



**Board of Commissioners
Regular Meeting**
September 3, 2024 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Invocation
4. Proclamations and Awards
First Responders Month
5. Consider Approval of the Agenda
6. Consider Approval of the Consent Agenda:
 - 6.a. Consent: Minutes of August 6th and August 20th.
 - 6.b. Consent: Resolution Appointing Finance Officers.
7. Public Invited to be Heard
Individuals wishing to speak during the Public Invited to be Heard proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.
8. Town Board Liaison Reports
 - 8.a. Commissioner Alston – Veterans
 - 8.b. Commissioner Long – Public Safety
 - 8.c. Commissioner Paul – Senior Citizens
 - 8.d. Commissioner Sneed – Planning Board
 - 8.e. Commissioner Vilga – Parks & Recreation Advisory Board
9. Communication from Town Staff
 - 9.a. Parks & Recreation – June Greene, Director
 - 9.b. Public Works – Isaac Poelman, Director
10. Old Business
NONE

11. New Business

Hearings

- 11.a. Legislative Hearing: ANX-23-04 (200 School Street).
Request for continuance from the applicant has been received.

End of Hearings

12. Communications

- 12.a. Town Attorney
- 12.b. Town Manager
- 12.c. Town Board

- 13. Closed Session Pursuant to NCGS 143-318.11.(a)(3) to Preserve the Attorney-Client Privilege and NCGS 143-318.11.(a)(6) Personnel.

14. Adjourn



Proclamation of the Town of Rolesville Mayor and Board of Commissioners

RECOGNIZING SEPTEMBER 2024 AS FIRST RESPONDERS MONTH

WHEREAS, first responders provide a vital public service throughout all of Rolesville and the Wake County community; and

WHEREAS, the first responders in the Rolesville community are ready to provide lifesaving services to those in need 24 hours a day, seven days a week; and

WHEREAS, first responders in the Rolesville community dramatically improve the safety, survival, and recovery rate of those who experience sudden danger, illness, or injury; and

WHEREAS, Rolesville residents, workers, and visitors benefit daily from the knowledge and skills of these highly trained individuals; and

WHEREAS, the first responders of the Rolesville community include the Rolesville Police Department, Rolesville Rural Fire Department, and Wake County Emergency Management Services.

NOW THEREFORE BE IT RESOLVED, that the Town of Rolesville Mayor and Board of Commissioners hereby proclaim September 2024 as Town of Rolesville First Responders Month and encourage all area residents and businesses to support and thank those first responders who valiantly serve us with their time, energy, knowledge, and bravery.

Adopted this 3rd day of September 2024

Ronnie I. Currin, Mayor

Robin E. Peyton, Town Clerk



**Board of Commissioners
Regular Meeting**
August 6, 2024 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

Present: Mayor Ronnie Currin
Commissioner Dan Alston
Commissioner Michael Paul
Town Manager Eric Marsh
Town Attorney Dave Neill
Economic Dev Director Mical McFarland

Mayor Pro Tem April Sneed
Commissioner Lenwood Long
Commissioner Paul Vilga
Town Clerk Robin Peyton
Police Chief David Simmons
Planning Director Meredith Gruber

1. [Call to Order](#)

Mayor Currin called the meeting to order at 7:00 p.m.

2. [Pledge of Allegiance](#)

Mayor Currin led the Pledge of Allegiance

3. [Invocation](#)

Pastor Tyler Williams – Village Church gave the invocation.

Mayor Currin acknowledged that Commissioners Long and Vilga were not present.

4. [Proclamations and Awards](#)

National Senior Citizens Day
Commissioner Paul read the Proclamation out loud.

5. [Consider Approval of the Agenda](#)

Moved by Commissioner Alston to approve the agenda; seconded by Commissioner Paul. Motion to approve agenda carried by unanimous vote.

6. [Consider Approval of the Consent Agenda:](#)

Moved by Mayor Pro Tem Sneed to approve the Consent Agenda as presented; seconded by Commissioner Paul. Motion to approve carried by unanimous vote.

6.a. Consent: Minutes of July 9th and July 24th (EWLGA).

6.b. Consent: Community Group Funding.

6.c. Consent: Revised Chamber Memorandum of Understanding (MOU).

6.d. Consent: Request to waive Town Code 113.5 *Alcoholic Beverages* provision for the 2024 Rolesville Chamber BB@Q & Bands Event September 28th at Main Street Park.

6.e. Consent: ANX-23-04 (200 School Street) Call for Legislative Hearing for Voluntary Annexation Petition and Rezoning Map Amendment for PIN 1758479244.

6.f. Consent: Direct the Clerk to investigate the sufficiency of Voluntary Annexation ANX-24-02 – Merritt Property and Call for Public Hearing for September 17, 2024.

7. Public Invited to be Heard
NONE

8. Town Board Liaison Reports

8.a. Commissioner Alston – Veterans

- August Military Anniversaries and Events going on:
 - Coast Guard Birthday (August 4, 1790)
 - Purple Heart Day (August 7, 1782)
 - Marine Forces Reserves Birthday (August 29, 1916)
- Wake Forest Purple Heart Foundation hosted its 15th Purple Heart Banquet.
- MSG Retired Waddell Kemp and wife Tiffiney Kemp, Founders and CEO of Boots on the Ground LLC were introduced.
- Coach CJ Jones of Grit city Boxing & Fitness 8813 Gulf Ct., Unit F, Raleigh offers free boxing classes to veterans on Wednesday from 2pm – 3pm and Saturdays at noon.
- Coffee with a Veteran meets the 3rd Saturday of each month at 9am at Arise Coworking space, 300 Southtown Circle, Rolesville, NC.
- The Joel Fund is starting its fall Operation Art sessions from August 5th to September 13th. Registration opens July 11th. www.thejoelfund.org.
- Rolesville Men’s Ministry Bible Study is held every Tuesday from 7pm to 9pm at Arise Coworking, 300 Southtown Circle, Rolesville, NC.

8.b. Commissioner Long – Public Safety
NONE

8.c. [Commissioner Paul – Senior Citizens](#)

- The Town now has a Senior community page on the town website.
- Thanked Kandice Scarberry for making the page a reality.
- Finalizing survey asking residents about the livability of Rolesville. Survey is to be out later this month.
- Senior network has a full social calendar, they are hosting a charity golf tournament at Heritage on September 12th.
- Parks & Rec continues to host more and more events. Check the town’s website for more information.
- Now more than ever we need to find a solution to senior affordable housing.
- Reach out to a senior and let them know how much they mean to you.

8.d. [Commissioner Sneed – Planning Board](#)

- Meeting held on July 22nd.
- Swearing-in ceremony for Frank Pearce was held. Mr. Pearce replaced Steve Hill following his resignation from the board. Mr. Pearce will be approaching 50 years of service to the Town of Rolesville.
- 0 S. Main Street was discussed.
- 200 School Street was discussed.
- Planning Director Meredith Gruber provided a report.
- The Deputy Town Attorney reported that the proposed Planning Board by-laws and plans and procedures document is close to being completed for review.

8.e. Commissioner Vilga – Parks & Recreation Advisory Board
NONE

Mayor Currin thanked the Public Works Department and Parks & Recreation Department under Director June Greene for preparations for the George Taylor event.

9. Communication from Town Staff

9.a. [Planning Department - Meredith Gruber, Director](#)

- Planning Department has moved to their new location at 211 N. Main Street.
- Department working on Development Review applications.
- Working on Comprehensive Plan Update.
- Working on Affordable Housing Plan.

9.b. [Community & Economic Development - Mical McFarland, Director](#)

- Spoke about partnerships with Wake County Economic Development, Rolesville Chamber of Commerce and the Rolesville Downtown Development Association.
- Economic Development Strategic Plan Update.
- Reported on Kandice Scarberry as the new Communications and Engagement Specialist and the work she has been doing.
- Requests for Proposals (RFPs) are being sent out for Senior Affordable Housing project ideas.
- Town Manager Eric Marsh asked the board members to email their ideas of what they would like to see in the RFPs.

10. Old Business

NONE

11. New Business

Hearings

11.a. [Legislative Hearing: ANX-24-03 and REZ-24-03 for Voluntary Annexation Petition and Rezoning Map Amendment for PIN 1758479244.](#)

Planning Director Meredith Gruber provided a staff introduction and overview of the application under legislative hearing(s). In addition, Ms. Gruber read the list of allowable uses in the proposed zoning district. The Planning Board is recommending approval of the application.

Mayor Currin opened the Legislative Hearing on ANX-24-03 and REZ-24-03 at 7:24 p.m.

COMMENTS FROM THE PUBLIC

Margaret Watkins, 407 Belmellen Court, Wake Forest

Ms. Watkins stated she does not like to see a rezoning being considered with a site plan being provided.

Phil Begany, Sr. VP of Raleigh Operations, Lat Purser & Associates, 1151 Falls River Avenue, Suite 105, Raleigh, NC

Following discussion regarding vape stores and their vicinity to schools, etc. Mr. Phil Begany stated the applicants are agreeable to vape stores being restricted and that the proposed intended use is allowed under current zoning.

There being no one remaining to speak, Mayor Currin closed the legislative hearing at 7:37 p.m.

Planning Director Meredith Gruber reported there is a site development plan under review for the front part of the property.

Moved by Mayor Pro Tem Sneed to approve the rezoning request REZ-24-03 with the included condition of approval, additional restriction of vape shops, and adopt Ordinance 2024-O-12; seconded by Commissioner Alston. Motion carried by 3-0 vote.

Moved by Mayor Pro Tem Sneed to adopt plan consistency and statement of reasonableness for REZ-24-03; seconded by Commissioner Alston. Motion carried by 3-0 vote.

Moved by Mayor Pro Tem Sneed to approve the voluntary annexation petition received under NCGS 160A-31 for annexation ANX-24-03 and adopt Ordinance 2024-O-11; seconded by Commissioner Alston. Motion carried by 3-0 vote.

- 11.b. [Legislative Hearing: TA-24-01 Land Development Ordinance \(LDO\) Amendments to Residential High Development Standards, Off-Street Parking Requirements, and Definitions.](#)

Planning Director Meredith Gruber provided a staff introduction to the proposed Land Development Ordinance (LDO) text amendments being considered under hearing.

Mayor Currin opened the Legislative Hearing for TA-24-01 at 7:49 p.m.

COMMENTS FROM THE PUBLIC

Margaret Watkins, 407 Belmellen Court, Wake Forest, NC

Ms. Watkins stated that the average lot size in Dell Webb communities for single-family homes is 6,500 sq. ft. and stated that her opinion is that anything lower than 6500 sq. ft. lot size and 2000 sq. ft. for the dwellings should not be approved.

There being no one remaining to speak, Mayor Currin closed the Legislative Hearing on TA-24-01 at 7:50 p.m.

Moved by Commissioner Paul to approve TA-24-01 LDO Amendments to Table 3.1.3. Residential High Development Standards, Table 6.4.3.G. Off-Street Parking Requirements, and Chapter 11 Definitions along with adoption of Ordinance 2024-O-39; seconded by Commissioner Alston. Motion to adopt carried by 3-0 vote.

End of Hearings

- 11.c. [Acceptance of Bids for Farm Entrance.](#)

Following a brief presentation by Parks & Recreation staff it was moved by Commissioner Alston to approve the Town accept the bids and award the contract to

the lowest responsible responsive bidder, Cardinal Civil Contracting for \$778,763.00; seconded by Commissioner Paul. Motion to approved carried by 3-0 vote.

11.d. [Kalas Falls Reimbursement Agreement Discussion](#).

Town Attorney Dave Neill reported on an amendment to the existing Kalas Falls Reimbursement Agreement for public infrastructure improvements to Rolesville Road due to an approximate 27% increase to the contracted reimbursement estimated.

Moved by Commissioner Alston to approve proposed first amendment to roadway reimbursement agreement and direct the same to be placed in final form by the Town Attorney and executed by the Town Manager; seconded by Mayor Pro Tem Sneed. Motion to approve carried by unanimous vote.

12. Communications

12.a. [Town Attorney](#)

Request to go into Closed Session pursuant to NCGS 143-311.a.(3) attorney-client privilege but not personnel as the agenda provided.

12.b. [Town Manager](#)

Unveiling of the George Taylor marker events has been postponed to early September due to tropical storm Debbie. The marker was received today, inspected and found to be in good shape. The slab in Main Street Park is in place.

Golden Years Expo is scheduled for seniors and the point of contact is Kristina White in Parks & Recreation (984) 251-2422.

Please be safe as 5-7 inches of rain are expected.

An update on road closure in the downtown area was provided.

12.c. [Town Board](#)

Mayor Currin encouraged board members to visit and promote downtown businesses and reported that there is a very nice parking lot located in the area allowing patrons to visit the stores during the road construction.

13. [Closed Session Pursuant to NCGS 143-318.11.\(a\)\(3\) to Preserve the Attorney-Client Privilege](#).

Moved by Commissioner Paul that the board go into Closed Session to preserve the attorney-client privilege; seconded by Commissioner Alston. The board entered Closed Session at 8:31 p.m.

14. [Adjourn](#)

There being no further business before the board, Mayor Currin adjourned the meeting at 9:18 p.m.

Ronnie I. Currin, Mayor

ATTEST:

Robin E. Peyton, Town Clerk



Board of
Commissioners

Work Session

August 20, 2024

6:00 p.m.

MINUTES

Present: Mayor Ronnie Currin
Commissioner Dan Alston
Commissioner Michael Paul
Town Manager Eric Marsh
Town Attorney Dave Neill
Econ. Dev Director Mical McFarland

Mayor Pro Tem April Sneed
Commissioner Lenwood Long
Commissioner Paul Vilga
Town Clerk Robin Peyton
Police Captain Richard Haynes
Planning Director Meredith Gruber

1. [Call to Order](#)

Mayor Currin called the meeting to order at 6:00 p.m.

Mayor Currin acknowledged that Town Attorney Dave Neill was present remotely.

2. [Consideration of Agenda](#)

Moved by Commissioner Alston to approve the meeting agenda, seconded by Mayor Pro Tem Sneed. Motion to approve carried by unanimous vote.

3. [Rolesville Chamber of Commerce Update.](#)

Philip Carter, Rolesville Chamber of Commerce Director of Member Services reported the Chamber Board of Directors is staffed and provided numbers on the current Chamber memberships. Mr. Carter also spoke to coming events for the Chamber.

4. [Traffic Impact Analysis \(TIA\) Discussion.](#)

Planning Director Meredith Gruber spoke on the town's Traffic Impact Analysis (TIA) process including information on how the town is following industry standards during the process.

Town Manager Eric Marsh reported on the postponement of the marker placement and events scheduled for the George Taylor historical commemoration. The marker is now scheduled to be placed in Main Street Park on September 7th at 10:00 a.m.

Mr. Marsh also spoke on Black August and its significance.

Lastly, Marsh provided an update on progress on construction at the intersection of Main and Young Streets.

5. [Closed Session pursuant to NCGS 143-318.11\(a\)\(6\) Personnel.](#)

Moved by Mayor Pro Tem Sneed that the Board go into Closed Session to discuss a confidential personnel matter. The Board would enter Closed Session pursuant to Chapter 143, Section 318.11(a)(6) of the North Carolina General Statutes; seconded by Commissioner Vilga. Motion to enter Closed Session carried by unanimous vote. The board entered Closed Session at 7:11 p.m.

6. [Adjourn](#)

Following return to Open Session, there being no further business before the board and no decisions made in Closed Session, Mayor Currin adjourned the meeting at 9:08 p.m.

Ronnie I. Currin, Mayor

ATTEST:

Robin E. Peyton, Town Clerk



Memorandum

To: Mayor and Town Board
From: Amy Stevens, Finance Director
Date: August 23, 2024
Re: Resolution Appointing Finance Officers, Agenda Item #6.b.

Background

The Finance Officer is a statutory position with identified responsibilities regarding the Town's financial affairs. These duties include the proper disbursement of Town funds and the pre-audit of financial obligations.

North Carolina statutes allow the governing board to designate other staff members as Deputy Finance Officer in order to execute documents in the absence or disability of the Finance Officer.

With recent staff changes, it is appropriate to update these appointments.

Recommended Action

Make a motion to adopt the Resolution to Appoint Finance Officer and Deputy Finance Officer

Attachment

- Resolution to Appoint Finance Officer and Deputy Finance Officer

RESOLUTION TO APPOINT FINANCE OFFICER AND DEPUTY FINANCE OFFICER

WHEREAS, North Carolina General Statute 159-24 states that each local government and public authority shall appoint a Finance Officer who is responsible for providing the financial safeguards and ensuring all duties of the position are adequately and efficiently covered; and

WHEREAS, these statutes also allow the Town Board of Commissioners to designate other staff as Deputy Finance Officers to execute documents in the Finance Officer’s absence or disability;

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

Section 1. Amy Stevens is appointed to perform the statutory duties of Finance Officer.

Section 2. Eric Marsh is appointed to perform the statutory duties of Deputy Finance Officer for the purpose of signing checks in the absence of the Finance Officer.

Section 3. Nidhi Vyas and Amy Pelman are appointed to perform the statutory duties of Deputy Finance Officer for the purpose of conducting the pre-audit obligation in the absence of the Finance Officer.

Section 4. This resolution shall take effect on the day of adoption.

Approved this 3rd day of September 2024.

[SEAL]

Ronnie I. Currin
Mayor

Robin E. Peyton
Town Clerk



Memo

To: Mayor and Town Board of Commissioners
From: Meredith Gruber, Planning Director and Michele Raby, Planner II
Date: August 28, 2024
Re: ANX-23-04 – 200 School Street, Continuance of Legislative Hearing from September 3, 2024 to October 8, 2024

Summary Information

The Town of Rolesville received a contiguous voluntary annexation petition for 0.7366 acres, with Wake County PIN 1758998560, and located at 200 School Street to bring into the Town of Rolesville Corporate Limits. The associated rezoning case is REZ-23-05, Scarboro Apartments.

As provided in G.S. 160A-31, the petition was investigated by the Town Clerk as to its sufficiency.

A legislative hearing was scheduled on September 3, 2024 for ANX-23-04. The applicant, KDM Development Corporation, has requested to continue the legislative hearing to October 8, 2024 for the purpose of keeping the legislative hearing combined for the annexation petition and rezoning application. The rezoning application is not ready and has not been noticed for the September 3, 2024 Town Board of Commissioners' meeting.

Recommendation

Staff recommends the Town Board of Commissioners continue the legislative hearing to October 8, 2024 for annexation petition ANX-23-04.

Suggested Motion

Motion to continue the legislative hearing to October 8, 2024 for the annexation petition received under G.S. 160A-31 for ANX-23-04 – 200 School Street.

Attachments

1. Annexation Petition and Attachments
2. Certificate of Sufficiency



TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/ map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No
 Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
758-99-8560	0106103	DB 019825	PG 00797	0.5824	\$ 16,120

SECTION 4 - SIGNATURES AND VERIFICATION

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

- If **property owned by INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

[Signature] _____ Date Signed 6/1/2023
 Signature of Owner #1

 Signature of Owner #2 _____ Date Signed _____

- If **property owned by a COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

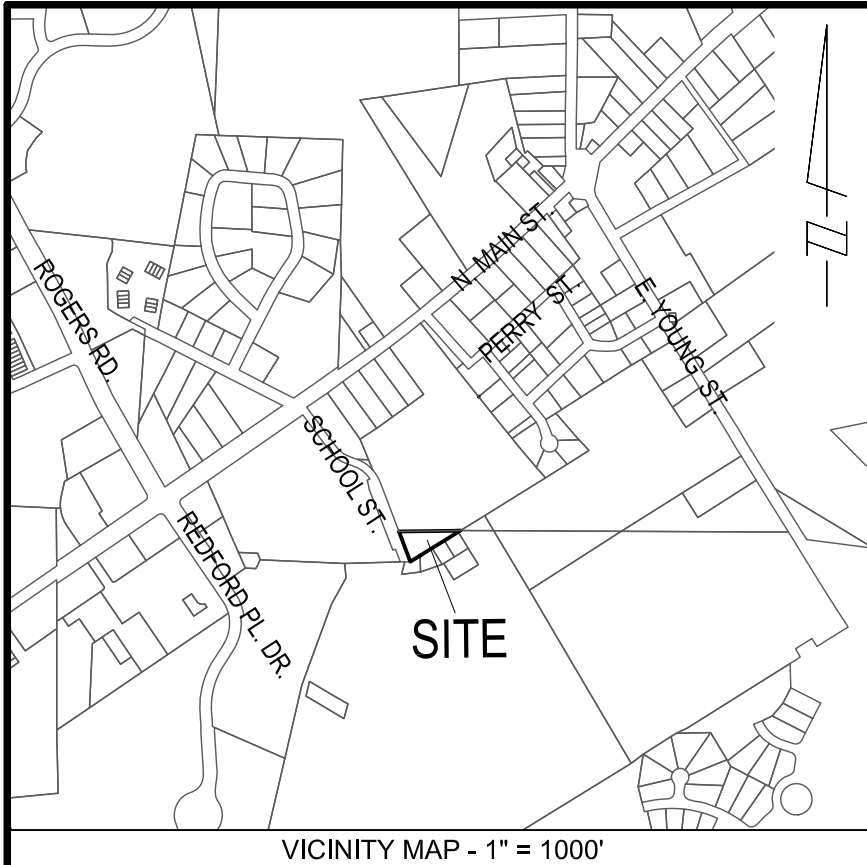
COMM DEV LLC _____
 Name of Corporation
MATT SHUEY _____
 Printed Name of Registered Agent
[Signature] _____
 Signature of Registered Agent
1340 CLIFTON POND ROAD LOUISBURG NC 27549 _____
 Address, State, Zip of Registered Office:

North Carolina, Wake County

I, Shannon Howell, 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 1st day of June, 2023.

SHANNON HOWELL
 NOTARY PUBLIC
 Wake County
 North Carolina
 My Commission Expires 8/13/2025

Shannon Howell
 Notary Public
 My commission expires: 8/13/2025



VICINITY MAP - 1" = 1000'

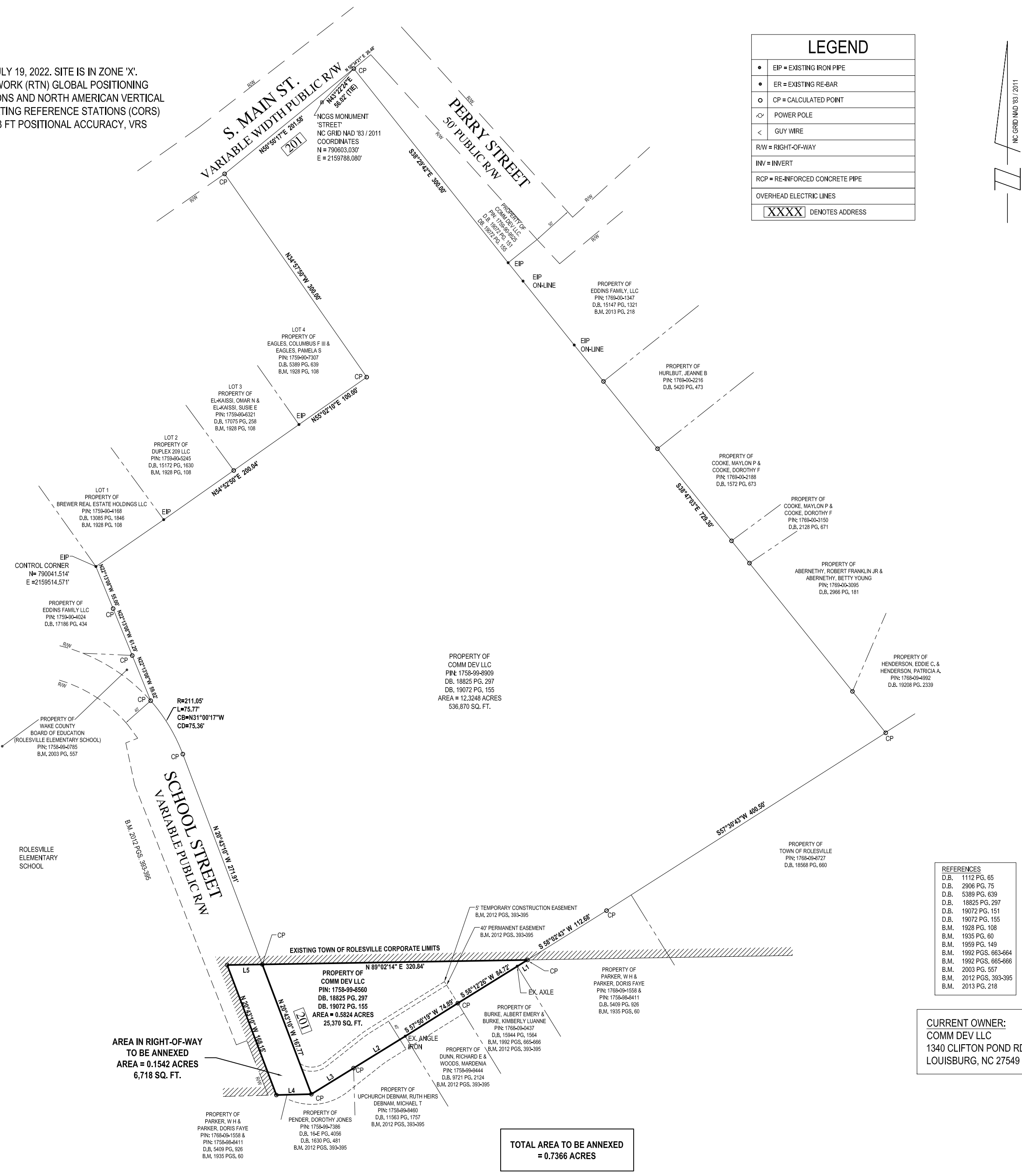
- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 3720175800K, EFFECTIVE JULY 19, 2022. SITE IS IN ZONE 'X'.
 7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

LEGEND	
•	EIP = EXISTING IRON PIPE
•	ER = EXISTING RE-BAR
○	CP = CALCULATED POINT
⊕	POWER POLE
<	GUY WIRE
---	RW = RIGHT-OF-WAY
---	INV = INVERT
---	RCP = RE-INFORCED CONCRETE PIPE
---	OVERHEAD ELECTRIC LINES
XXXX	DENOTES ADDRESS



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°02'43" W	14.50'
L2	S 58°20'21" W	73.62'
L3	S 58°20'21" W	60.00'
L4	S 88°32'59" W	42.37'
L5	N 89°02'14" E	42.50'



"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS _____ DAY OF _____, 2024.
SEAL _____
PROFESSIONAL LAND SURVEYOR

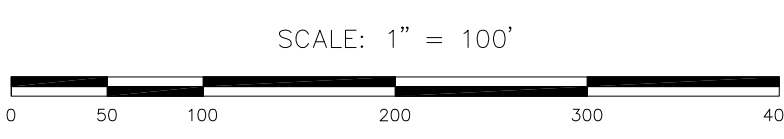


REFERENCES	
D.B.	1112 PG. 65
D.B.	2906 PG. 75
D.B.	5389 PG. 639
D.B.	18325 PG. 297
D.B.	19072 PG. 151
D.B.	19072 PG. 155
B.M.	1928 PG. 108
B.M.	1925 PG. 80
B.M.	1959 PG. 149
B.M.	1992 PGS. 663-664
B.M.	1992 PGS. 665-666
B.M.	2003 PG. 557
B.M.	2012 PGS. 393-395
B.M.	2013 PG. 218

CURRENT OWNER:
COMM DEV LLC
1340 CLIFTON POND RD.
LOUISBURG, NC 27549

TOTAL AREA TO BE ANNEXED
= 0.7366 ACRES

AREA IN RIGHT-OF-WAY
TO BE ANNEXED
AREA = 0.1542 ACRES
6,718 SQ. FT.



REV.	DATE	DESCRIPTION	BY



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	PL
DRAWN BY	CWC
CHECKED BY	DG
DATE	8-14-2024

ANNEXATION PLAT
FOR THE TOWN OF ROLESVILLE

PROPERTY OF
COMM DEV LLC

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

SHEET
1
OF
1

Revenue : \$ 3600.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 1758998909, 1758998560 and 1759909525

Brief Description for the Index:

Prepared by: Edward W. Scarboro, Jr., Attorney at Law

Return to: Grantee

Property Address: 201 S. Main Street, Rolesville, NC

All or a portion of this property _____ was or _____ was not used as the primary residence of the Grantor.

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 2 day of December, 2021 by and between **EDWARD W. SCARBORO, JR. AND SPOUSE, KIMBERLY MOORE SCARBORO with a mailing address of 4325 JONESVILLE ROAD, WAKE FOREST, NC 27587 AND SPENCER PULLEY SCARBORO AND SPOUSE, DONNA M. SCARBORO with a mailing address of 6625 Pulley Town Road, Wake Forest, NC 27587 ("Grantors") and COMM DEV LLC, a North Carolina Limited Liability Company with a mailing address of 1340 Clifton Pond Road, Louisburg, NC 27549("Grantee")**.

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in WAKE County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

ALSO, BEING the same Premises conveyed to Grantor by deed recorded in **Book 01112 page 65**, **WAKE** County Registry.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And 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 against the lawful claims of all persons whomsoever, and valorem taxes for the year **2021** and subsequent years, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD, WAKE COUNTY REGISTRY.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

The remainder of this page intentionally left blank.

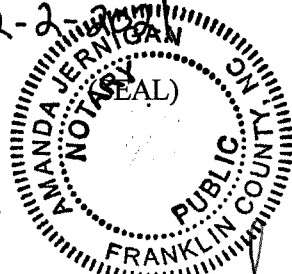
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Edward W. Scarboro, Jr. (SEAL)
EDWARD W. SCARBORO, JR.

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **EDWARD W. SCARBORO, JR.**

Date: 12-2-2021



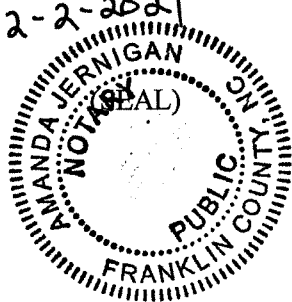
Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Kimberly Moore Scarboro (SEAL)
KIMBERLY MOORE SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **KIMBERLY MOORE SCARBORO**

Date: 12-2-2021



Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

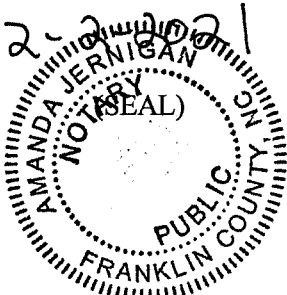
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Spencer Pulley Scarboro (SEAL)
SPENCER PULLEY SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **SPENCER PULLEY SCARBORO**

Date: 12-2-2021



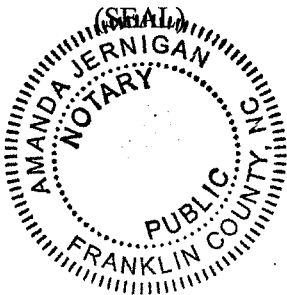
Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Donna M. Scarboro (SEAL)
DONNA M. SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **DONNA M. SCARBORO**

Date: 12-2-2021



Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Exhibit A

COMMENCING AT NCGS MONUMENT 'STREET' HAVING NC GRID NAD '83 / 2011 COORDINATES OF N=790,603.030 FT. AND E=2,159,788.080 FT.; THENCE N 43°22'24"E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING IN THE SOUTHERN RIGHT-OF-WAY OF S. MAIN ST, A VARIABLE PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE SPENCER PULLEY HEIRS AS REFERENCED IN D.B. 1112, PAGE 65; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID SPENCER PULLEY HEIRS PROPERTY, S38°29'42"E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE EDDINS FAMILY, LLC AS REFERENCED IN B.M. 2013, PG. 218; THENCE S38°47'03"E A DISTANCE OF 729.30 FEET TO A POINT BEING THE SOUTHERN MOST CORNER OF THE PROPERTY OF DAVID T. MERRITT AND BETTY M. MERRITT, TRUSTEES AS REFERENCED IN D.B. 9470, PG. 1562, SAID POINT ALSO BEING IN THE COMMON LINE OF THE PROPERTY OF DONNIE L. WOODLIEF AS REFERENCED IN D.B. 2906, PG. 75; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID WOODLIEF PROPERTY, S57°30'43"W A DISTANCE OF 400.50 FEET TO A POINT IN THE LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN D.B. 5409, PG. 926; THENCE S58°02'43"W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE BEING THE NORTHEAST CORNER OF THE PROPERTY OF ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN D.B. 15944, PG. 1564; THENCE S58°12'26"W A DISTANCE OF 84.72 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN D.B. 9721, PG. 2124; THENCE S57°50'19"W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OF RUTH DEBNAM UPCHURCH HEIRS; THENCE WITH THE COMMON LINE OF THE SAID UPCHURCH HEIRS PROPERTY, S58°20'21"W A DISTANCE OF 73.62 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF DOROTHY JONES PENDER; THENCE WITH THE COMMON LINE OF THE SAID PENDER PROPERTY, S58°20'21"W A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERN RIGHT-OF-WAY OF SCHOOL STREET, A VARIABLE PUBLIC RIGHT-OF-WAY; THENCE ALONG SAID SCHOOL STREET RIGHT-OF-WAY, N20°43'10"W A DISTANCE OF 439.68 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 211.05 FEET; THENCE WITH THE SAID CURVE AS IT TURNS TO THE LEFT AN ARC LENGTH OF 75.77 FEET AND HAVING A CHORD BEARING OF N31°00'17"W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE LEAVING THE SAID SCHOOL STREET RIGHT-OF-WAY, N22°13'08"W A DISTANCE OF 59.02 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF EDDINS FAMILY LLC AS REFERENCED IN D.B. 17186, PG. 434; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID EDDINS FAMILY LLC PROPERTY, N22°13'08"W A DISTANCE OF 61.29 FEET TO A POINT; THENCE N22°13'08"W A DISTANCE OF 55.00 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN D.B. 13085, PG. 1846; THENCE N55°20'53"E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF DUPLEX 209 LLC AS REFERENCED IN D.B. 15172, PG. 1630; THENCE N54°52'50"E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF COLUMBUS F. EAGLES, III AND PAMELA S. EAGLES AS REFERENCED IN D.B. 5389, PG. 639; THENCE WITH THE SAID EAGLES COMMON LINE, N55°02'10"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N34°57'50"W A DISTANCE OF 300.00 FEET TO A POINT IN THE SOUTHERN RIGHT-OF-WAY OF AFOREMENTIONED S. MAIN ST.; THENCE WITH THE SAID S. MAIN ST. RIGHT-OF-WAY, N50°50'17"E A DISTANCE OF 201.58 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 12.9073 ACRES OR 562,241 SQ. FT, as shown on that survey entitled "Boundary Survey for Scarboro Property" dated December 28, 2020 and prepared by Bass, Nixon & Kennedy, Inc.

2021-12-07

DESCRIPTION OF AREA TO ANNEXED:

COMMENCING AT AN EXISTING IRON PIPE HAVING NC GRID NAD '83/2011 COORDINATES OF N=790,041.514 FEET AND E=2,159,514.571 FEET, SAID PIPE BEING THE SOUTHWESTERN CORNER OF THE PROPERTY OWNED BY BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN DEED BOOK 13085, PAGE 1846, WAKE COUNTY REGISTRY, AND ALSO BEING AN EASTERN CORNER OF THE PROPERTY OWNED BY EDDINS FAMILY LLC AS REFERENCED IN DEED BOOK 17186, PAGE 434, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE EASTERN LINE OF SAID EDDINS FAMILY LLC PROPERTY S 22°13'08" E A DISTANCE OF 55.00 FEET TO A POINT; THENCE S 22°13'08" E A DISTANCE OF 61.29 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE PROPERTY OWNED BY WAKE COUNTY BOARD OF EDUCATION (ROLESVILLE ELEMENTARY SCHOOL) AS SHOWN IN PLAT BOOK 2003, PAGE 557, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE EASTERN LINE OF SAID WAKE COUNTY BOARD OF EDUCATION PROPERTY S 22°13'08" A DISTANCE OF 59.02 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SCHOOL STREET, THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF S 31°00'17" E AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE CONTINUING ALONG AND WITH SAID RIGHT-OF-WAY S 20°43'10" E A DISTANCE OF 271.91 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N 89°02'14" E A DISTANCE OF 320.84 FEET TO A POINT, SAID POINT BEING IN THE NORTHERN LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN DEED BOOK 5409, PAGE 926, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE COMMON LINE OF SAID W. H. PARKER & DORIS FAYE PARKER PROPERTY S 58°02'43" W A DISTANCE OF 14.50 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHEAST CORNER OF PROPERTY OWNED BY ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN DEED BOOK 15944, PAGE 1564, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN DEED BOOK 9721, PAGE 2124, WAKE COUNTY REGISTRY; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY RUTH DEBNAM UPCHURCH HEIRS AS REFERENCED IN DEED BOOK 11563, PAGE 1757, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 73.62 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY DOROTHY JONES PENDER AS REFERENCED IN DEED BOOK 1630, PAGE 481, WAKE COUNTY REGISTRY; THENCE WITH THE COMMON LINE OF SAID PENDER PROPERTY S 58°20'21" W A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF THE SAID SCHOOL STREET; THENCE S 88°32'59" W A DISTANCE OF 42.37 FEET TO A POINT WITHIN SAID RIGHT-OF-WAY; THENCE CONTINUING WITHIN SAID RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 168.15 FEET TO A POINT; THENCE N 89°02'14" E A DISTANCE OF 42.50 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.7366 ACRES OR 32,088 SQ. FT.

METES AND BOUNDS DESCRIPTION

200 SCHOOL STREET

Beginning at a Control Point in the southwestern corner of that parcel with PIN 1758-99-8560, the POINT OF BEGINNING, thence N 20° 43'10" W 167.77 feet to a point, thence S 89°02'14" W 320.84 feet to a point, thence S 58°02'43" W 14.50 feet to a point, thence S 58°12'26" W 84.72 feet to a point, thence S 57°50'19" W 74.89 feet to a point, thence S 58°20'21" W 73.62 feet to a point, thence S 58°20'21" W 60 feet to the POINT OF BEGINNING containing 0.5824 acres and being owned by Comm Dev LLC as shown on survey entitled "Boundary & Topographic Survey for Scarboro Property" by Bass, Nixon & Kenney, Inc dated March 31, 2022 and last revised April 22, 2022.

CERTIFICATE OF SUFFICIENCY

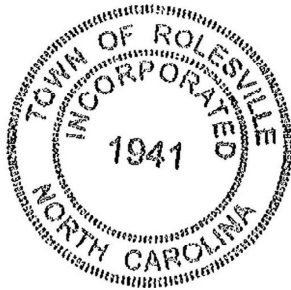
ANX-23-04 - 200 School Street

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 30th day of July, 2024.



Robin E. Peyton

Robin E. Peyton
Town Clerk



FUTURE TOWN BOARD MEETINGS

(Please note this schedule is subject to change)

- September 17, 2024 Town Board Work Session – 6:00 p.m.
 - Legislative Hearing ANX24-02/REZ-24-01 – Merritt Property.
 - Comprehensive Plan Update – Withers-Ravenel.
 - .

- October 8, 2024 Town Board Regular Meeting – 7:00 p.m. (Staff Reporting: PD)
 - Proclamation: Breast Cancer Awareness Month
 - Proclamation: Community Planning Month
 - Consent: Minutes of September 3rd and September 17th.
 - Legislative Hearing: ANX-23-04 / REZ-23-05 – Scarboro Apartments.
 - .

- October 22, 2024 Town Board Work Session – 6:00 p.m. - FYIs
 - Rolesville Downtown Development Association Report.
 - .
 - .

- November 5, 2024 Town Board Regular Meeting – 7:00 p.m.
 - .
 - .
 - .
 - .

- November 19, 2024 Town Board Work Session – 6:00 p.m.
 - .
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 - .

- December 3, 2024 Town Board Regular Meeting/Organizational Meeting – 7:00 p.m.
 - 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.

- December 17, 2024 Town Board Work Session – 6:00 p.m.

Planning Items to be Scheduled by Planning Director:

- TA-24-XX – LDO Non-Residential Zoning District Building Heights
- Alternative Parking Plan, 414 S. Main Street
- TA-24-xx – LDO RM Zoning District – (Cluster) Building Setbacks
- TBD – TA-24-XXX – LDO Text Amendment Next Round TBD

TB_FUTUREMEETINGS_20240903