

Case No	
Date	

Contact Information		
Property Owner Liles Family, LLC		
Address 2524 Holiday Ave.	City/State/Zip Zebulon, NC 27597-9369	
Phone	Email	
	25	
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)	Degree and Zoning District DU (Posidential High Density) CI	
Current Zoning District_RL	Requested Zoning District RH (Residential High Density) CU GC (General Commercial) CU	
Total Acreage 37.367	_	
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. If James IKC		
Board may be invalidated. Les James LKC Signature Leurs O. File, Ma	Date 9/1/24	
. , ,	,	
STATE OF NORTH CAROLINA		
COUNTY OF _ wake		
I, a Notary Public, do hereby certify that <u>៤৮। ১</u>	Liles	
4.4	dged the due execution of the foregoing instrument. This	
the	_ day of <u>September</u> 20 24	
My commission expires 1 23 2028	- day of September 20 20	
	THE THE PARTY OF T	
Signature Wall W	_Seal NOTAPL P	
Town of Role	esville Planning	
PO Box 250 / Rolesville, North Carolina		
	W.COUNT THE	



Metes and Bounds Description of Property

Please see attached deed



Rezoning Justification

The Property owners are requesting a map amendment to rezone this property to the Residential High Conditional Use and General Commercial in order to encourage an age-restricted development for residents over the age of 55. Most older homeowners, and those who are retired, do not wish to continue to do yard work, due to inclination or physical limitations. The lot sizes that are proposed are in keeping with those preferences. The lot sizes that are proposed rage from 40' wide to 60' conventional town homes are also proposed, which widens the variety of housing types. Even though the Homeowners' Association will maintain all exterior spaces, the prospective owners traditionally prefer small lots. This makes the housing more affordable and approachable for older residents. Rolesville currently does not have an age restricted community and this development will fill that gap for its citizens. Two areas of General Commercial are also proposed. These are inteneded to provide neighborhood service types of uses. One Commercial tract is approximately three acres and is located at the intersection of Fowler Road extension and Rolesvile Road. The second tract of about 4 acres is located along Fowler Road at the intersection with a collector road connecting north to the Point. These small acreages will not be large enough for a traditional shopping center; the intent is to provide services for the residents.



Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1758-92-8330	Liles Family, LLC	208 N. Church St	
		Zebulon, NC	27597

PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

MAP AMENDMENT REQUEST

REZ-24-01

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

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

Amended July 15, 2024

Amended August 22, 2024

Amended August 28, 2024

Amended August 30, 2024

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