



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 10th, 2028*.*

Signature *Ivan Peralta de Leon* Seal





Map Amendment Application

Metes and Bounds Description of Property

Please see attached deed.

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)

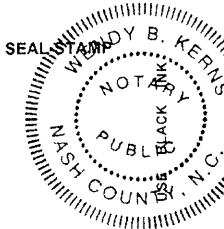
USE BLACK INK ONLY

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

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

North Carolina - Wake County

The foregoing certificate of Wendy B. Kerns

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

Laura M Riddick, Register of Deeds

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

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
5 # of Pages



Map Amendment Application

Rezoning Justification

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

Lined area for additional text or justification.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1758928330	Liles Family, LLC	208 N. Church St. Zebulon, NC	27597



Property Owner's Consent & Authorization Form

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

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

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

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

Authorization by Property Owner(s)

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

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

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

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

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

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

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

BOOK:009920 PAGE:01879 - 01883

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

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

Brief Description for the index

[Empty box for brief description]

Boy 182

NORTH CAROLINA GENERAL WARRANTY DEED

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

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

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

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

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

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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.
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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)

SEAL-STAMP

W. B. KERNS
NOTARY PUBLIC
NASH COUNTY, N.C.

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

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Laura M Riddick
Register of Deeds
Wake County, NC



Book : 009920 Page : 01579 - 0.000

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

North Carolina - Wake County

The foregoing certificate ___ of Wendy B. Kerns

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

Laura M Riddick, Register of Deeds

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

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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 300th 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)