



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Liles Family, LLC

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

Phone _____ Email _____

Developer BRD Land and Investment

Contact Name Michael Fleming

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

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

Property Information

Address 0 Louisburg Rd., Wake Forest, NC 27587

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

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

Total Acreage 37.367 GC (General Commercial) CU

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Liles Family LLC
Lewis O. Liles, Mayor Date 9/7/24

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Lewis O Liles

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 4th day of September 20 24

My commission expires 1/23/2028

Signature [Signature] Seal



Town of Rolesville Planning

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

PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

MAP AMENDMENT REQUEST

REZ-24-01

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

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

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