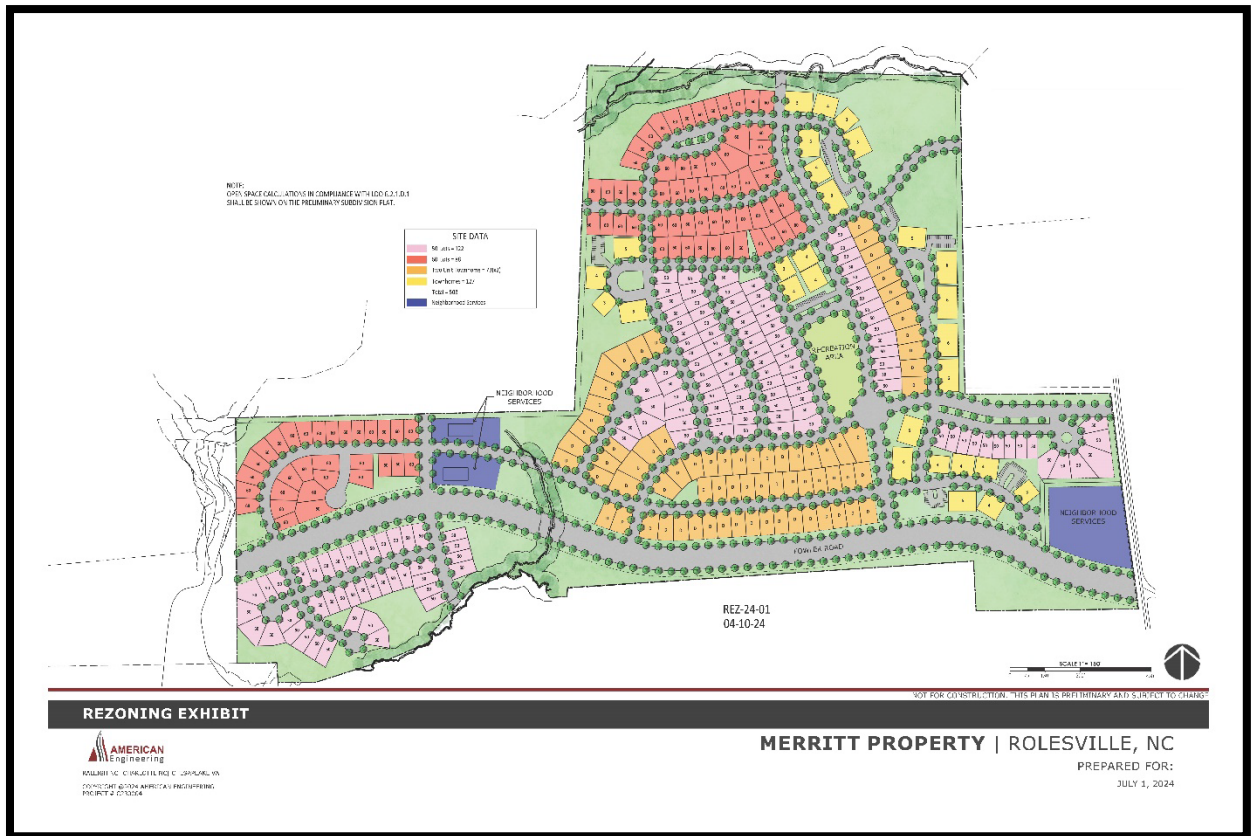


# Memo

**To:** Town of Rolesville Planning Board  
**From:** Meredith Gruber, Planning Director  
**Date:** August 22, 2024  
**Re:** REZ-24-01 Merritt Property Rezoning

## Background

The Town of Rolesville Planning Department received a rezoning application in January 2024 for properties located at 6200 Emily Lane (PIN 1768236815) and 1224 Rolesville Road (PIN 1768328863), as well as a portion of an unaddressed property on Louisburg Road (PIN 178928330), totaling approximately 148 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 7 acres, to General Commercial as a Conditional Zoning District (GC-CZ). The application includes a Concept Site Plan and proposed Conditions of Approval.



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 525 residential units;
- Age restriction (55 and over) will be enforced by deed restriction;
- Timing of construction of amenities.

### **Annexation ANX-24-02**

A Voluntary Annexation Petition (ANX 24-02) has also been submitted, reviewed, and processed simultaneously with this rezoning request. There will be a combined Legislative Hearing with both the Annexation Petition and rezoning application at a future Town Board of Commissioners' meeting.

### **Text Amendment TA-24-01**

Text Amendment TA-24-01, Land Development Ordinance (LDO) Amendments to Table 3.1.3. Residential High Development Standards, Table 6.4.3.G. Off-Street Parking Requirements, and Chapter 11 Definitions was approved at the August 6, 2024 Town Board of Commissioners' meeting. This Text Amendment was needed to make REZ-24-01 an approvable rezoning application due to the dimensional standards and acreage of area dedicated to single family attached housing shown in the Concept Site Plan.

## **Applicant Justification**

The Applicant provided a brief statement noting the desire to create a neighborhood for residents aged 55 and over (see attached application).

## **Neighborhood Meeting**

The Applicant conducted a neighborhood meeting for this rezoning request on July 10, 2024; a meeting report follows this staff memo 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 General Commercial areas will allow for some areas of nonresidential development to support the future residents of the development.
- The proposed vehicular circulation network will enhance or establish Thoroughfare and Collector connections, respectively, as recommended by the Town’s Community Transportation Plan.
- The proposed 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 4,690 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.

### **Staff Recommendation**

While this rezoning application demonstrates consistency and some inconsistency with Rolesville's Comprehensive Plan, it is reasonable for staff to recommend approval for the following reasons:

- Elements of consistency related to proposed uses and the transportation network are noted above in the Comprehensive Planning section of this report.
- It is a priority for the Town Board of Commissioners to find locations for age restricted housing in Rolesville. As Town staff are working on the Affordable Housing Plan and 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.

### **Proposed Motion**

Motion to recommend (approval or denial) of REZ-24-01, Merritt Property, because the rezoning request is consistent/inconsistent based on the reasons set forth in the staff report.

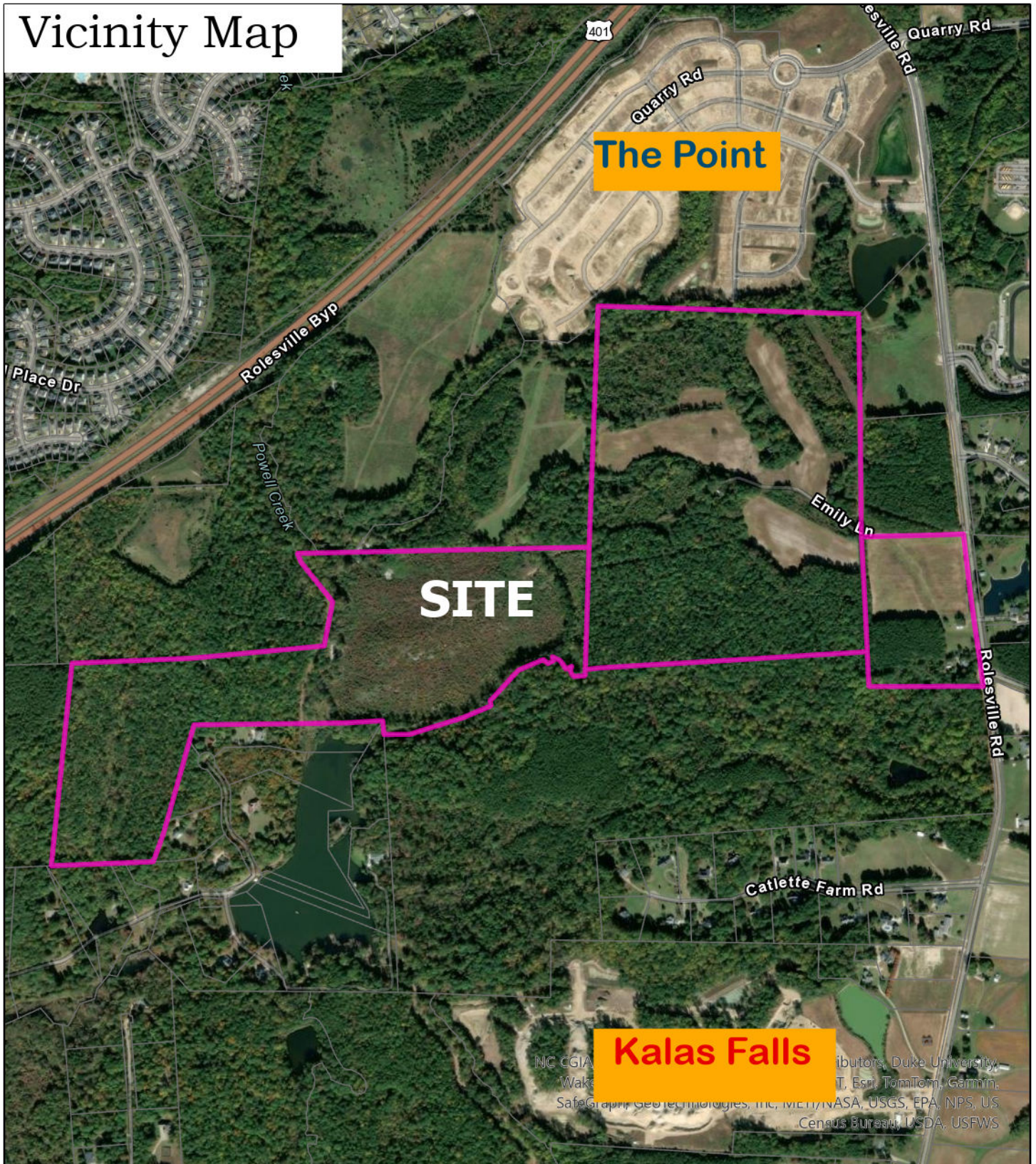


## Attachments

1	Vicinity Map
2	Future Land Use Map
3	Zoning Map
4	Map Amendment Application
5	Concept Site Plan
6	Proposed Conditions of Approval
7	Neighborhood Meeting Package
8	Traffic Impact Analysis (TIA)



# Vicinity Map



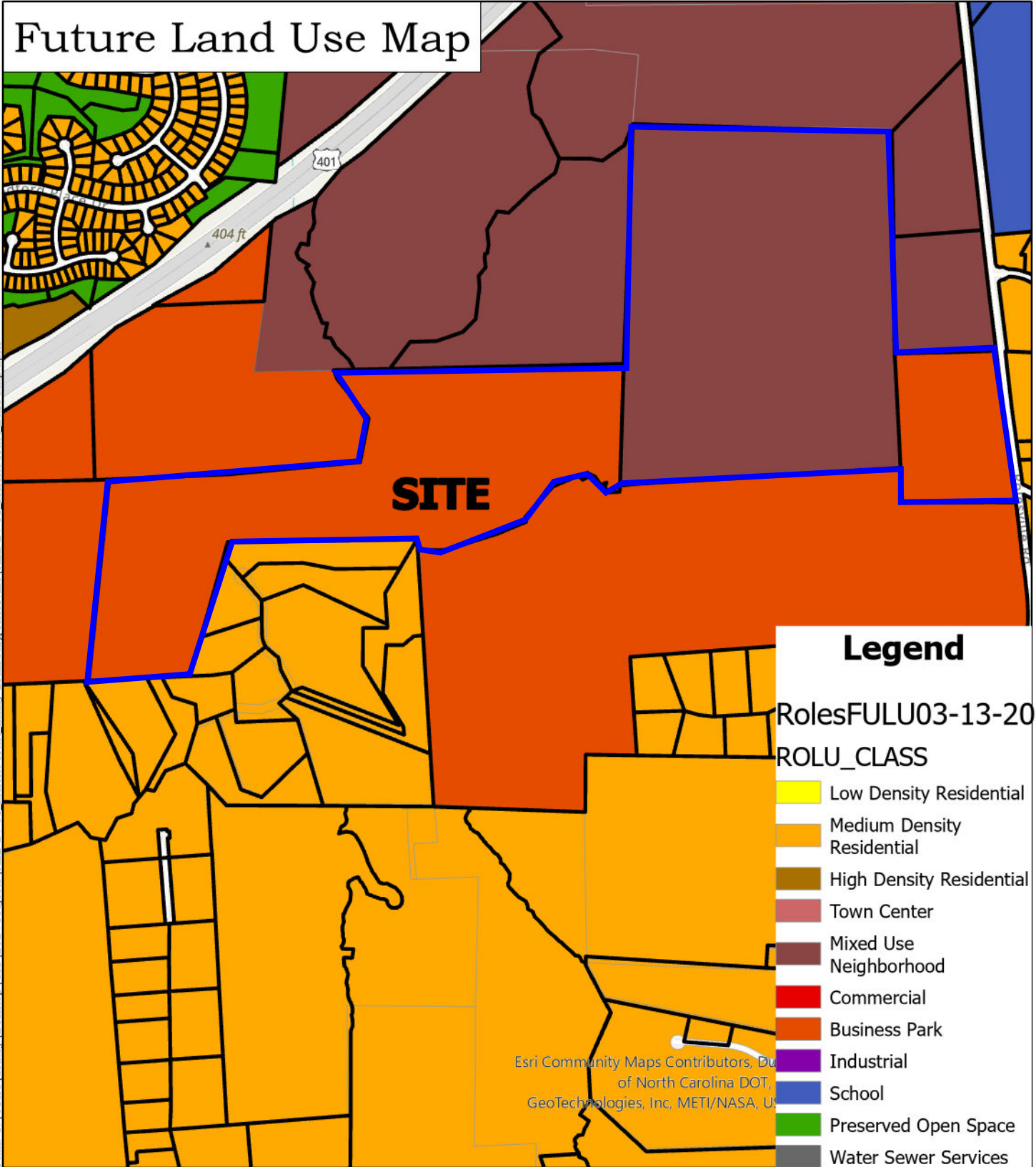
NC CGIA, Contributors, Duke University, Wake Forest University, T. Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



# Future Land Use Map

Date Saved: 6/25/2024 9:34 AM

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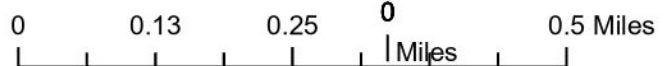


## Legend

RolesFULU03-13-20  
ROLU\_CLASS

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Town Center
- Mixed Use Neighborhood
- Commercial
- Business Park
- Industrial
- School
- Preserved Open Space
- Water Sewer Services

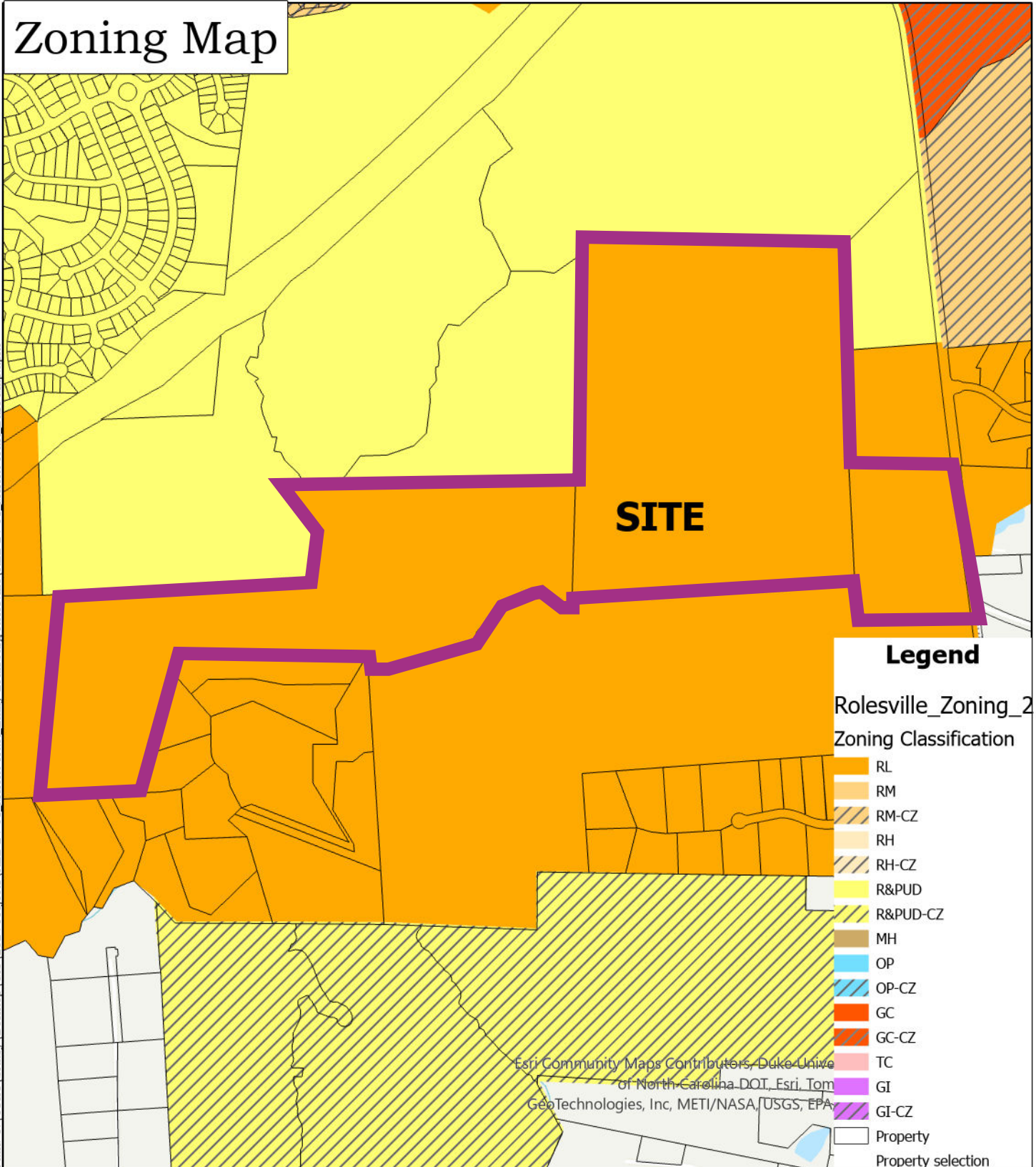
Esri Community Maps Contributors, Department of North Carolina DOT, GeoTechnologies, Inc, METI/NASA, U



# Zoning Map

Date Saved: 6/25/2024 9:34 AM

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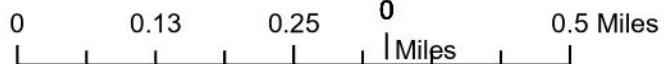


## Legend

Rolesville\_Zoning\_2  
Zoning Classification

- RL
- RM
- RM-CZ
- RH
- RH-CZ
- R&PUD
- R&PUD-CZ
- MH
- OP
- OP-CZ
- GC
- GC-CZ
- TC
- GI
- GI-CZ
- Property
- Property selection

Esri Community Maps Contributors, Duke University, North Carolina Department of Transportation, Esri, Tomcat, GeoTechnologies, Inc, METI/NASA, USGS, EPA







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*

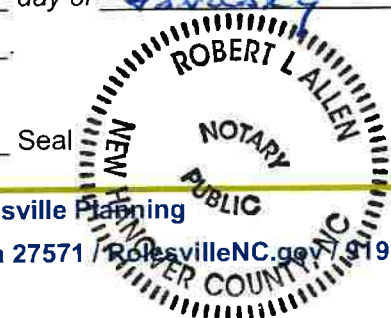
STATE OF NORTH CAROLINA

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 *26<sup>th</sup>* day of *JANUARY* 20 *24*.

My commission expires *April 24, 2024*

Signature *[Signature]*



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* <sup>POA</sup> (SEAL)  
 Nancy M. Kelly by Roxey M. Wilkins, also known as Roxie Mangum Wilkins

STATE OF NORTH CAROLINA

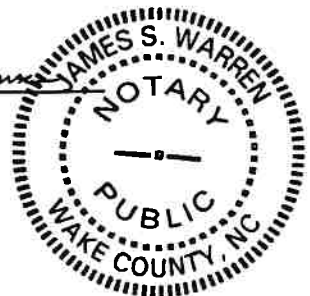
COUNTY OF Wake

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.









## 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:
BARBARA TODD 919-522-2801	



## 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.

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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>	

## PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

### MAP AMENDMENT REQUEST

REZ-24-01

**PINS 1758-23-6815, 1768-23-6815 AND 1768-32-8863**

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

1. A Reimbursement Agreement for the construction of Fowler Road extension will be completed between the developer and the Town of Rolesville prior to the approval of the final plat.
2. TOWNHOUSES:
  - a. Rolled curb shall be permitted.
  - b. Garage doors may be single or double.
  - c. No townhouse structure shall contain more than six units.
  - d. The developer retains the option to build private streets in the Townhouse sections.
3. SINGLE-FAMILY RESIDENTIAL
  - a. General architectural requirements of the neighborhoods will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
  - b. A Homeowners Association shall be responsible for maintaining all common open space.
4. Construction of the on-site amenities including a minimum of a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall begin when the 300<sup>th</sup> building permit is issued.
5. Lighting shall be prohibited at the active play court.
6. Subject to the approval of the United States Postal Service, the developer shall provide at least four mail kiosks separated by at least five-hundred linear feet within the subdivision for mail service.
7. The Zoning Exhibit (Sketch Plan) shall be generally the plan to be presented to the Town as a Preliminary Plat. Additional information, such as wetlands, soil borings, market conditions and further reviews by Town staff may cause alterations to the plan.
8. 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. (condition added June 26, 2024)



Reid: 006995  
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 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.*

*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 26<sup>th</sup> 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

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* <sup>POA</sup> (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.







## 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

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, 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>	

## PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

### MAP AMENDMENT REQUEST

REZ-24-01

**PINS 1758-23-6815, 1768-23-6815 AND 1768-32-8863**

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

1. A Reimbursement Agreement for the construction of Fowler Road extension will be completed between the developer and the Town of Rolesville prior to the approval of the final plat.
2. TOWNHOUSES:
  - a. Rolled curb shall be permitted.
  - b. Garage doors may be single or double.
  - c. No townhouse structure shall contain more than six units.
  - d. The developer retains the option to build private streets in the Townhouse sections.
3. SINGLE-FAMILY RESIDENTIAL
  - a. General architectural requirements of the neighborhoods will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
  - b. A Homeowners Association shall be responsible for maintaining all common open space.
4. Construction of the on-site amenities including a minimum of a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall begin when the 300<sup>th</sup> building permit is issued.
5. Lighting shall be prohibited at the active play court.
6. Subject to the approval of the United States Postal Service, the developer shall provide at least four mail kiosks separated by at least five-hundred linear feet within the subdivision for mail service.
7. The Zoning Exhibit (Sketch Plan) shall be generally the plan to be presented to the Town as a Preliminary Plat. Additional information, such as wetlands, soil borings, market conditions and further reviews by Town staff may cause alterations to the plan.
8. 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. (condition added June 26, 2024)



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 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.*

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

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



## **CMP Professional Land Surveyors**

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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

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## NORTH CAROLINA GENERAL WARRANTY DEED

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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* <sup>POA</sup> (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.







**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 19<sup>th</sup>  
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 19<sup>th</sup> day of May, 2022.

Penny B. Bowman  
NOTARY PUBLIC

(SEAL)

PENNY B. BOWMAN  
NOTARY PUBLIC  
Surry County, North Carolina  
My Commission Expires 9/14/23

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 19<sup>th</sup>  
day of May, 2022.

  
EDWARD H. SELF  
PRINCIPAL \_\_\_\_\_ (SEAL)



NORTH CAROLINA:

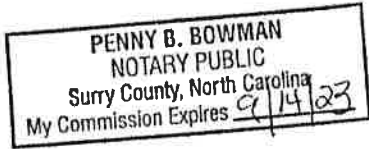
SURRY COUNTY:

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 19<sup>th</sup> 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>	



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

1. 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>	

## PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

### MAP AMENDMENT REQUEST

REZ-24-01

**PINS 1758-23-6815, 1768-23-6815 AND 1768-32-8863**

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

1. A Reimbursement Agreement for the construction of Fowler Road extension will be completed between the developer and the Town of Rolesville prior to the approval of the final plat.
2. TOWNHOUSES:
  - a. Rolled curb shall be permitted.
  - b. Garage doors may be single or double.
  - c. No townhouse structure shall contain more than six units.
  - d. The developer retains the option to build private streets in the Townhouse sections.
3. SINGLE-FAMILY RESIDENTIAL
  - a. General architectural requirements of the neighborhoods will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
  - b. A Homeowners Association shall be responsible for maintaining all common open space.
4. Construction of the on-site amenities including a minimum of a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall begin when the 300<sup>th</sup> building permit is issued.
5. Lighting shall be prohibited at the active play court.
6. Subject to the approval of the United States Postal Service, the developer shall provide at least four mail kiosks separated by at least five-hundred linear feet within the subdivision for mail service.
7. The Zoning Exhibit (Sketch Plan) shall be generally the plan to be presented to the Town as a Preliminary Plat. Additional information, such as wetlands, soil borings, market conditions and further reviews by Town staff may cause alterations to the plan.
8. 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. (condition added June 26, 2024)



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 26<sup>th</sup> 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.







# 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





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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

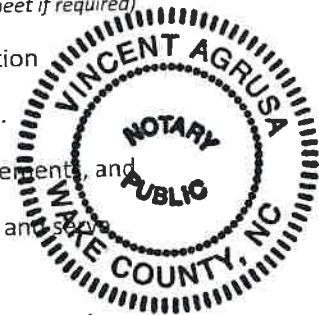
(Type and Case # PIN: 1768-23-6815).

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 serve

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>	

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	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):

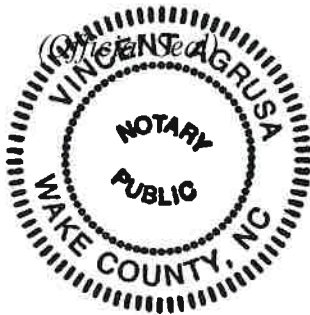
- I have personal knowledge of the identity of the principal(s)
- I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a NC DL 384915.  
type of identification
- A credible witness, \_\_\_\_\_, has sworn 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



## PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

### MAP AMENDMENT REQUEST

#### REZ-24-01

#### PINS 1758-23-6815, 1768-23-6815 AND 1768-32-8863

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

1. A Reimbursement Agreement for the construction of Fowler Road extension will be completed between the developer and the Town of Rolesville prior to the approval of the final plat.
2. TOWNHOUSES:
  - a. Rolled curb shall be permitted.
  - b. Garage doors may be single or double.
  - c. No townhouse structure shall contain more than six units.
  - d. The developer retains the option to build private streets in the Townhouse sections.
3. SINGLE-FAMILY RESIDENTIAL
  - a. General architectural requirements of the neighborhoods will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
  - b. A Homeowners Association shall be responsible for maintaining all common open space.
4. Construction of the on-site amenities including a minimum of a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall begin when the 300<sup>th</sup> building permit is issued.
5. Lighting shall be prohibited at the active play court.
6. Subject to the approval of the United States Postal Service, the developer shall provide at least four mail kiosks separated by at least five-hundred linear feet within the subdivision for mail service.
7. The Zoning Exhibit (Sketch Plan) shall be generally the plan to be presented to the Town as a Preliminary Plat. Additional information, such as wetlands, soil borings, market conditions and further reviews by Town staff may cause alterations to the plan.
8. 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. (condition added June 26, 2024)



rcid: 010586A  
book: 010194  
pg: 02092

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 721 Hydrangea Field Ct City/State/Zip Wake Forest, NC 27587  
Phone 919-348-6014 Email m.fleming@trianglelandgrp.com  
michaelfleming

## Property Information

Address 1224 Rolesville Rd., Rolesville NC  
Wake County PIN(s) 1768-32-8863  
Current Zoning District RL Requested Zoning District RH (Residential High Density) CU  
Total Acreage 12.996 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 Betty Roger Gunz Date 1-26-24

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 26 day of January 20 24.  
My commission expires 03-08-2028.

Signature [Handwritten Signature]







**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 as 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)	
--	------------------------------------	--

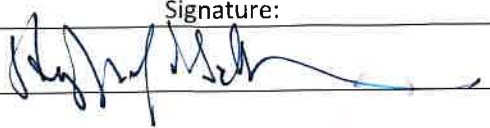
I, Betty R. Gunz  
*(property owner's printed legal name; include signatory name and title if signing for a company)*

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	

## PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

### MAP AMENDMENT REQUEST

**REZ-24-01**

**PINS 1758-23-6815, 1768-23-6815 AND 1768-32-8863**

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

1. A Reimbursement Agreement for the construction of Fowler Road extension will be completed between the developer and the Town of Rolesville prior to the approval of the final plat.
2. TOWNHOUSES:
  - a. Rolled curb shall be permitted.
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4. Construction of the on-site amenities including a minimum of a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall begin when the 300<sup>th</sup> building permit is issued.
5. Lighting shall be prohibited at the active play court.
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Case No. \_\_\_\_\_

Date \_\_\_\_\_

# Map Amendment Application

## Contact Information

Property Owner William Rogers, c/o TexWest.LLC PO Box 101149  
 Address 290 Crescent Ct., Ste 1040 Fort Worth, TX 76185  
 City/State/Zip Dallas, TX 75201 Fort Worth  
 Phone \_\_\_\_\_ Email \_\_\_\_\_

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

## Property Information

Address 1224 Rolesville Rd, Rolesville, NC  
 Wake County PIN(s) 1769-32-8863  
 Current Zoning District RL Requested Zoning District RH (Residential High Density) CU  
 Total Acreage 12.996 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 WJ Rogers Date Feb 26, 2024

STATE OF NORTH CAROLINA  
 COUNTY OF \_\_\_\_\_

*I, a Notary Public, do hereby certify that \_\_\_\_\_ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.*  
 My commission expires \_\_\_\_\_.

Signature \_\_\_\_\_ Seal \_\_\_\_\_

## 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.

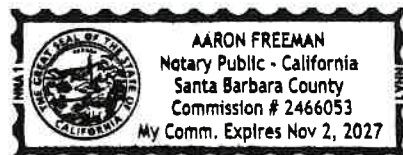
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



(Seal)







## 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 Notary Public (Signature)

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**

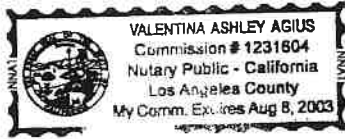
State of California }  
County of Los Angeles } SS.

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









## 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:
Hugh J. Gilleece American Engineering	

## PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

### MAP AMENDMENT REQUEST

REZ-24-01

**PINS 1758-23-6815, 1768-23-6815 AND 1768-32-8863**

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

1. A Reimbursement Agreement for the construction of Fowler Road extension will be completed between the developer and the Town of Rolesville prior to the approval of the final plat.
2. TOWNHOUSES:
  - a. Rolled curb shall be permitted.
  - b. Garage doors may be single or double.
  - c. No townhouse structure shall contain more than six units.
  - d. The developer retains the option to build private streets in the Townhouse sections.
3. SINGLE-FAMILY RESIDENTIAL
  - a. General architectural requirements of the neighborhoods will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
  - b. A Homeowners Association shall be responsible for maintaining all common open space.
4. Construction of the on-site amenities including a minimum of a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall begin when the 300<sup>th</sup> building permit is issued.
5. Lighting shall be prohibited at the active play court.
6. Subject to the approval of the United States Postal Service, the developer shall provide at least four mail kiosks separated by at least five-hundred linear feet within the subdivision for mail service.
7. The Zoning Exhibit (Sketch Plan) shall be generally the plan to be presented to the Town as a Preliminary Plat. Additional information, such as wetlands, soil borings, market conditions and further reviews by Town staff may cause alterations to the plan.
8. 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. (condition added June 26, 2024)



rcid: 0042125  
book: 009920  
pg: 01879

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 721 Hydrangea Field Ct. City/State/Zip Wake Forest, NC 27587  
Phone 919-348-6014 Email mffleming@trianglelandgrp.com

*michael fleming*

### Property Information

Address 0 Louisburg Rd, Wake Forest, NC 27587  
Wake County PIN(s) 1758-92-8330  
Current Zoning District RL Requested Zoning District RH (Residential High Density) CU  
Total Acreage 37.367 *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 *Lewis O. Liles Cassandra Beth Liles* Date *1/26/2024*

STATE OF NORTH CAROLINA  
COUNTY OF *Wake*

*I, a Notary Public, do hereby certify that Cassandra Beth Liles & Lewis Oliver Liles personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the *26* day of *January* 20 *24*.  
My commission expires *Oct 10<sup>th</sup>, 2028*.*

Signature *Ivan Peralta de Leon* Seal







## 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:

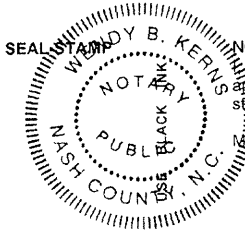
- 1. Public utility easements and rights of way to public roads and streets.
- 2. Wake County property taxes for subsequent years.

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  
 \_\_\_\_\_ REGISTER OF DEEDS FOR \_\_\_\_\_ COUNTY  
 By \_\_\_\_\_ 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</u> <u>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

Boy 182

**NORTH CAROLINA GENERAL WARRANTY DEED**

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

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

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)

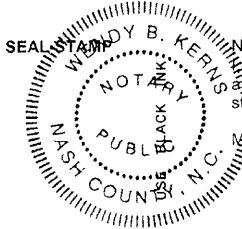
USE BLACK INK ONLY

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

**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 O. Blake  
Assistant/Deputy Register of Deeds

**This Customer Group**  
\_\_\_\_\_ # of Time Stamps Needed

**This Document**  
\_\_\_\_\_ New Time Stamp  
5 # of Pages

## PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

### MAP AMENDMENT REQUEST

REZ-24-01

**PINS 1758-23-6815, 1768-23-6815 AND 1768-32-8863**

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

1. A Reimbursement Agreement for the construction of Fowler Road extension will be completed between the developer and the Town of Rolesville prior to the approval of the final plat.
2. TOWNHOUSES:
  - a. Rolled curb shall be permitted.
  - b. Garage doors may be single or double.
  - c. No townhouse structure shall contain more than six units.
  - d. The developer retains the option to build private streets in the Townhouse sections.
3. SINGLE-FAMILY RESIDENTIAL
  - a. General architectural requirements of the neighborhoods will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.
  - b. A Homeowners Association shall be responsible for maintaining all common open space.
4. Construction of the on-site amenities including a minimum of a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall begin when the 300<sup>th</sup> building permit is issued.
5. Lighting shall be prohibited at the active play court.
6. Subject to the approval of the United States Postal Service, the developer shall provide at least four mail kiosks separated by at least five-hundred linear feet within the subdivision for mail service.
7. The Zoning Exhibit (Sketch Plan) shall be generally the plan to be presented to the Town as a Preliminary Plat. Additional information, such as wetlands, soil borings, market conditions and further reviews by Town staff may cause alterations to the plan.
8. 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. (condition added June 26, 2024)

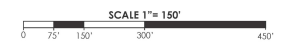


NOTE:  
OPEN SPACE CALCULATIONS IN COMPLIANCE WITH LDO 6.2.1.D.1  
SHALL BE SHOWN ON THE PRELIMINARY SUBDIVISION PLAT.

SITE DATA	
<span style="display:inline-block; width:10px; height:10px; background-color: #FFC0CB; border: 1px solid black;"></span>	50' Lots = 122
<span style="display:inline-block; width:10px; height:10px; background-color: #FF6347; border: 1px solid black;"></span>	60' Lots = 88
<span style="display:inline-block; width:10px; height:10px; background-color: #FFD700; border: 1px solid black;"></span>	Two Unit Townhome = 73(x2)
<span style="display:inline-block; width:10px; height:10px; background-color: #FFD700; border: 1px solid black;"></span>	Townhomes = 127
	Total = 503
<span style="display:inline-block; width:10px; height:10px; background-color: #4169E1; border: 1px solid black;"></span>	Neighborhood Services



REZ-24-01  
04-10-24



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

**REZONING EXHIBIT**



RALEIGH NC | CHARLOTTE NC | CHESAPEAKE VA  
COPYRIGHT ©2024 AMERICAN ENGINEERING  
PROJECT # C230004

**MERRITT PROPERTY | ROLESVILLE, NC**

PREPARED FOR:  
JULY 1, 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

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 including a minimum of a swimming pool, clubhouse, two tennis courts, and two pickleball courts shall be complete when the 400<sup>th</sup> building permit is issued.
4. Any lighting provided at the active play court shall be shielded from adjacent properties.
5. Subject to the approval of the United States Postal Service, the developer shall provide at least four mail kiosks separated by at least five-hundred linear feet within the subdivision for mail service.
6. 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. (condition added June 26, 2024)
7. No more than 525 units will be permitted for the development.



**American Engineering**  
4020 Westchase Boulevard, Suite 450  
Raleigh, NC 27607  
919.469.1101  
[www.american-ea.com](http://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.

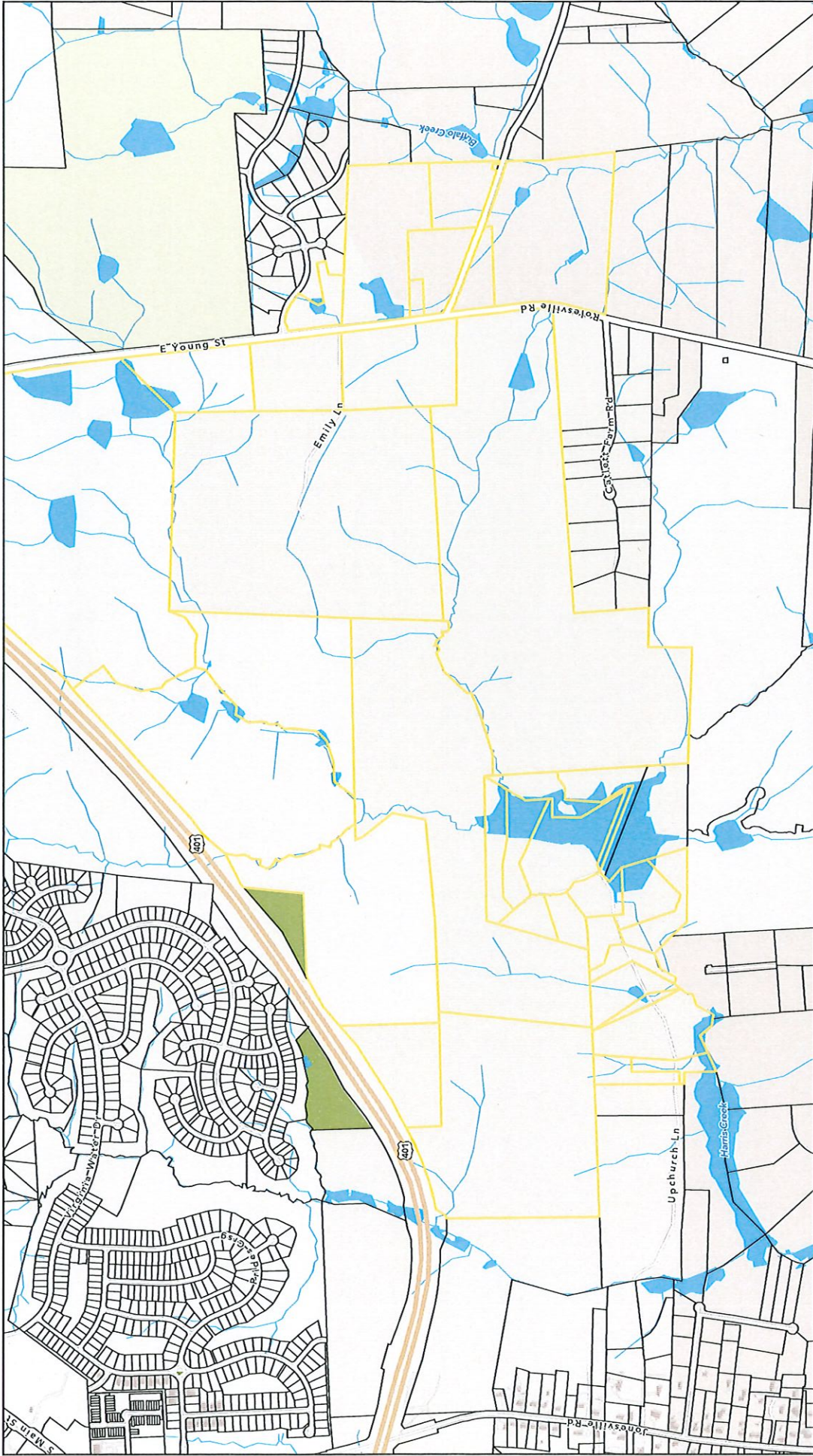
We look forward to meeting with you and answering any questions that you may have.

Yours truly,

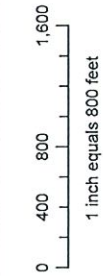
Barbara T. Todd, Senior Land Planner

Cc: Meredith Gruber, Planning Director





**Disclaimer**  
 The maps are prepared 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



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[www.american-ea.com](http://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

August 22, 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 \_\_\_\_\_

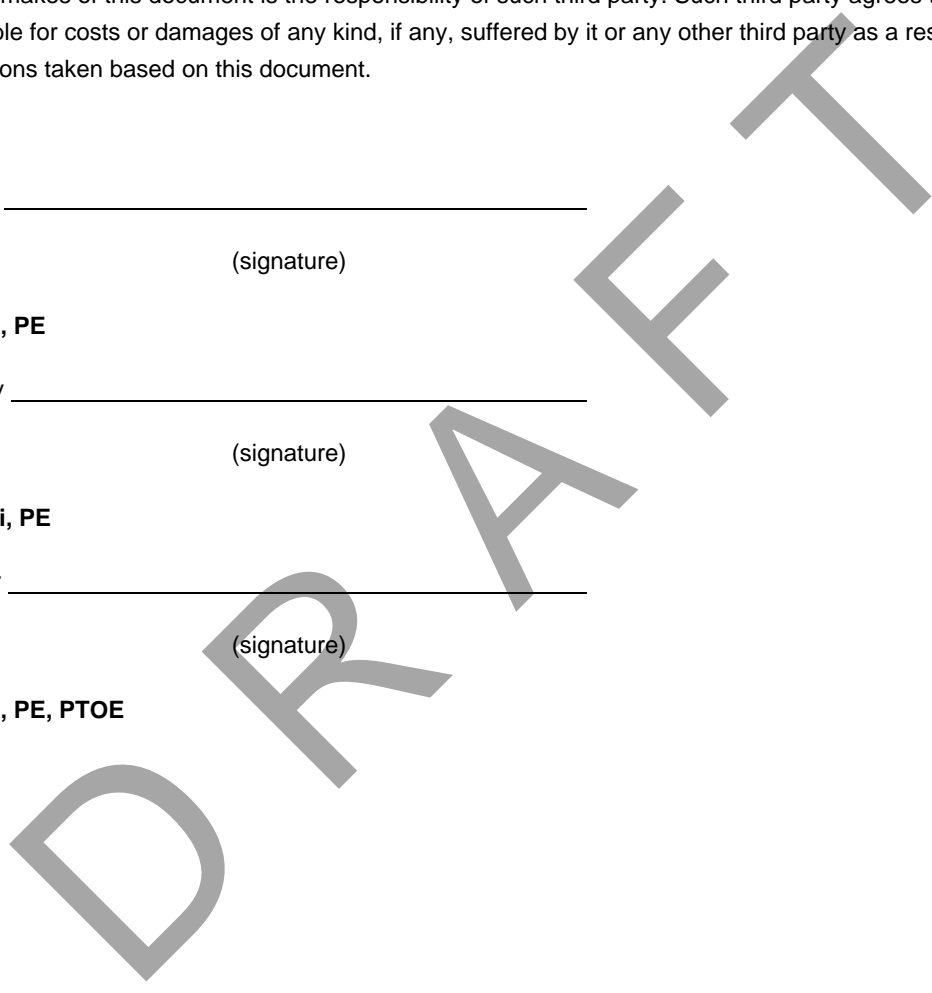
(signature)

**Austyn Beci, PE**

Approved by \_\_\_\_\_

(signature)

**Matt Peach, PE, PTOE**



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DRAFT



## 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 232 units of senior adult single-family (detached) homes, 251 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 4,690 new trips per average weekday. In the AM and PM peak hours, the development is expected to generate 223 trips (97 entering and 126 exiting) and 349 trips (188 entering and 161 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 (9.0)	B (13.7)	A (8.3)	B (13.7)
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 (33.7)	B (15.8)	C (33.7)	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 (26.8)	C (32.4)	C (24.2)	C (25.8)
Rolesville Road at Rolesville HS Driveway / The Point South Driveway	E (41.9)	B (11.5)	D (37.4)	A (6.2)	D (42.8)	A (7.0)	D (42.0)	A (7.3)
Rolesville Road at Merritt Property Driveway					F (##)	D (33.9)	B (13.0)	D (25.8)
Rolesville Road at Fowler Road	B (11.8)	B (10.6)	F (104.8)	F (##)	F (##)	F (##)	C (20.8)	B (19.5)
Rolesville Road at Mitchell Mill Road	C (18.7)	B (13.0)	D (41.2)	C (21.0)	D (47.9)	C (23.5)	D (48.1)	C (22.9)

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

Rolesville's LDO<sup>8</sup>, 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 LDO<sup>8</sup> 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

- Construct a second southbound travel lane from Young Street southward to the intersection of Young Street and Quarry Road, where the lane drops as an exclusive right-turn into the Point development.
- The above recommendation will require the reconfiguration of the eastbound right-turn from the US 401 Bypass that operates under the control of a yield sign. It is recommended that this yield sign be removed and new signing and striping to be installed to provide a free-flowing right-turn from the US 401 Bypass onto Young Street.

### 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.



## REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

- 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

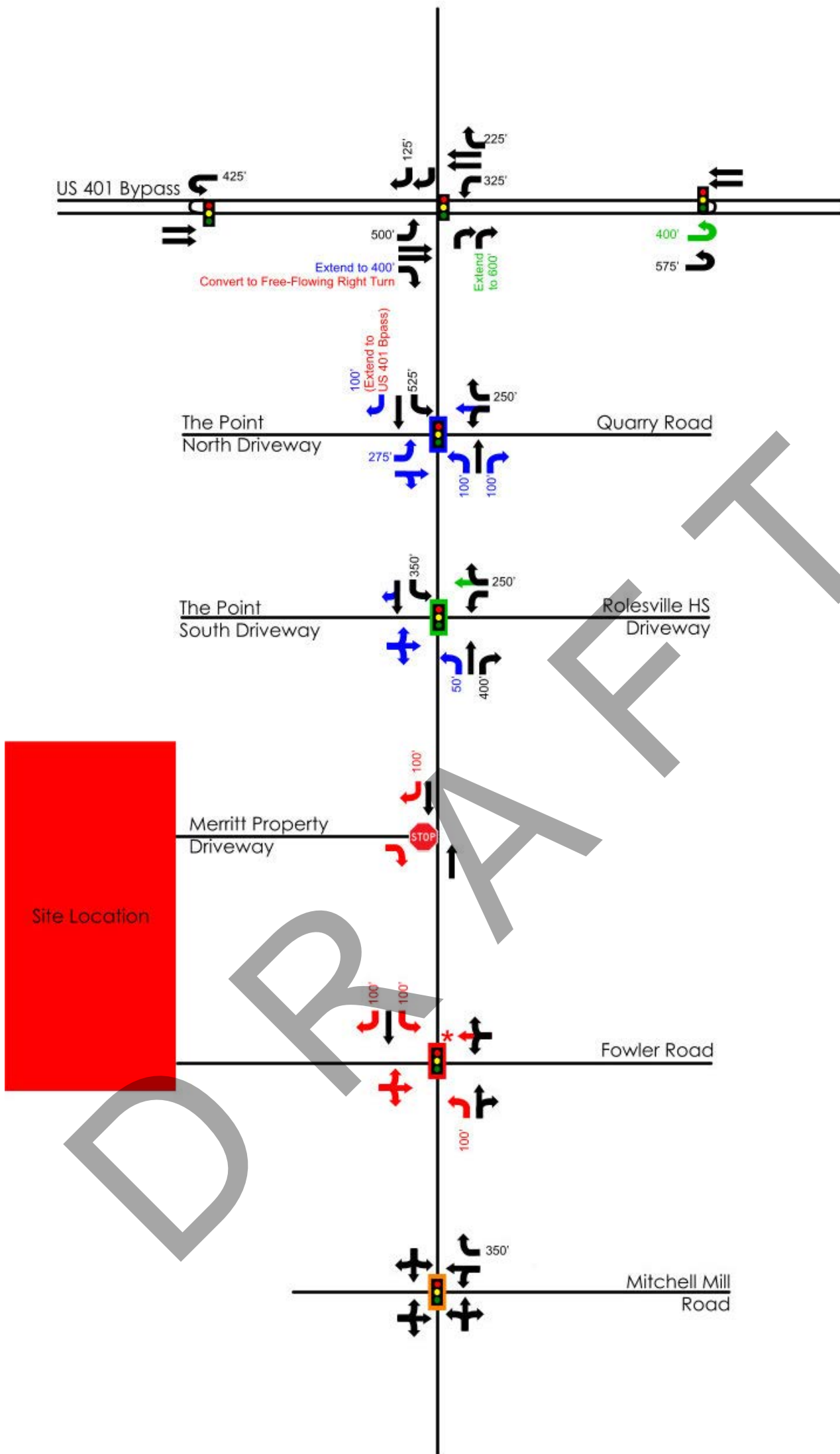
- No improvements are recommended at this intersection.

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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



## REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Introduction  
August 22, 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 232 units of senior adult single-family (detached) homes, 251 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.

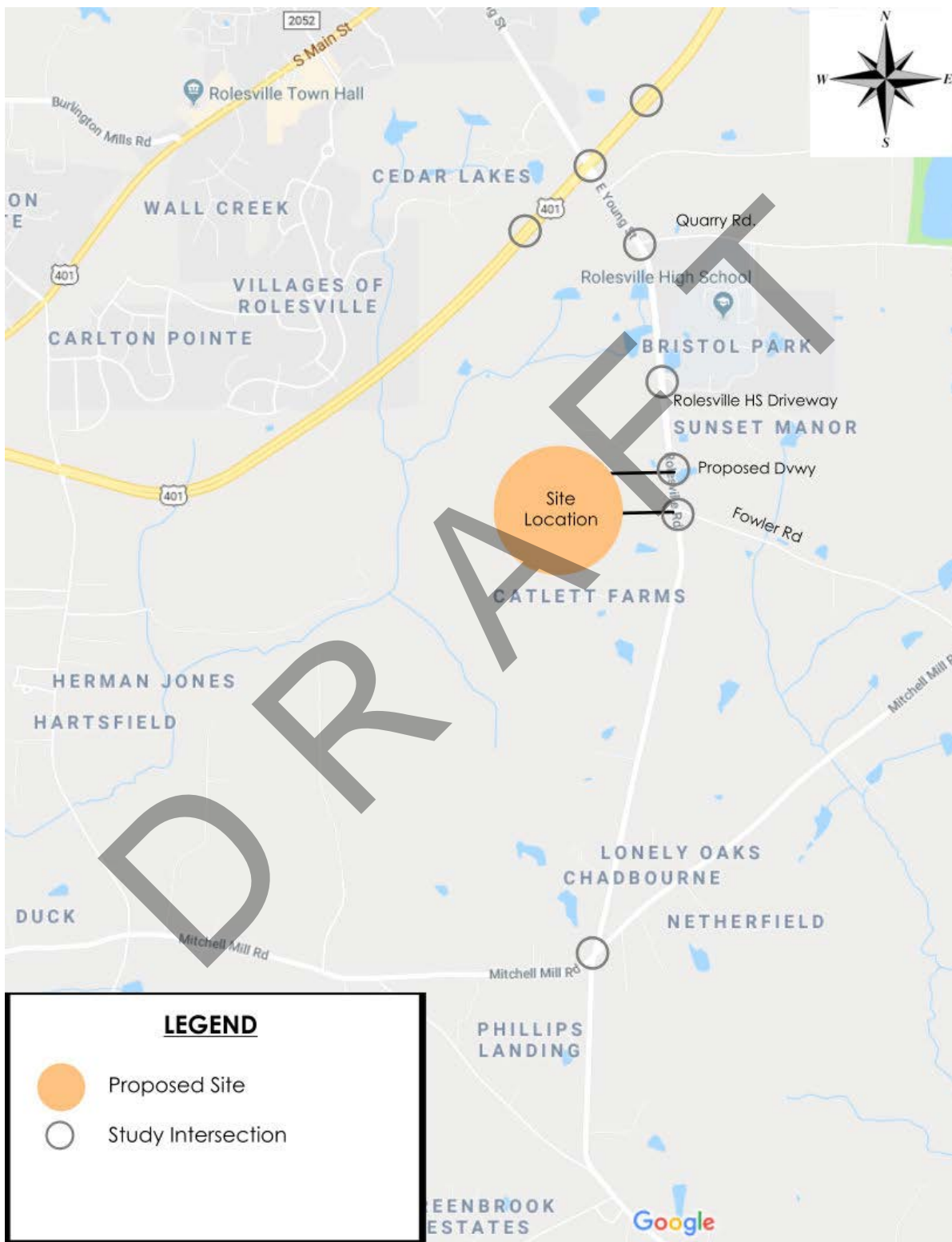
The traffic analysis considers future build conditions during the build-out year (2028). The analysis scenarios are as follows:

- 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.



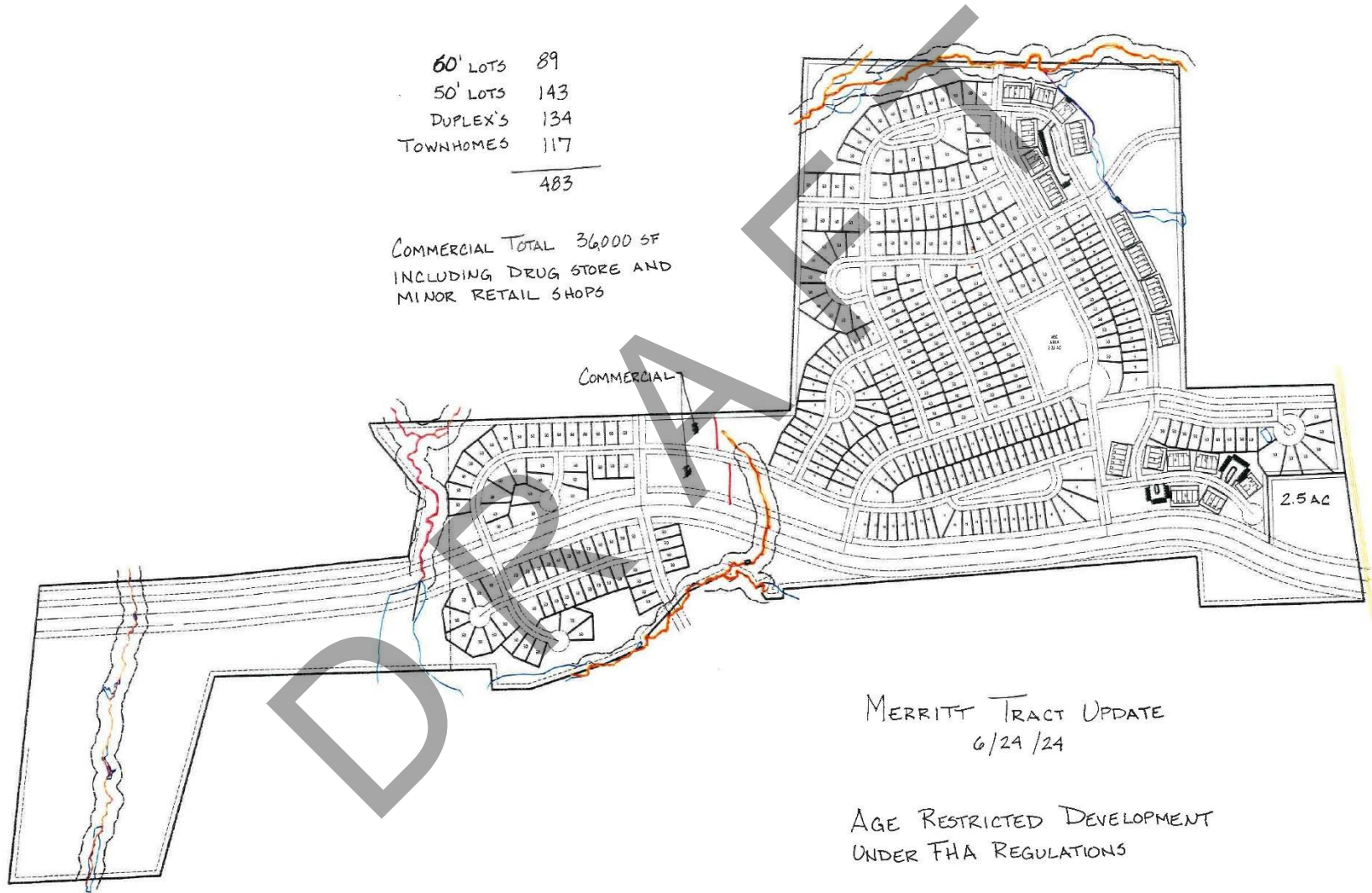
Figure 1: Site Location



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Introduction  
August 22, 2024

Figure 2: Site Plan



## 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 classification<sup>1</sup> and average annual daily traffic (AADT)<sup>2</sup> information were obtained from NCDOT.



**REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS**

Inventory of Traffic Conditions  
August 22, 2024

**Table 1: Existing Conditions**

Road Name	Road Number	Primary Cross-Section	Functional Classification <sup>1</sup>	AADT <sup>2</sup> (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-

<sup>1</sup>TWTL = 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.





## REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions  
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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.

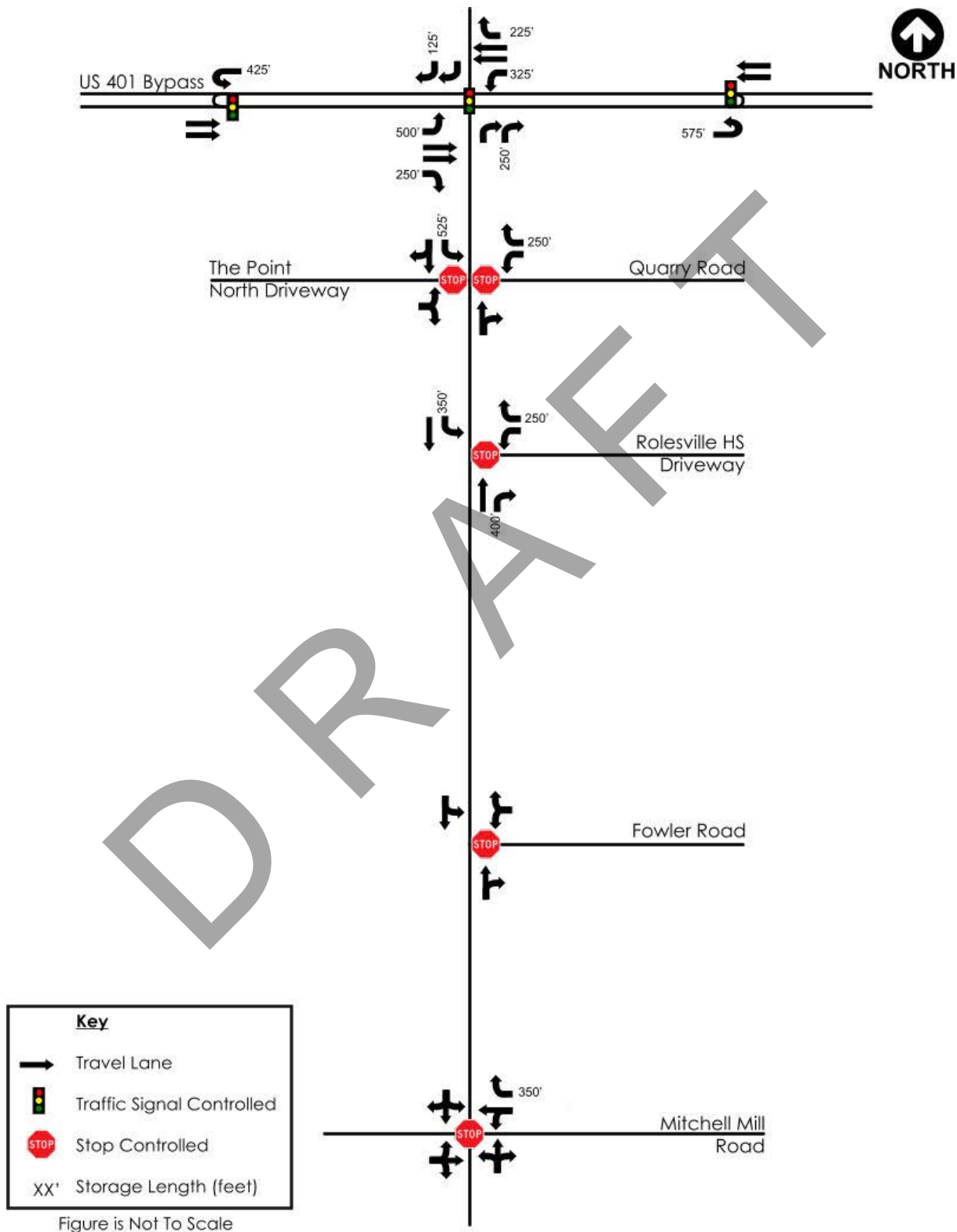




REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions  
 August 22, 2024

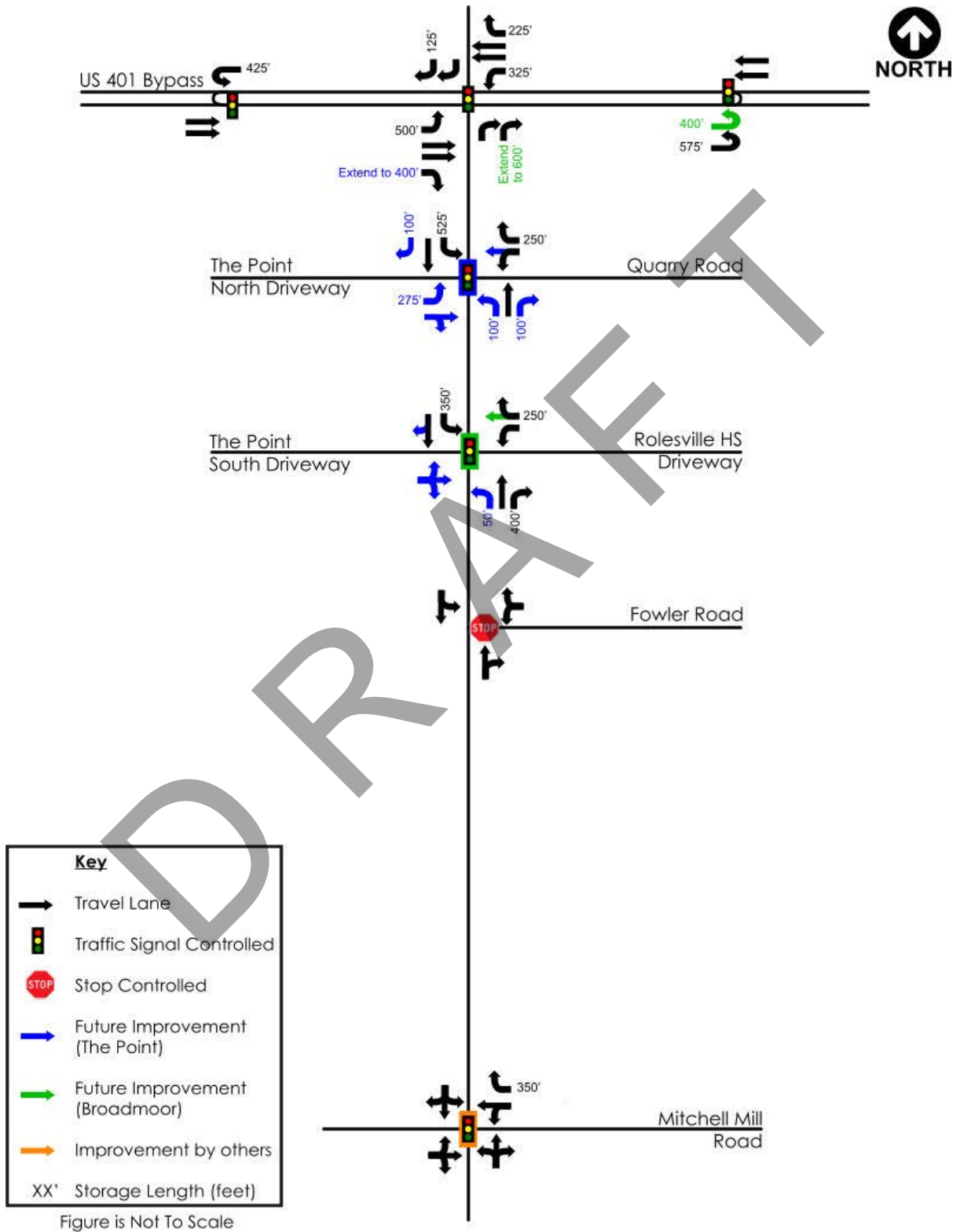
Figure 3: 2024 Existing Lanes and Traffic Control



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions  
 August 22, 2024

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 11<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual<sup>3</sup>. The Rate Versus Equation spreadsheet published by NCDOT<sup>4</sup> 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)	232 Units	1212	606	606	74	24	50	85	52	33
Senior Adult Multi-Family (LUC 252)	251 Units	750	375	375	49	17	32	63	35	28
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
<b>Internal Capture Trips</b>		-14	-6	-8	-3	-1	-2	-11	-5	-6
<b>Pass-By Trips</b>								-74	-37	-37
<b>Total Trips Generated</b>		<b>4690</b>	<b>2346</b>	<b>2344</b>	<b>223</b>	<b>97</b>	<b>126</b>	<b>349</b>	<b>188</b>	<b>161</b>

#### 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.



## REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

### Trip Generation and Distribution

August 22, 2024

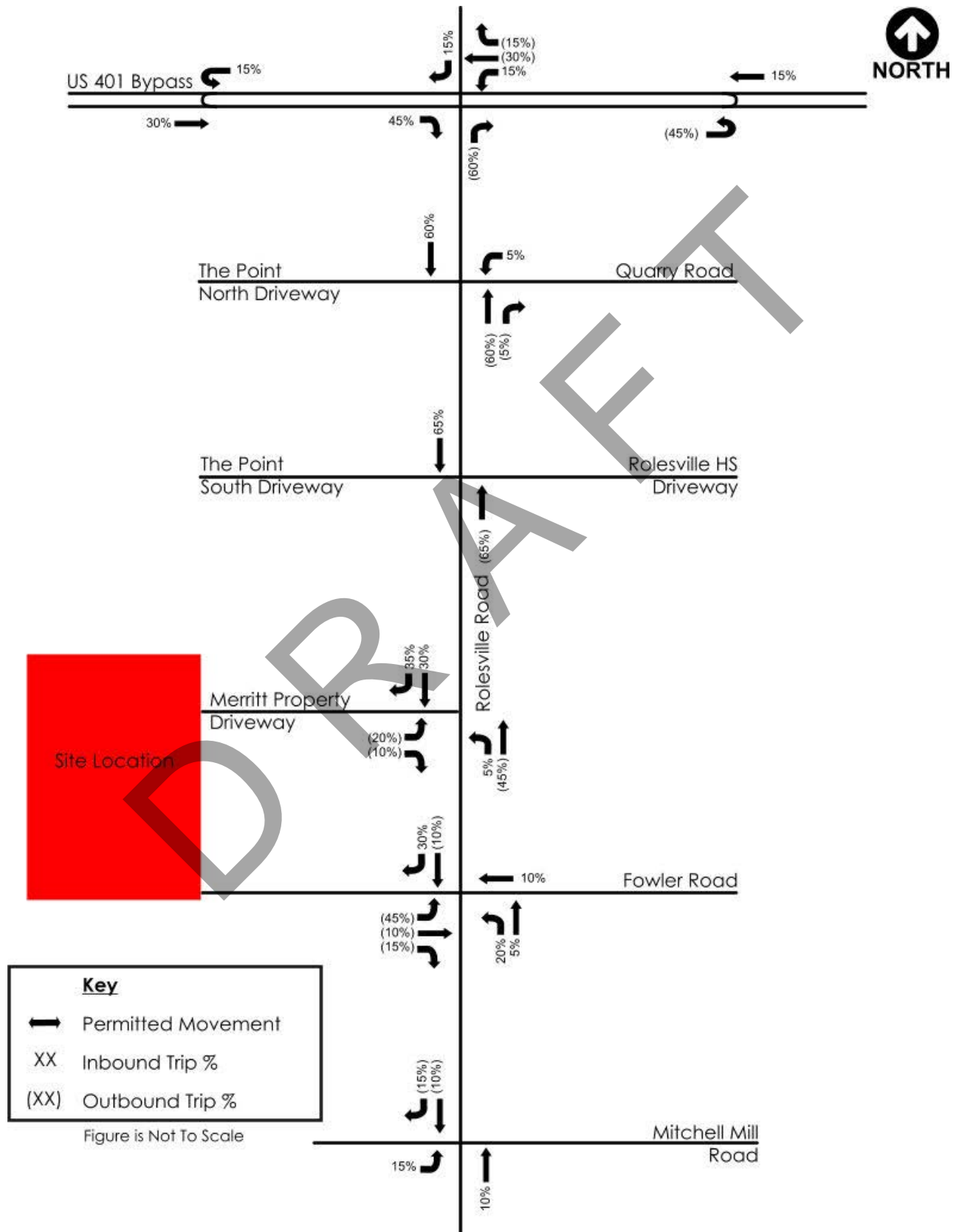
- 30% to/from the west on US 401 Bypass
- 15% to/from the north on Young Street
- 15% to/from the east on US 401 Bypass
- 15% to/from the west on Mitchell Mill Road
- 10% to/from the east on Fowler Road
- 10% to/from the south on Rolesville Road
- 5% to/from the east on Quarry Road

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



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Trip Generation and Distribution  
 August 22, 2024

Figure 6: Trip Assignment

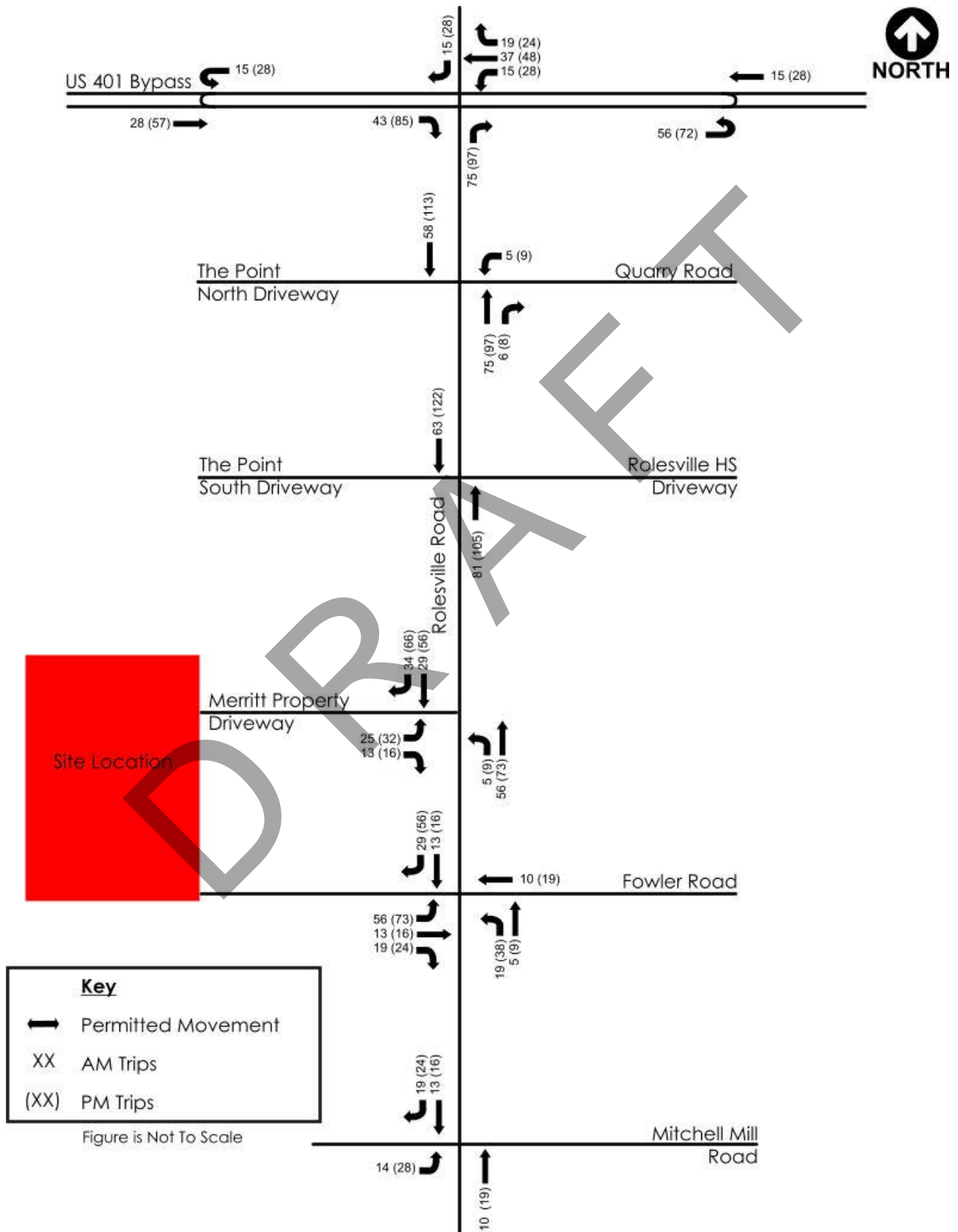


Figure 7: Pass-By Distribution

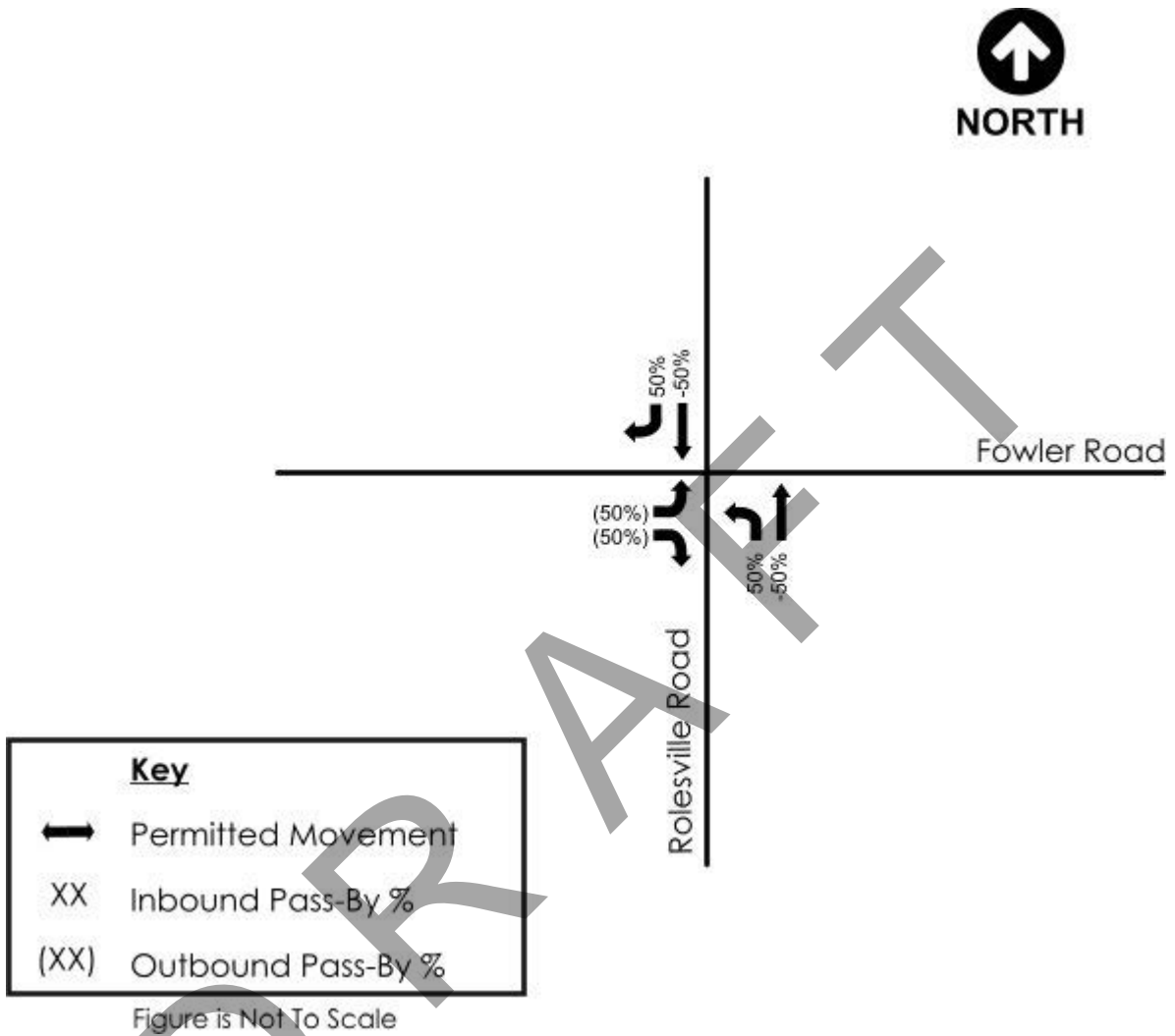
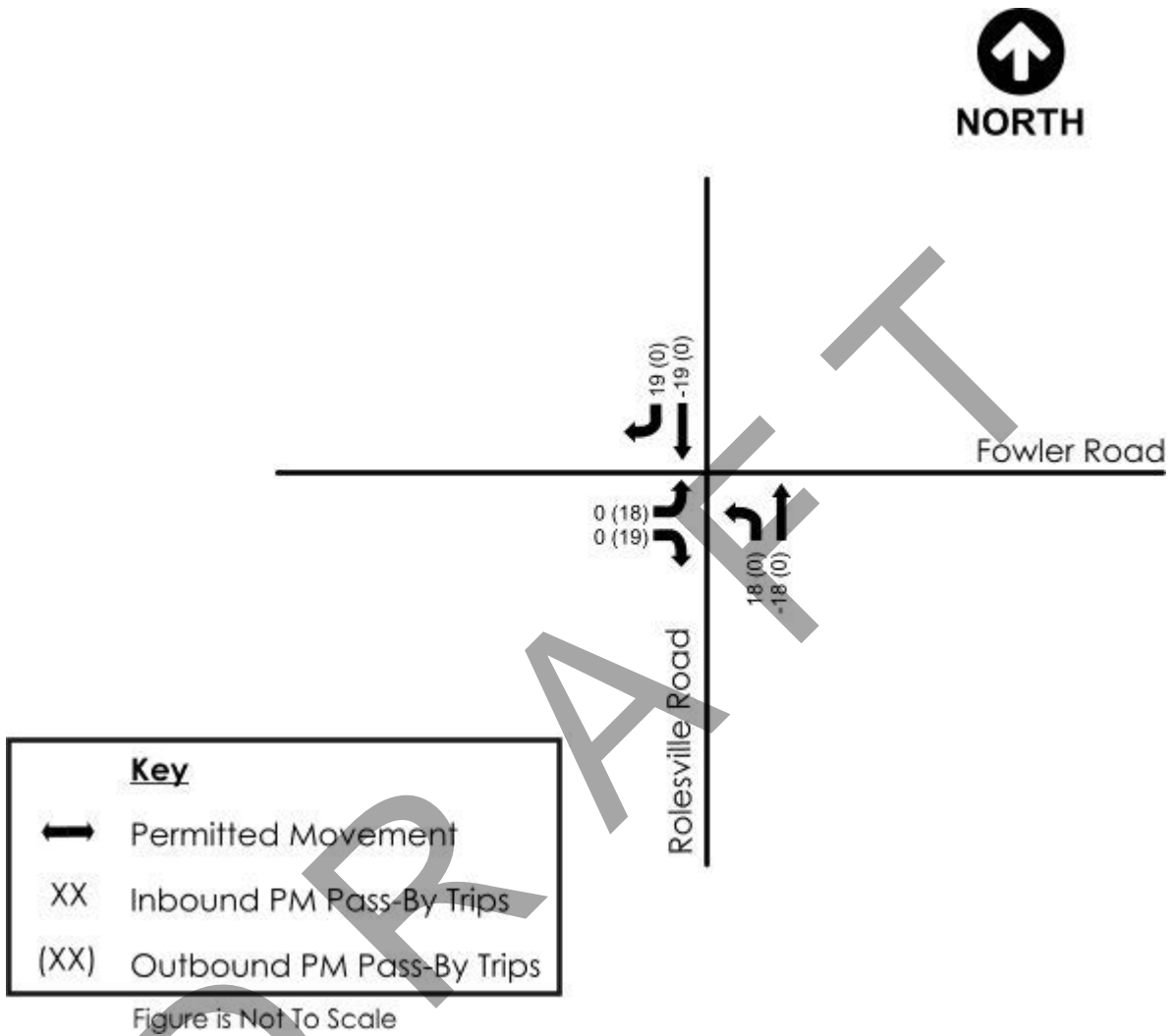




Figure 8: Pass-By Assignment



## 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



## REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Traffic Volumes  
August 22, 2024

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

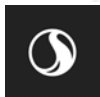
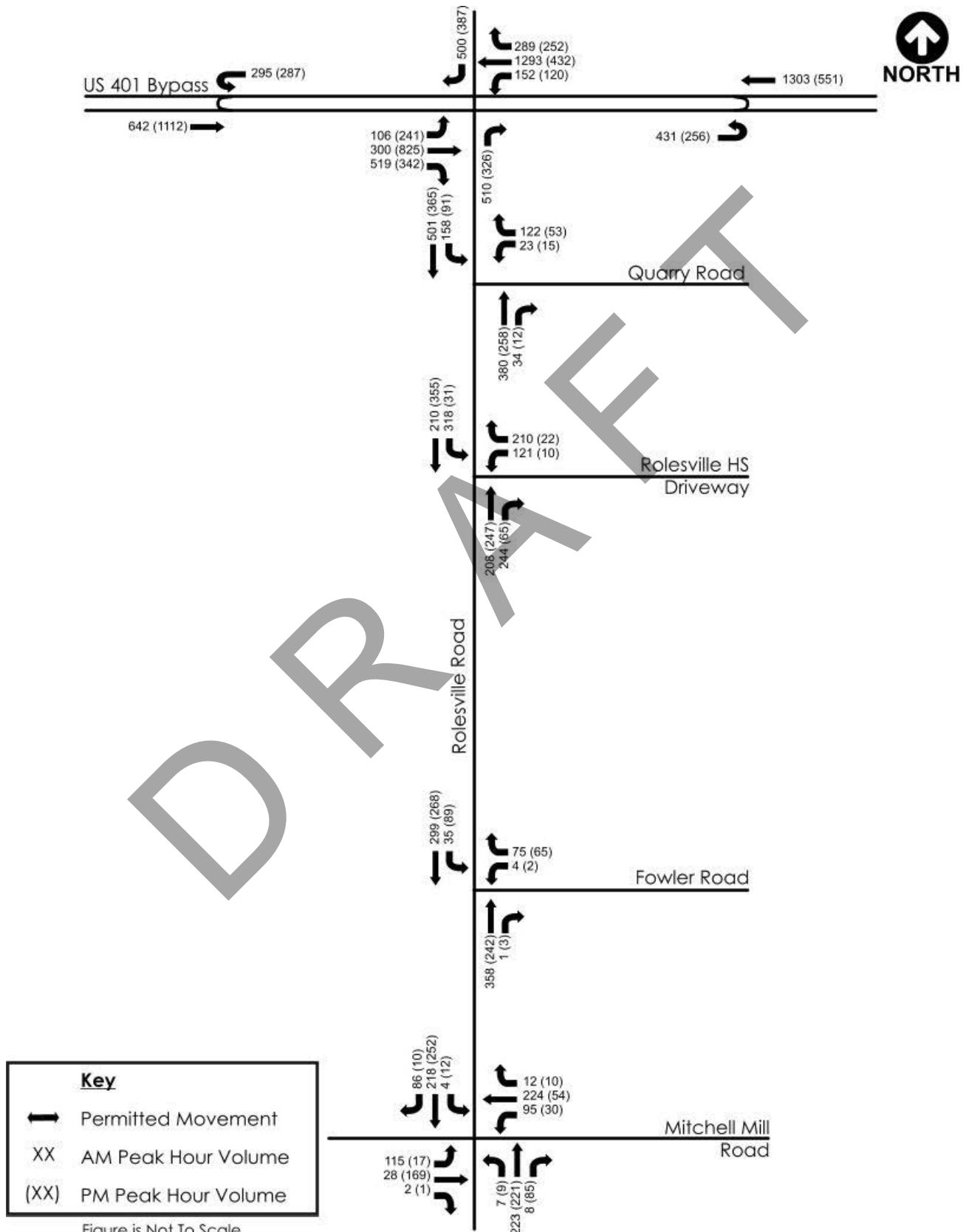
The 2028 Build traffic volumes include the 2028 No-Build traffic and the proposed development traffic discussed in Section 3.0. The 2028 Build traffic volumes are shown in Figure 13.



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Traffic Volumes  
August 22, 2024

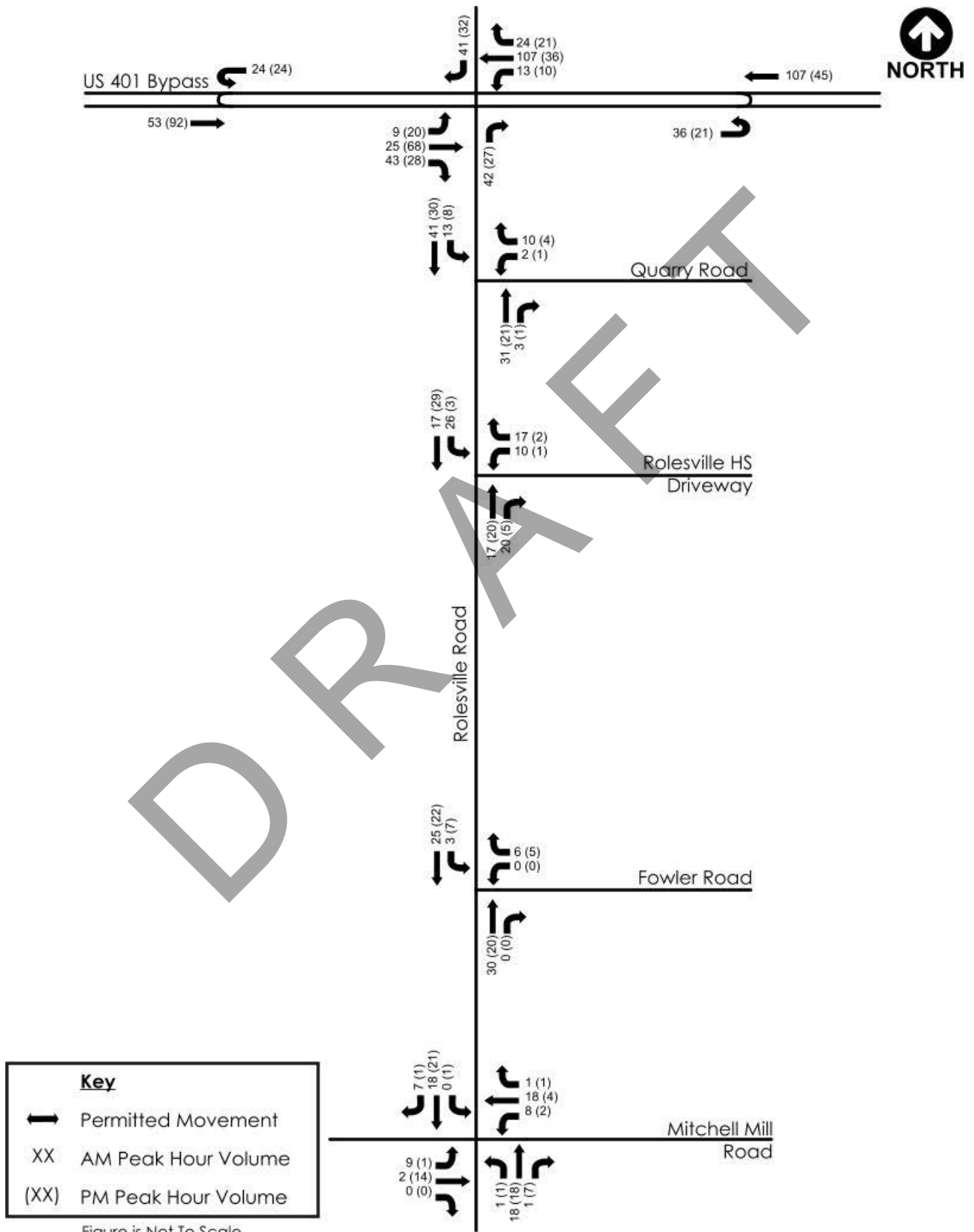
Figure 9: 2024 Existing Traffic Volumes



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

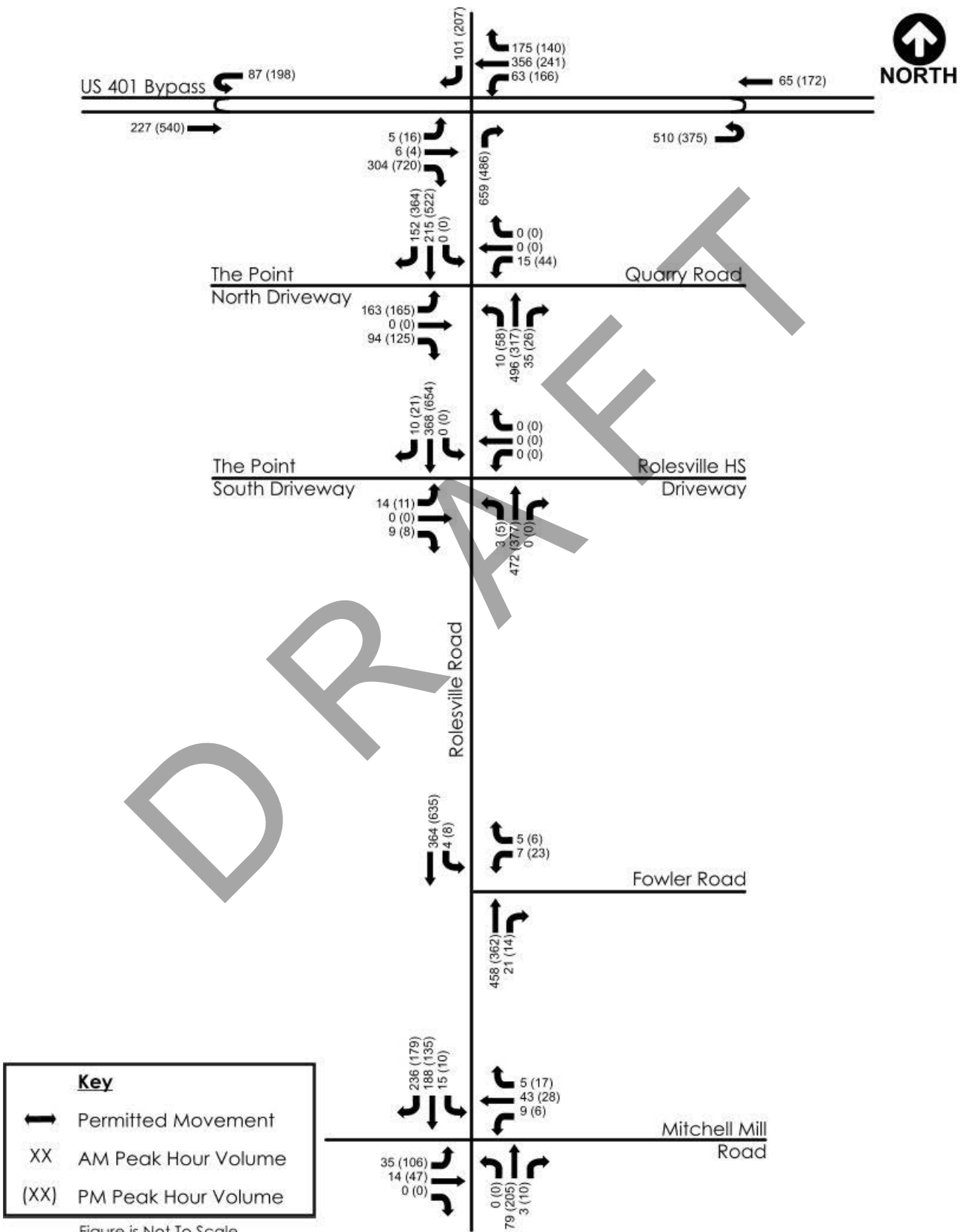
Traffic Volumes  
August 22, 2024

Figure 10: Background Traffic Growth



Traffic Volumes  
August 22, 2024

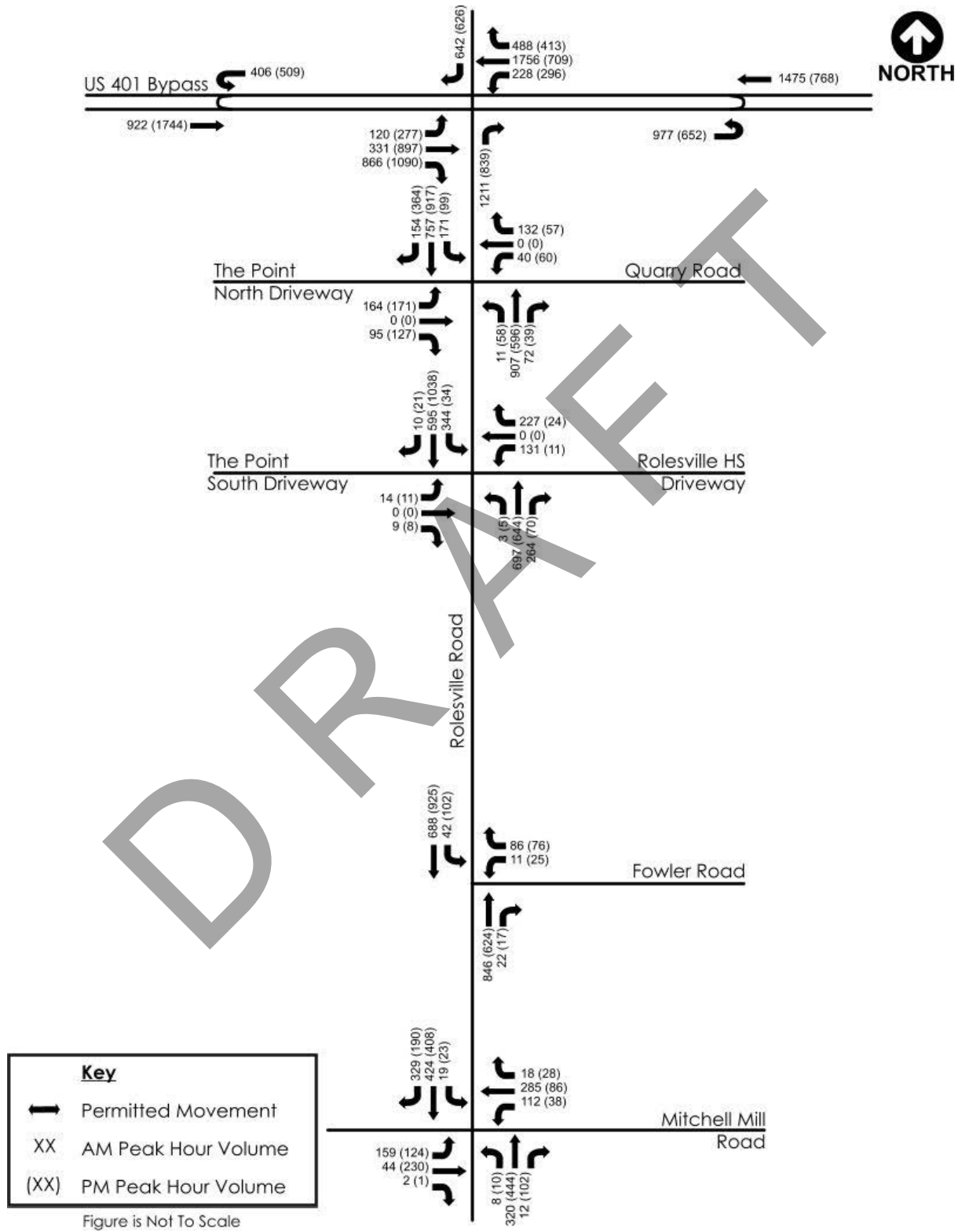
Figure 11: Adjacent Development Traffic Volumes



REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Traffic Volumes  
August 22, 2024

Figure 12: 2028 No-Build Traffic Volumes

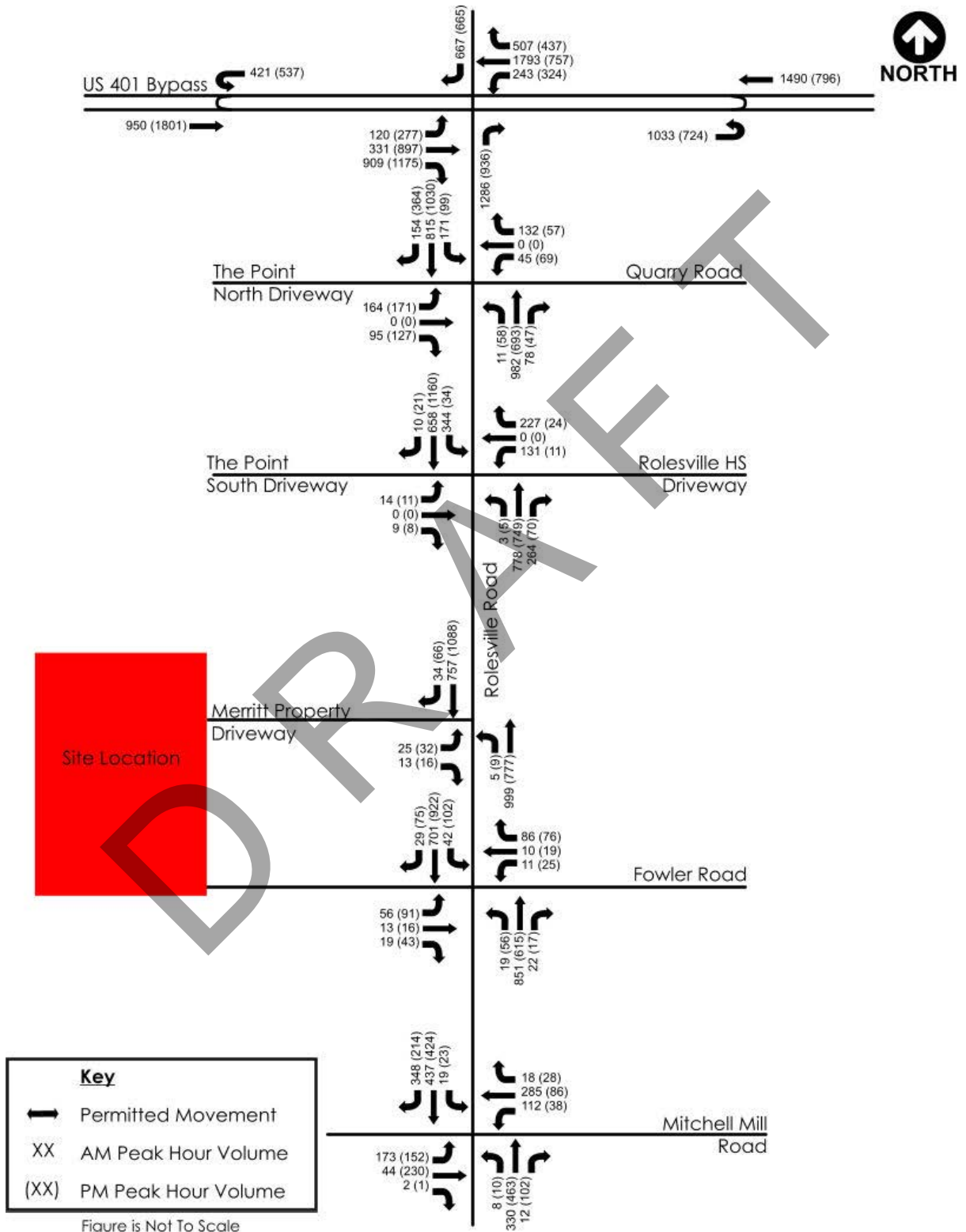




REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Traffic Volumes  
August 22, 2024

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 Manual<sup>6</sup> (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*<sup>6</sup> as well as the *Draft NCDOT Capacity Analysis Guidelines Best Practices*<sup>7</sup>. 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)<sup>8</sup>, 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
	WB	L	0.1	0.1	A	A	0	0	165	140	
	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
	SB	R	32.2	23.4	C	C	182	107	346	252	
	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
			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
			R	11.3	9.9	B	A	30	3	107	40
	Rolesville Road at Fowler Road	SB	L	8.7	7.9	A	A	28	3	98	34
		WB	LR	11.8	10.6	B	B	13	10	48	39
	Rolesville Road at Mitchell Mill Road	SB	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
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





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### 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 67% 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		9.0	13.7	A	B				
		EB	T	14.5	21.4	D	C	141	276	774	878
			R	4.3	9.2	A	A	263	512	348	348
		NB	R	5.3	16.7	A	B	152	263	962	777
WB	L	0.2	0.2	A	A	0	0	232	265		
	US 401 Bypass Westbound at Young Street	Overall		22.1	9.7	C	A				
		WB	T	18.8	8.9	B	A	580	115	749	617
			R	0.3	0.4	A	A	0	0	280	257
		EB	L	0.1	0.2	A	A	0	0	129	140
SB	R	52.0	20.8	D	C	369	159	833	1052*		
	US 401 U-Turn East of Young Street	Overall		33.7	15.8	C	B				
		WB	T	28.4	12.7	C	B	590	173	757	352*
		EB	L	41.4	19.2	D	B	473	160	428	326
	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	335	1102*
		WB	U	0.4	0.5	A	A	0	0	397	562
	Young Street at Quarry Road / The Point North Driveway	Overall		26.8	32.4	C	C				
		EB	L	113.9	134.4	F	F	274	254	270	268
			TR	53.1	55.1	D	E	132	164	291	278*
		WB	LT	50.2	57.8	D	E	76	109	93	203
			R	32.6	21.5	C	C	138	56	134	45
		NB	L	45.5	56.2	D	E	12	64	109	181
			T	18.2	11.2	B	B	671	93	880	656
		SB	R	1.1	5.3	A	A	4	9	200	185
			L	89.9	36.8	F	D	283	81	530	114
T	7.6	33.5	A	C	417	947	883	639			
R	3.9	8.5	A	A	60	152	200	200			
	Rolesville Road at Rolesville HS Driveway / The Point South Driveway	Overall		42.8	7.0	D	A				
		EB	LTR	42.9	40.1	D	D	48	38	87	82
		WB	L	56.3	38.5	E	D	179	23	239	63
			TR	92.5	40.3	F	D	348	44	338	76
		NB	L	13.2	5.6	B	A	5	2	77	61
			T	47.6	7.1	D	A	804	246	1137	273
		SB	R	16.8	4.4	B	A	153	20	500	0
			L	79.5	46.8	E	D	464	23	417	63
TR	8.8	4.2	A	A	336	25	1071	468			
	Rolesville Road at Merritt Property Driveway	NB	LT	10.4	21.4	B	C	0	3	210	263
		EB	LR	##	33.9	F	D	148	30	153	199
	Rolesville Road at Fowler Road	NB	LTR	10.0	15.2	B	C	3	13	986	1155
		EB	LTR	##	##	F	F	360	N/A	456	1040*
		WB	LTR	##	##	F	F	410	N/A	442	736*
		SB	LTR	10.4	9.6	B	A	5	10	384	426
	Rolesville Road at Mitchell Mill Road	Overall		47.9	23.5	D	C				
		EB	LTR	94.8	45.1	F	D	341	373	339	471
		WB	LT	34.9	23.0	C	C	379	100	348	209
			R	20.4	19.6	C	B	24	30	0	30
		NB	LTR	18.7	18.3	B	B	242	370	992*	924*
SB	LTR	54.8	15.7	D	B	913	421	1903	1160		

\*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



## 5.4 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

- Construct a second southbound travel lane from Young Street southward to the intersection of Young Street and Quarry Road, where the lane drops as an exclusive right-turn into the Point development.
- The above recommendation will require the reconfiguration of the eastbound right-turn from the US 401 Bypass that operates under the control of a yield sign. It is recommended that this yield sign be removed and new signing and striping to be installed to provide a free-flowing right-turn from the US 401 Bypass onto Young Street.

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 67% 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 387' 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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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 B 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 C 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		8.3	13.7	A	B				
		EB	T	42.3	20.7	D	C	177	276	188	397
			R	4.3	9.2	A	A	263	744	167	348
		NB	R	3.8	17.2	A	B	115	306	956	994
WB	L	0.2	0.2	A	A	0	0	202	256		
	US 401 Bypass Westbound at Young Street	Overall		22.1	9.7	C	A				
		WB	T	18.7	8.9	B	A	580	115	746	187
			R	0.3	0.4	A	A	0	0	268	227
		EB	L	0.1	0.2	A	A	0	0	151	173
SB	R	52.0	20.8	D	C	369	159	687	447		
	US 401 U-Turn East of Young Street	Overall		33.7	15.8	C	B				
		WB	T	28.6	12.7	C	B	590	173	810	256
		EB	L	41.0	19.2	D	B	473	160	423	322
	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	240	733
		WB	U	0.4	0.5	A	A	0	0	338	554
	Young Street at Quarry Road / The Point North Driveway	Overall		24.2	25.8	C	C				
		EB	L	92.3	81.4	F	F	274	245	374	243
			TR	50.9	45.7	D	D	132	153	668*	213
		WB	LT	48.8	46.4	D	D	76	98	77	109
			R	30.9	20.1	C	C	135	54	130	56
		NB	L	41.1	62.8	D	E	10	66	66	200
			T	17.3	10.1	B	B	587	73	940	743
		SB	R	1.0	4.0	A	A	2	7	200	199
L	80.3		35.9	F	D	264	81	577	576		
	Rolesville Road at Rolesville HS Driveway / The Point South Driveway	Overall		42.0	7.3	D	A				
		EB	LTR	42.9	40.1	D	D	48	38	62	61
		WB	L	56.3	38.5	E	D	179	23	198	55
			TR	92.5	40.3	F	D	348	44	361	61
		NB	L	15.2	2.4	B	A	2	1	66	43
			T	43.4	6.2	D	A	848	452	1272	258
		SB	R	16.6	1.8	B	A	119	10	500	0
			L	78.7	44.6	E	D	468	23	449	112
TR	11.5	5.6	B	A	420	8	1144	328			
	Rolesville Road at Merritt Property Driveway	EB	R	13.0	25.8	B	D	3	8	28	34
	Rolesville Road at Fowler Road	Overall		20.8	19.5	C	B				
		EB	LTR	68.8	53.7	E	D	170	213	169	248
		WB	LTR	49.3	34.2	D	C	137	119	134	140
		NB	L	9.4	20.4	A	C	16	37	152	200
			TR	21.9	18.3	C	B	752	322	849	520
		SB	L	52.5	49.8	D	D	61	77	155	199
T	6.5		9.6	A	A	143	419	375	422		
R	4.0	2.3	A	A	9	7	90	200			
	Rolesville Road at Mitchell Mill Road	Overall		48.1	22.9	D	C				
		EB	LTR	94.8	45.1	F	D	341	373	375	416
		WB	LT	34.9	23.0	C	C	379	100	358	147
			R	20.4	19.6	C	B	24	30	0	0
		NB	LTR	18.7	18.3	B	B	242	370	1000*	1004*
SB	LTR	55.2	14.1	E	B	901	355	2185	2940		

\*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 LDO<sup>9</sup>. 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

- Construct a second southbound travel lane from Young Street southward to the intersection of Young Street and Quarry Road, where the lane drops as an exclusive right-turn into the Point development.
- The above recommendation will require the reconfiguration of the eastbound right-turn from the US 401 Bypass that operates under the control of a yield sign. It is recommended that this yield sign be removed and new signing and striping to be installed to provide a free-flowing right-turn from the US 401 Bypass onto Young Street.

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



## REZ 24-01: MERRITT PROPERTY TRAFFIC IMPACT ANALYSIS

Recommendations

August 22, 2024

### Rolesville Road at Mitchell Mill Road

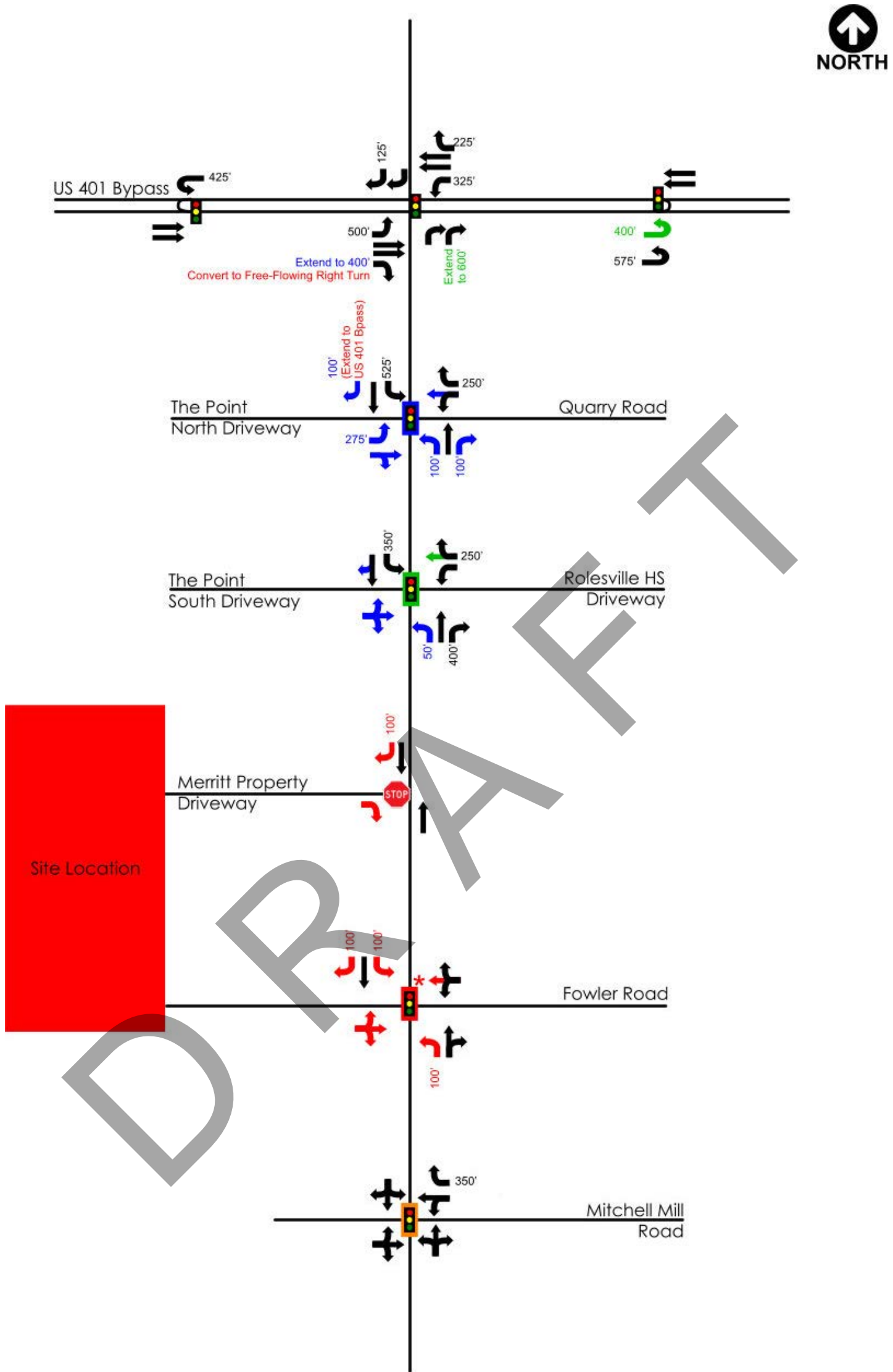
- No improvements are recommended at this intersection.

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.
	Storage Length (feet)
	Monitor For Signalization And Install If Warranted

Figure is Not To Scale



References

August 22, 2024

## 7.0 REFERENCES

<sup>1</sup> **NCDOT Functional Classification Map**,

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

<sup>2</sup> **2020 NCDOT Average Daily Traffic Volumes**,

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

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

<sup>4</sup> **NCDOT Trip Generation Rate Equation Recommendations**,

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

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

<sup>6</sup> **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>

<sup>7</sup> **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>

<sup>8</sup> **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

