Affordable Housing Plan – TPMA, Inc.
 - UNC Rex Presentation to Rolesville (Presenter Emily Ziegler)
 - Joint Work Session with Planning Board: Walkability, Density, and Dimensional Standards
 - Land Development Ordinance (LDO) Upcoming Text Amendments
- December 3, 2024 Town Board Regular Meeting/Organizational Meeting – 7:00 p.m. (Staff Reporting: PL and ED, Chamber)
- Consent: Minutes of November 5th and November 19th
 - Consent: Adoption of Town Board and Advisory Board Calendars for 2025.
 - Consent: Mayor's appointment of Advisory Board Liaisons if applicable.
 - Acceptance of Granite Acres Greenway Bid/Budget Amendment
 - Legislative Hearing: TA-24-02 - Building Heights Requirements
 - Evidentiary Hearing: Alternative Parking Plan – 414 South Main Street
- December 17, 2024 Town Board Work Session – 6:00 p.m.
- Planning Items to be Scheduled by Planning Director:
- TBD – TA-24-XXX – LDO Text Amendment Next Round TBD