



Planning Board Meeting
July 22, 2024
7:00 p.m.

AGENDA

A. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Approval of June 24, 2024, Planning Board Meeting Minutes
4. Swearing in Ceremony

B. Regular Agenda

1. REZ-23-05 – 0 S. Main, 201 S. Main & 200 School St. / Scarboro Apartments
2. REZ-24-01 – Merritt Property

C. Communications

1. Planning Director's Report
 - a. Previous Planning Board Recommendations
 - b. Other
2. Town Attorney's Report
 - a. TBD
3. Other Business
4. Adjournment



Planning Board Meeting
June 24, 2024 - 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

MINUTES

PRESENT: Mike Moss, Chair
Derek Versteegen, Board Member
Jim Schwartz, Board Member
Erin Catlett, Deputy Town Attorney
Mike Elabarger, Asst. Planning Director
Tanner Hayslette, Planner I
Donnie Lawrence, Vice-Chair
Tisha Lowe, Board Member
April Sneed, Mayor Pro Tempore/Liaison
Meredith Gruber, Planning Director
Michele Raby, Planner II

ABSENT: Erol Ozan, Board Member

A. CALL TO ORDER

Chair Moss called the meeting to order at 7:00 p.m.

A.1. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

A.2. INVOCATION

Chair Moss delivered the invocation.

A.3. Approval of May 28, 2024, meeting minutes.

Moved by Vice-Chair Lawrence and Seconded by Board Member Lowe. The motion to approve the minutes of April 22, 2024, was carried with a unanimous vote, 5 voted aye, 0 voted nay (5 voted, 1 absent being Board Member Ozan, 1 vacant)

B. REGULAR AGENDA

B.1. TA-24-01 Land Development Ordinance (LDO) Amendments to Table 3.1.3. Residential High Development Standards and Table 6.4.3.G. Off-Street Parking Requirements

Mrs. Gruber described the proposed Text Amendment as an addition to certain development standards to accommodate Age-Restricted housing.

The proposed changes detailed an increase in density, a decrease in lot size, aggregate setbacks, and a reduction of overall parking per Single-Family attached dwelling units.

The Board collectively asked about the Board of Commissioners' thoughts on this matter, the potential of multi-zoned subdivisions, which aspects are still under review from the Town Attorney, other communities that use these specific standards, traffic generation, and the Board's future control on the location where this would be implemented.

Moved by Vice-Chair Lawrence on the condition to include the definition of the word aggregate and Seconded by Board Member Schwartz. The motion to recommend Approval of TA-24-01 carried with 5 ayes-0 nays, 1 absent being Board Member Ozan, and 1 vacant.

C. COMMUNICATIONS

C.1. Planning Director's Report

a. Previous Planning Board Recommendations

- Rezoning application PIN-1758479244 is on the July 9th Town Board agenda.

b. Residential Inventory Research

- Mr. Elabarger and Mr. Hayslette presented statistics on the number of Single-Family detached housing units and Townhomes that currently exist and have been approved through rezoning to the Board.

c. Other

C.2. Town Attorney's Report

Deputy Town Attorney Catlett said that there are no current updates on the by-laws but will be moving forward for a future update.

C.3. Other Business

None currently.

C.4. Adjournment

Board Member Versteegen made a motion to adjourn and Seconded by Vice-Chair Lawrence. The motion was carried by a unanimous (5-0, 1 absent being Board Member Hill, 1 vacant) vote. The meeting was adjourned at 8:00 p.m.

Mike Moss, Planning Board Chair

Tanner Hayslette, Planner I



Memo

To: Town of Rolesville Planning Board
From: Meredith Gruber, Planning Director
Date: July 22, 2024
Re: 201 S Main St / 200 School St / Scarboro Apartments
REZ-23-05 - Map Amendment Rezoning

Background

The Town of Rolesville Planning Department received an initial Map Amendment (Rezoning) application in June of 2023 for 13.15 acres consisting of three(3) tracts of land located on the south side of South Main Street (see Attachment 4, Application). This requests rezoning from the Residential Low Density (RL) District to the Town Center (TC) District as a Conditional Zoning District (TC-CZ). The project detailed in the Concept Plan (Attachment 12) and proposed Conditions of Approval (Attachment 11) entails a maximum of 240 Dwelling, Multiple Family or Upper Story Units and a minimum of 10,000 square feet of non-residential uses.



Scarboro Apartment Concept/Sketch Plan

A Voluntary Annexation Petition (ANX 23-04), for a small piece of the overall property addressed as 200 School Street, has also been submitted, reviewed, and processed simultaneously with this rezoning request. There will be a combined Legislative hearing at a future Town Board of Commissioners meeting.

Applicant Justification

See Attachment 5 for the Applicant's submitted justification of the rezoning request.

Neighborhood Meetings

The Applicant conducted two Neighborhood meetings; the first being on February 19, 2024, and the second on April 15, 2024 - see Attachments 8 and 9 respectively for the 'packages' that represent each meeting. Note that some information in each package may now be outdated by more recent documents/information attached to this memo. Per the Applicant, not including the Applicant personnel and subject property owners, the first meeting had 16 attendees, while the second meeting had 6.

Comprehensive Plan

Land Use

The 2017 Comprehensive Plan's Future Land Use Map designates the subject property as part of a large geographic area appropriate for **High-Density Residential (HDR)** development. This land use category area includes the land that was approved and entitled as Parker Ridge (170 single-family detached/120 single-family attached), the land planned for the "town campus" of the Town of Rolesville, the ~32 acres at 508 E Young Street, and the strip of S. Main Street properties between School Street and Perry Street. See Attachment 3, excerpt of the Future Land Use Map for this vicinity. Per the Plan, this land use category is defined as:

Mixed use neighborhood of single family, duplex, condominium, townhouse or multifamily residential. These are lots or tracts at a density range of six to twelve dwelling units per gross acre including preserved open space areas along with nonresidential uses under planned unit development or form base code provisions.

Community Transportation Plan

The Town of Rolesville's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections.

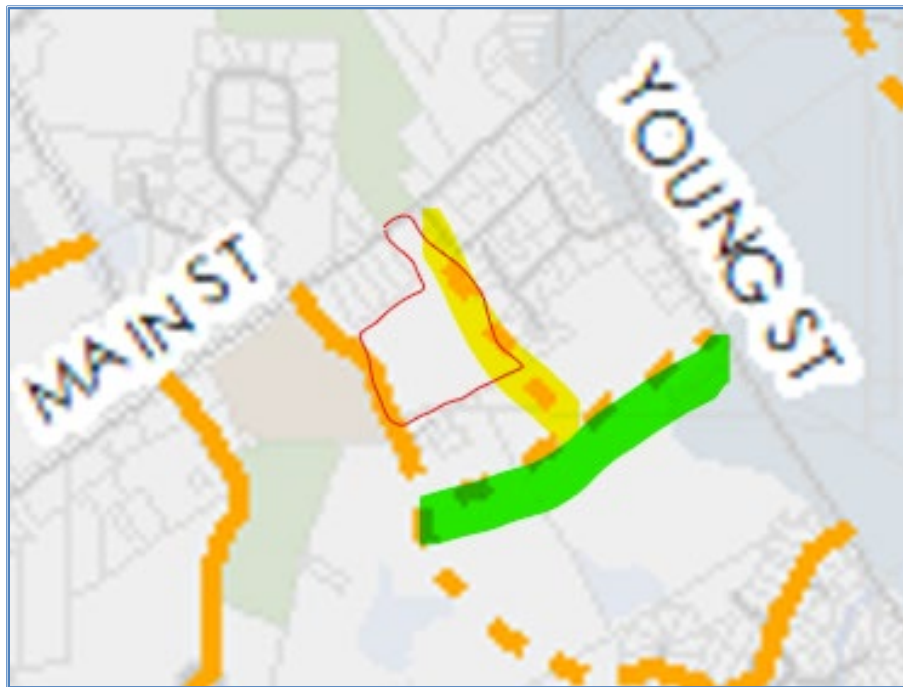
Thoroughfare Recommendations (Figure 31)

- South Main Street is proposed to be a two (2) lane Divided with Curb & Gutter, Bike Lanes, and Sidewalk.

Collector Recommendations (Figure 32) – see clip below

- A new (mostly running north/south) roadway in this area is called that generally connects S. Main Street (opposite Main Street Park) with a new (mostly running east/west) roadway, which would connect to E. Young Street.

As envisioned in the CTP and demonstrated in the Concept/Sketch Plan (Attachment 12) the development is proposing to construct the north/south Collector road from S. Main Street to meet up with the planned east/west Collector that is conceptually approved for the Town's future campus property immediately and adjacent this site to the south. Per the CTP, this new road would replace the existing Perry Street intersection with S. Main Street, replacing that as this new Collector, and having Perry Street "T"-intersect with the new Collector. In the clip below, the property is outlined in red, the yellow highlight is the North/South Collector, and the green highlight is the East/West Collector that would run from the Parker Ridge subdivision through the Town Campus property to an intersection with E. Young Street.



Greenway and Bike Plans

As per the 2022 Greenway Plan, the Concept Plan (Attachment 12) details the north/south Greenway through the project parallel to the proposed Collector road. This Greenway is the last link to reach S. Main Street, opposite Main Street Park, connecting to other Greenway segments that will ultimately provide a pedestrian pathway to, under, and beyond the 401 Bypass.

The Bicycle Plan identifies S. Main Street to include bike lanes, the scope of which is beyond this project from providing along its 200' of Main Street road frontage.

Traffic

Traffic Impact Analysis

The consulting firm, Stantec, performed the Traffic Impact Analysis (TIA) for this project on behalf of the Town; the study analyzed the development of 240 multifamily dwelling units and 20,000 square feet of 'retail' uses. The Draft Final Report dated July 12, 2024, is included as Attachment 10 to this memo. Traffic conditions during weekday AM and PM peak hours were looked at in four (4) scenarios: 2024 Existing Traffic Conditions, 2028 No-build Traffic Conditions, 2028 Build and 2028 Build-Improved Traffic Conditions. See excerpted Table 2 from the TIA report:

Table 2: Trip Generation

Land Use	Size	Daily			AM Peak			PM Peak		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Low-Rise Multifamily Housing (LUC 220)	240 units	1614	807	807	97	23	74	124	78	46
Strip Retail Plaza (LUC 822)	20,000 square feet	1090	545	545	47	28	19	132	66	66
Internal Capture Trips		-34	-17	-17	-4	-2	-2	-30	-9	-21
Total Trips Generated		2,670	1335	1335	140	49	91	226	135	91

Capacity analysis for the AM and PM peak hours in each scenario was performed for the following existing intersections:

- US 401 Business (S Main St) at SR 2052 (Rogers Rd/Redford Place Drive)
- US 401 Business (S Main St) at Old Rogers Rd/School Street
- US 401 Business (S Main St) at Perry Street
- US 401 Business (S Main St) at SR 1003 (Young Street)
- SR 1003 (Young Street) at Perry Street

Recommendations

Based on the findings of the TIA, specific improvements have been identified and some should be completed as part of the proposed development.

South Main Street & Rogers Road/Redford Place Drive

- Construct Westbound right-turn lane with 225' of full-width storage & appropriate taper.
- The above recommendation will require the modification of the traffic signal at the intersection.

South Main Street & Old Rogers Road/School Street

- No improvements are recommended at this intersection.

South Main Street & Perry Street

- Construct Eastbound right-turn lane with 75' of full-width storage & appropriate taper.
- Restrict northbound left-turns during the AM and PM peak periods through the installation of a "No Left Turn" sign (R3-2) with a supplemental plaque (R10-20aP) stating that this restriction is in place Monday through Friday from 7:00 AM to 9:00 AM and 4:00 PM to 7:00 PM

South Main Street & Young Street

- No improvements are recommended at this intersection.

Young Street & Perry Street

- Construct Eastbound right-turn lane with 75' of full-width storage & appropriate taper.
- Construct Northbound left-turn lane with 50' of full-width storage & appropriate taper.

Stantec representative will be present to discuss in more detail the traffic generation analysis of this project.

Development Review

The Technical Review Committee (TRC) reviewed three (3) versions of the Rezoning application, with all comments pertinent to the consideration of the proposed district and the general development plan being resolved. Town Planning Staff reviewed several further iterations of the Proposed Conditions of Approval.

Regarding Attachment 12, the project Concept Plan, note that this drawing has not been reviewed as a Site Development Plan for compliance with all applicable LDO site development regulations; it is a general conceptual plan, and not an engineered and dimensioned layout. Should the Rezoning request be approved by the Town Board of Commissioners, the next development step is a Site Development Plan.

Staff Analysis

Overall Analysis

The Application seeks to establish the second Town Center (TC) District in the Town, the first being the TC District established at the inception of the Cobblestone multi-use project which included Main Street Park. The non-residential component is conditioned to be a minimum of 10,000 square feet and a maximum of 20,000, with minimum amounts of 3,000 SF of non-residential uses within the mixed-use and stand-alone non-residential buildings. The residential component entails a maximum of 240 multifamily dwelling units at a density of 18.25 (multifamily residential units) per acre. LDO Section 3.4 for the TC District permits up to 20 units per acre for 'single-use residential building', and then has no density standard for 'upper story residential multifamily units' when located in a mixed-use building. While the 18.25 density is greater than envisioned for the HDR future land use category, that category does envision a variety of housing types – single-family detached, single-family attached (townhomes), and multifamily – and this applicant represents vertically aligned multifamily, some of which is upper-story to ground floor (retail). The inherent nature of vertical multifamily directly relates to higher per-acre units counts (ie density). For comparative purposes, the Cobblestone development multifamily residential density is 16.2, while providing anywhere from 2.5 to 4 times the amount of non-residential space, including 2 of the 7 buildings being exclusively non-residential. The Conditions of Approval make several voluntary commitments to development aspects up front, such as no vehicular connection to School Street, non-residential hours of operation limits, location of non-residential uses on the site so as to be known, an opaque 8' fence adjacent existing single-family homes, and considerations for removal and re-use by others of the existing stone building on site.

Policy Plan Consistency

The Applicant's rezoning request is generally consistent with the Town of Rolesville's Comprehensive Plan and Main Street Vision Plan for the following reasons:

- The proposed mix of higher density residential product type with a commercial element fits the High Density Residential land use description.
- The permitted density under the TC District (20 dwelling units for residential only buildings / unlimited for mixed-use buildings) exceeds the recommended density of the High Density Residential FLU category (6-12 dwelling units).
- The proposed density (18.25 units per acre of vertical multifamily) complies with the TC District maximums but exceeds the High Density Residential FLU category prescription.

- The proposed vehicular circulation network will establish Collector connections as recommended by the Town's Community Transportation Plan.
- The proposed Greenway will establish pedestrian connections as recommended by Rolesville's Greenway Plan.
- Multifamily housing fulfills Main Street Vision Goal #2, to Promote Diverse Housing Stock for Multiple Age Groups and Income Levels.
- The mixed-use project works to fulfill Main Street Vision Goal #4, to Reestablish a Town Center.

Staff Recommendation

Staff finds the proposed Rezoning request REZ-23-05 is consistent with the Comprehensive Plan future land use category of High-Density Residential, as the project is a mixed-use development composed primarily of multifamily and upper-story residential dwelling units. Staff notes that further review of the proposed Conditions may occur prior to the Town Board of Commissioners review to improve their future implementation.

Proposed Motion

Motion to recommend to the Town Board of Commissioners (approval or denial) of Rezoning request REZ-23-05.

Motion to recommend to the Town Board of Commissioners a Plan Consistency Statement of Rezoning request REZ-23-05.

Attachments

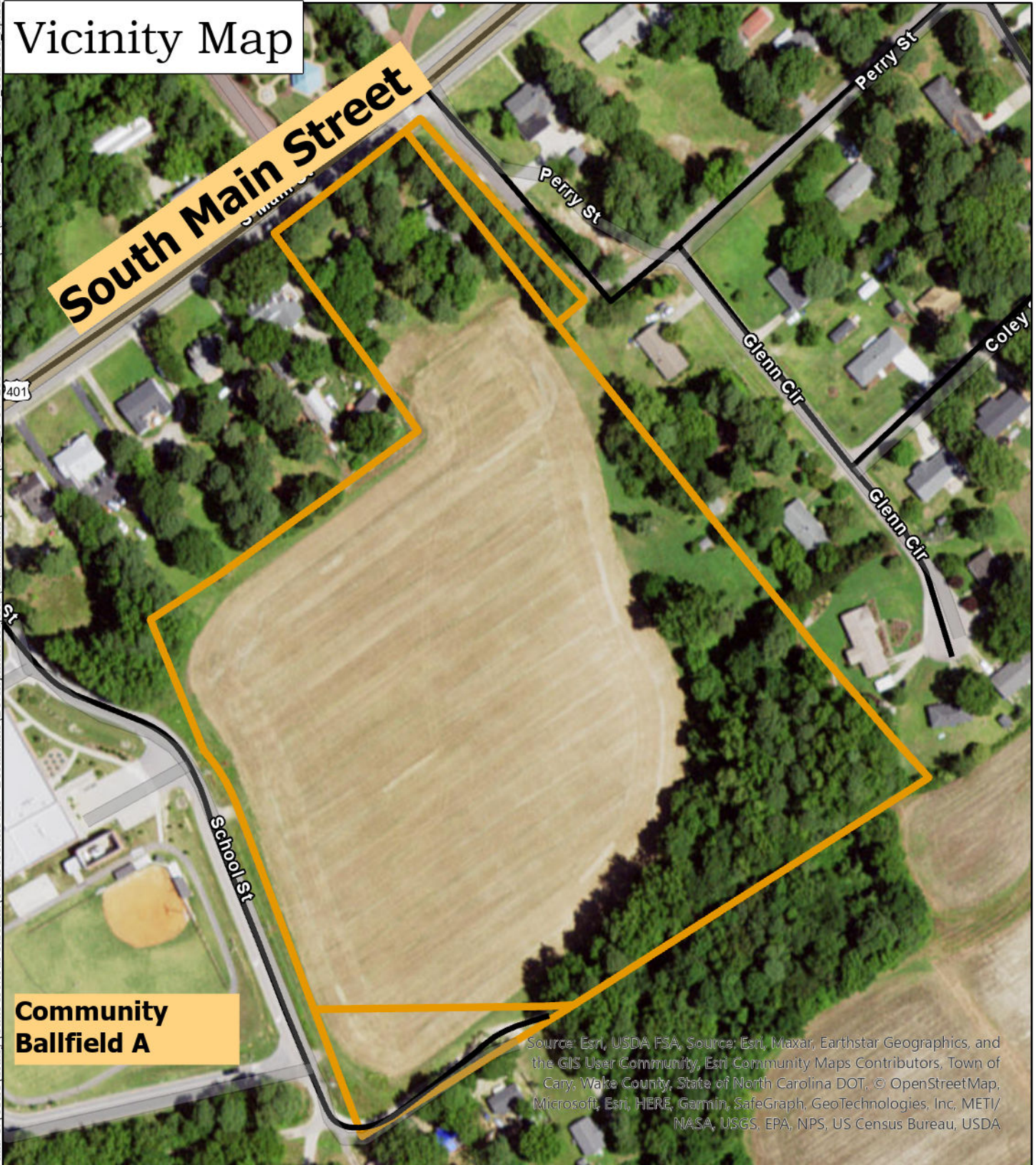
1	Vicinity Map
2	Zoning Map
3	Future Land Use Map
4	Map Amendment Application
5	Applicant Justification Statement
6	Zoning District Legal Description
7	Zoning District Survey
8	Neighborhood Meeting Package – February 19, 2024
9	Neighborhood Meeting Package – April 15, 2024
10	Traffic Impact Analysis (TIA) Draft Report dated July 12, 2024
11	Proposed Conditions of Approval dated June 13, 2024
12	Concept/Sketch Plan dated May 1, 2024

ATTACHMENT 1 - VICINITY MAP



Case: ANX-23-04 REZ-23-05
Address: 0 S. Main Street, 201 S. Main
Street, 200 School Street
PIN 1758998560; 1758998909; 1759909525

Vicinity Map



**Community
Ballfield A**

Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA



0 0.02 0.04 0 0.09 Miles
Miles

ATTACHMENT 2 - EXISTING ZONING MAP

Path: C:\Users\SRaby\State of North Carolina\Town of Rolesville\Development Projects\Annexations\2023-4\ANX_23-04-200 School 1758998560 GIS\ANX-23-04 REZ-23-05-Scarboro Apartment_Maps.aprx Date Saved: 7/12/2023 1:40 PM



Case: ANX-23-04 REZ-23-05
Address: 0 S. Main Street, 201 S. Main
Street, 200 School Street
PIN 1758998560; 1758998909; 1759909525

Zoning Map

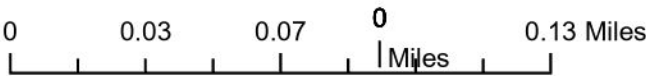
Currently Zoned Residential Low (RL)- Requesting to change to Town Center (TC)

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

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ATTACHMENT 3 - FUTURE LAND USE



Case: ANX-23-04 REZ-23-05
Address: 0 S. Main Street, 201 S. Main
Street, 200 School Street
PIN 1758998560; 1758998909; 1759909525

Future Land Use Map

South Main Street

Legend

Future Land Use -
10-1-2017

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

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0 0.03 0.06 0 0.11 Miles



Map Amendment Application

Contact Information

Property Owner Comm Dev LLC
 Address 1340 Clifton Pond Rd City/State/Zip Louisburg, NC 27549
 Phone (919) 495-0840 Email _____

Developer KDM Development Corp.
 Contact Name Peter Crossett
 Address 1080 Pittsford Victor Rd #202 City/State/Zip Pittsford, NY 14534
 Phone 315-882-8440 Email peterc@kdmdevelopment.com

Property Information

Address 0 Main St; 201 S. Main St; and 200 School St.
 Wake County PIN(s) 1759-90-9525; 1758-99-8909; 1758-99-8560
 Current Zoning District RL Requested Zoning District TC
 Total Acreage 13.15

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 [Signature] Date 6/1/2023

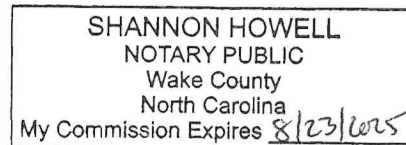
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Matthew Alan Shuey personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 1st day of June 2023.

My commission expires 8/23/2025.

Signature Shannon Howell Seal



Town of Rolesville Planning

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

ATTACHMENT 5 - JUSTIFICATION STATEMENT

REZ-23-05: Scarborough Apartments **Justification Statement**

1. Is the application consistent with the Comprehensive Plan / other applicable adopted town plans?

Response. The Town's Future Land Use Map designates these four properties as High Density Residential. The Comprehensive Plan defines this designation as "[m]ixed use neighborhood of single-family, duplex, condominium, townhouse or multifamily residential." The proposed rezoning to the Town Center District would permit both the Duplex and Multiple Family residential uses up to twenty (20) units per acre. While the High Density Residential designation recommends residential density only up to twelve (12) units per acre, the Developer has conditioned residential density down to 240 total units (18.25 units per acre). The Town's Greenway Plan shows a proposed greenway running from S. Main Street, through the site and ultimately connecting to E. Young Street. The proposed sketch plan (the "Project") incorporates the Greenway plan into the site, with a ten foot (10') wide multiuse path along the future right-of-way. The Project's greenway design incorporates the greenway into the new right-of-way, which helps activate the proposed mixed-use buildings and allows for efficient pedestrian travel. The Town's Transportation Plan shows a proposed street running perpendicular to S. Main Street, which will eventually create a new street block between S. Main Street and E. Young Street. The Project incorporates the new street into its design. This Project, along with the Parker Ridge development and the Town's Community Campus, will complete the new block and enhance vehicular and pedestrian connectivity.

2. Is it in conflict with any provision of the LDO or the Town Code of Ordinances?

Response. The Project intends to comply with all parts of the LDO and Town Code of Ordinances.

3. Does the application correct any errors in the existing zoning present at the time it was adopted?

Response. The application does not correct any errors in the existing zoning.

4. Does it allow uses that are compatible with existing and allowed uses on surrounding land?

Response. The proposed rezoning allows for ground-floor commercial uses along S. Main Street and that portion of the new right-of-way north of the stream buffer. The permitted commercial uses within this portion of the Property are compatible with existing commercial uses along this portion of S. Main Street between E. Young Street and Redford Place Drive. This assemblage of properties is also across S. Main Street from property currently zoned Town Center. The proposed rezoning to TC-CZ would permit similar and complimentary uses to those across S. Main Street. The balance of the Property would permit a variety of housing types with residential density up to 18.25 units an acre. The Project intends to develop this area with multifamily housing.

5. Would it ensure efficient development within the town, including the capacity and safety of the street network, public facilities, and other similar considerations?

Response. The proposed rezoning and development would ensure efficient development among adjacent properties. Parker Ridge is a proposed residential development south of the Property, and it shows a street connection to the west. That street connection leads to land owned by the Town of Rolesville, and is planned for the Town's Community Campus. The Community Campus project shows a street stub to the Scarborough Apartments. All three projects play an important role in establishing a new street block between S. Main Street and E. Young Street. These street

improvements should reduce congestion on the main streets and enhance connectivity among different properties. These three projects also facilitate the build-out of the greenway system in this area of Rolesville. Development of Scarboro Apartments, along with the two aforementioned projects, will have a synergistic effect on the Town's street infrastructure.

6. Would it result in a logical and orderly development pattern?

Response. As mentioned, the proposed rezoning and development facilitate the overall transformation of the street grid in this section of Rolesville. The rezoning permits commercial uses only along the S. Main Street right-of-way, where existing business are located. The proposed rezoning would increase residential density near center of Rolesville, and complete the recommended transportation improvements.

7. Would it result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

Response. A Harris Creek tributary runs across the southeast corner of the Property. However, the Project leaves this area largely undisturbed, save for a stormwater pond and street crossing as required by the Transportation Plan. The stormwater device shown on the sketch plan would be designed to capture all stormwater that falls on the Property, and treat it before releasing into the tributary stream. The balance of that area will remain undeveloped. By preserving this portion of the site for stormwater drainage and undisturbed open space, the Project would not create adverse impacts to the environmentally sensitive areas. The uses contemplated in the zoning conditions should not create adverse noise impacts to surrounding properties.

8. Does the conditional rezoning addresses the impacts reasonably expected to be generated by the development or use of the site, can reasonably be implemented and enforced for the subject property, and if it will mitigate specific issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district.

Response. The zoning conditions limit the types of commercial uses permitted and where those commercial uses can be located. By limiting commercial uses to that area closest to S. Main Street, there should be no adverse impacts to neighbors due to incompatible uses. The proposed rezoning would increase connectivity to adjacent properties, thereby mitigating additional traffic impacts from these new residential and commercial uses.

ATTACHMENT 6 - LEGAL DESCRIPTION

COMMENCING FROM N.C.G.S. MONUMENT "STREET", SAID MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N=790603.030 FEET AND E=2159788.080 FEET; THENCE N 43°22'24" E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF SOUTH MAIN STREET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF PERRY STREET; THENCE S 42°17'19" E A DISTANCE OF 300.64 FEET TO A POINT, SAID POINT ALSO BEING ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY EDDINS FAMILY, LLC AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY S 51°06'44" W A DISTANCE OF 44.89 FEET TO AN EXISTING IRON PIPE; THENCE S 38°47'03" E A DISTANCE OF 729.30 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY THE DAVID T. AND BETTY M. MERRITT REVOCABLE LIVING TRUST AS RECORDED IN DEED BOOK 9470, PAGE 1562, WAKE COUNTY REGISTRY AND ALSO BEING ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF ROLESVILLE AS RECORDED IN DEED BOOK 018568, PAGE 660, WAKE COUNTY REGISTRY; THENCE ALONG SAID NORTHERN LINE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHWESTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY W. H. PARKER AND DORIS FAYE PARKER AS SHOWN IN BOOK OF MAPS 1935, PAGE 60, WAKE COUNTY REGISTRY, AND ALSO BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY ALBER EMERY BURKE AND KIMBERLY LUANNE BURKE AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY RICHARD E. DUNN AND MARDENIA WOODS AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY MICHAEL T. AND RUTH UPCHURCH DEBNAM HEIRS AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 133.62 FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG SAID RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 167.77 FEET TO A POINT; THENCE N 20°43'10" W A DISTANCE OF 271.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF N 31°00'17" W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY WAKE COUNTY BOARD OF EDUCATION AS SHOWN IN BOOK OF MAPS 2003, PAGE 557, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY N 22°13'08" W A DISTANCE OF 175.31 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 55°20'53" E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE; THENCE N 54°52'50" E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE; THENCE N 55°02'10" E A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LOT 4 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 34°57'50" W A DISTANCE OF 300.00 FEET TO A POINT IN SAID SOUTHERN RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 201.58 FEET TO THE POINT OF BEGINNING CONTAINING 13.1479 ACRES AND BEING PARCELS OWNED BY COMM DEV LLC & SPENCER PULLEY HEIRS AS SHOWN ON SURVEY ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY FOR SCARBORO PROPERTY" BY BASS, NIXON & KENNEY, INC DATED MARCH 31, 2022 AND LAST REVISED APRIL 22, 2022.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owner
From: Worth Mills
Date: **February 1, 2024**
Re: Neighborhood Meeting for Rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (REZ-23-05 / Scarboro Apartments)

You are invited to attend an informational meeting to discuss the proposed rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (with Property Identification Numbers (PINs) 1759-90-9525, 1758-99-8560, and 1758-99-8909). The meeting will be held on **Monday, February 19, 2024, from 6:00 PM until 7:00 PM**, at the following location:

**Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571**

The property totals approximately 13.15 acres in size and is located south of S. Main Street and east of School Street. The property is currently zoned Residential Low Density (RL). The proposed zoning is Town Center, Conditional Zoning (TC-CZ). The purpose of the rezoning is to facilitate a multifamily and commercial development.

The Town of Rolesville requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to the rezoning being heard by the Planning Board. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit <https://www.rolesvillenc.gov/project/scarboro-apartments> or contact the Town of Rolesville Planning Department at 919.554.6517.

Attached to this invitation are the following materials:

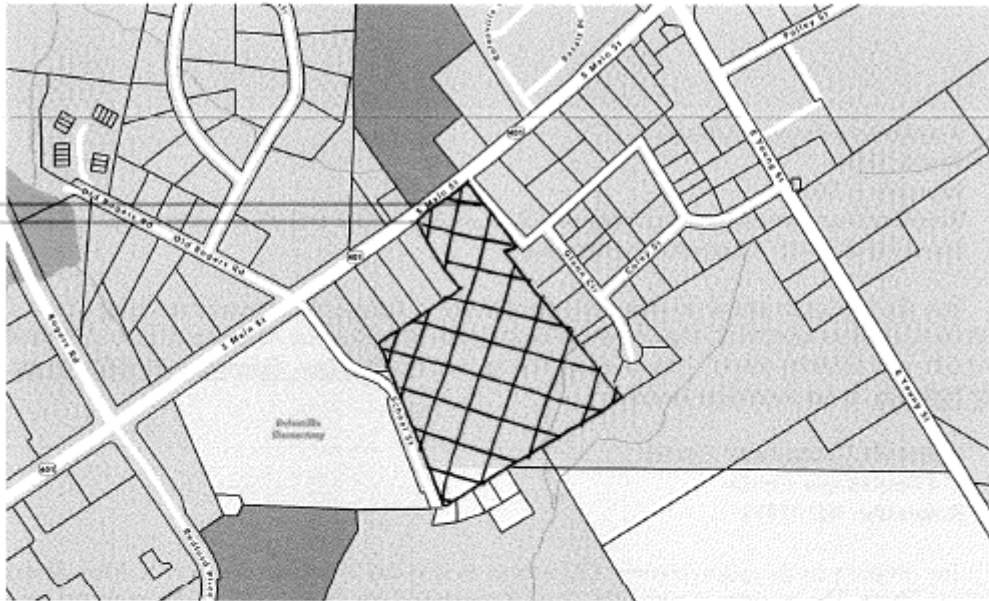
1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

REZONING OF PROPERTY CONSISTING OF +/- 13.15 ACRES,
LOCATED SOUTHWEST OF THE S. MAIN STREET AND PERRY STREET
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
FEBRUARY 19, 2024

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, February 19, 2024 at 6:00 p.m. The property considered for this potential rezoning totals approximately 13.15 acres, and is located southwest of the S. Main Street and Perry Street intersection, in the Town of Rolesville, having Wake County Parcel Identification Numbers 1758-99-8909, 1758-99-8560, and 1759-90-9525. This meeting was held at the Rolesville Community Center, located at 502 Southtown Circle, Rolesville, NC 27571. All owners of property within 500 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT B – NOTICE LIST

WHITAKER, BARRY W WHITAKER, BETTY P
PO BOX 1
ROLESVILLE NC 27571-0001

POWERS, MARK R POWERS, MARY K
120 S MAIN ST
ROLESVILLE NC 27571-9657

ABERNETHY, ROBERT FRANKLIN JR ABERNETHY,
BETTY YOUNG
108 GLENN CIR
ROLESVILLE NC 27571-9408

PULLEY, SPENCER HEIRS
C/O CLAIRE P SCARBORO
9412 LOUISBURG RD
WAKE FOREST NC 27587-6330

WILLOUGHBY, DAPHNE B
PO BOX 763
ROLESVILLE NC 27571-0763

BURKE, ALBERT EMERY BURKE, KIMBERLY
LUANNE
1632 OAK GROVE CHURCH RD
WAKE FOREST NC 27587-7103

BURKE, ALBERT EMERY BURKE, KIMBERLY
LUANNE
1632 OAK GROVE CHURCH RD
WAKE FOREST NC 27587-7103

MOORE, MICHAEL EDWARD
204 BROWN CIR
ROLESVILLE NC 27571-9611

COOKE, WILLIS NANCY V
115 S MAIN ST
ROLESVILLE NC 27571-9658

ROLESVILLE TOWN OF
PO BOX 250
ROLESVILLE NC 27571-0250

WELLS, ANGELA S
113 S MAIN ST
ROLESVILLE NC 27571-9658

WIGGINS, BERTIE W
PO BOX 70
ROLESVILLE NC 27571-0070

BREWER REAL ESTATE HOLDINGS LLC
1100 SILVER OAKS CT
RALEIGH NC 27614-9359

WOODBY, THERESA M
100 COLEY ST
ROLESVILLE NC 27571-9410

HURLBUT, JEANNE B
102 GLENN CIR
ROLESVILLE NC 27571-9408

PEARCE, LYNDA S
207 PERRY ST
ROLESVILLE NC 27571-9403

DUPLEX 209 LLC
PO BOX 1811
WAKE FOREST NC 27588-1811

ROLESVILLE, TOWN OF THE
PO BOX 250
ROLESVILLE NC 27571-0250

EAGLES, COLUMBUS F III EAGLES, PAMELA S
205 S MAIN ST
ROLESVILLE NC 27571-9660

AUTERI, DONALD W
122 S MAIN ST
ROLESVILLE NC 27571-9657

COOKE, MAYLON P COOKE, DOROTHY F
PO BOX 12
ROLESVILLE NC 27571-0012

WHITAKER, BARRY WAYNE WHITAKER, BETTY P
PO BOX 1
ROLESVILLE NC 27571-0001

DUNN, RICHARD E WOODS, MARDENIA
204 SCHOOL ST
ROLESVILLE NC 27571-9418

WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

WIGGINS, BERTIE WALL
PO BOX 70
ROLESVILLE NC 27571-0070

EDDINS FAMILY LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

HENDERSON, EDDIE C HENDERSON, PATRICIA A
112 GLENN CIR
ROLESVILLE NC 27571-9408

BRAGDON, JESSE DAVID BRAGDON, JENNIFER
KAY
111 GLENN CIR
ROLESVILLE NC 27571-9409

SUGGS, STEPHANIE SUGGS, ROBERT
1906 BENHURST PL
MAITLAND FL 32751-4214

SUGGS, STEPHANIE SUGGS, ROBERT
1906 BENHURST PL
MAITLAND FL 32751-4214

EL-KAISSI, OMAR N EL-KAISSI, SUSIE E
207 S MAIN ST
ROLESVILLE NC 27571-9660

DURAN-LEMUS, HUGO ALBERTO
202 BROWN CIR
ROLESVILLE NC 27571-9611

EDDINS FAMILY, LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

EDDINS FAMILY, LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

PENDER, DOROTHY JONES
2108 US 1 HWY
FRANKLINTON NC 27525-8710

NC FOR THE FUTURE LLC
248 CHARACTER DR
ROLESVILLE NC 27571-9384

PARKER, W H PARKER, DORIS FAYE
HAROLD PARKER
149 STONEBRIDGE DR
NEW LONDON NC 28127-9115

ROLESVILLE, LLC
11016 RUSHMORE DR STE 160
CHARLOTTE NC 28277-4450

COOKE, DOROTHY F
104 GLENN CIR
ROLESVILLE NC 27571-9408

EDDINS FAMILY LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

BELL, MORGAN V MENDIZABAL, JUAN MANUEL
TAPIA
102 COLEY ST
ROLESVILLE NC 27571-9410

LAMM, JAMES R LAMM, LOUISE S
101 COLEY ST
ROLESVILLE NC 27571-9411

IBRAHIM & ASSOCIATES LLC
6616 PRESCOTT SHORE DR
WAKE FOREST NC 27587-8564

DEBNAM, MICHAEL T
240 WOODROW AVE
BRIDGEPORT CT 06606-3938

YOUNG, PATSY V YOUNG, BOBBY W
504 E YOUNG ST
ROLESVILLE NC 27571-9433

YOUNG, PATSY V YOUNG, HARRIET D
506 E YOUNG ST
ROLESVILLE NC 27571-9433

MCLEMORE, VIRGINIA S
PO BOX 111
ROLESVILLE NC 27571-0111

KEITH, BETTY C KEITH, RALPH BRIAN
PO BOX 62
ROLESVILLE NC 27571-0062

COMM DEV LLC
1340 CLIFTON POND RD
LOUISBURG NC 27549-9080

COMM DEV LLC
1340 CLIFTON POND RD
LOUISBURG NC 27549-9080

TOWN OF ROLESVILLE
PO BOX 250
ROLESVILLE NC 27571-0250

TOWN OF ROLESVILLE
PO BOX 250
ROLESVILLE NC 27571-0250

WIGGINS, BERTIE W
PO BOX 70
ROLESVILLE NC 27571-0070

EDDINS FAMILY, LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

PARKER, W H PARKER, DORIS FAYE
HAROLD PARKER
149 STONEBRIDGE DR
NEW LONDON NC 28127-9115

GALLAGHER, MICHAEL
109 GLENN CIR
ROLESVILLE NC 27571-9409

COBBLESTONE CROSSING SPE LLC
8480 HONEYCUTT RD STE 200
RALEIGH NC 27615-2261

BARNES, GARY THOMAS BARNES, LINDA Y
PO BOX 241
ROLESVILLE NC 27571-0241

EXHIBIT C – ITEMS DISCUSSED

Applicant Presentation Topics

1. The current state of the property
2. The current zoning
3. Nearby development plans, such as the Rolesville Town Center and Parker Ridge subdivision
4. The Rolesville Future Land Use Map, which designates the Property as “High Density Residential”
5. The Rolesville Transportation Plan, which calls for a rerouting of Perry Street through the Property
6. The Rolesville Greenway Plan, which calls for a new greenway path along the new Perry Street rerouting
7. The Main Street Vision Plan, which designates the Property within the “Village Core”
8. The latest Scarboro Apartments concept plan
9. The latest Scarboro Apartments zoning conditions
10. The pending Traffic Impact Analysis and the studied intersections

Neighbor Comments and Questions

1. Neighbors are concerned about the potential traffic through their single-family neighborhood caused by the Scarboro Apartments
2. Neighbors requested additional buffering and screening from their homes to the proposed greenway trail
3. Neighbors questioned whether the proposed mixed-use buildings along the new Perry Street would have balconies, and requested that they be prohibited on the eastern-facing facades
 - a. Response: The Applicant will evaluate a condition prohibiting balconies on those eastern-facing upper-story units.
4. Neighbors requested that the new Perry Street be shifted farther west and away from their single-family homes
 - a. Response: Shifting the new Perry Street farther west and into the site creates too many site constraints and makes it infeasible to build and park the proposed apartments. We will look to increase the buffering and screening of the new Perry Street from the single-family homes along Glenn Circle.
5. Neighbors requested that maximum building heights be lowered to three (3) stories
6. Neighbors asked what types of buffers are required for mixed-use buildings along the new Perry Street
 - a. Response: The TC district has setback range of 0’ to 20’ along streets. But where no buildings are proposed, the Applicant would provide a 30’-wide street buffer along both S. Main Street and the new Perry Street.
7. Neighbors are concerned about the Town’s adopted policies’ (i.e., the Future Land Use Map, Transportation Plan and Main Street Vision Plan) impacts to the single-family homes along S. Main Street. Neighbors feel that they are being pushed out for higher-density residential and commercial developments
8. Neighbors worry that the new Perry Street will not lead to better street connectivity because the Town Center will not be built in a timely manner

9. Neighbors asked us to confirm that the Parker Ridge subdivision is required to make a street connection to Young Street. The Applicant is researching and will follow up with meeting attendees.
 - a. Response. We could not confirm during the meeting that the Parker Ridge rezoning included a condition that required it construct a street to Young Street, but after the meeting we have confirmed that Parker Ridge is required to make the street connection.
10. Neighbors requested additional buffering to the homes east of Perry Street
 - a. Response. We will evaluate ways to buffer those homes along Glenn Circle to the new Perry Street.
11. Neighbors requested that the Applicant incorporate the existing single-family home into the development.
 - a. Response. The Applicant explained that the single-family home is in poor shape and not well-suited for commercial uses. The Applicant did note that one of the zoning conditions would require the Applicant to document the home through pictures and scaled drawings, and allows for the relocation of the home by a third party
12. Neighbors requested that tall evergreen shrubs be planted along the exterior of parking areas to reduce light pollution into neighboring lots
13. Neighbors requested that the proposed stormwater pond include amenities and a fountain
14. Neighbors questioned the LDO-required buffering schedule from the development to the adjacent single-family homes
 - a. Response. We are evaluating ways to screen those homes from the new Perry Street.
15. Neighbors requested that we revise the look of future meeting notices so that it's clear the notice is for a rezoning meeting
 - a. Response. We agreed to revise the notices to make more clear that it is for a rezoning neighborhood meeting.
16. Neighbors along Glenn Circle are concerned about the erosion of a drainage ditch that runs along the boundaries of 106 and 108 Glenn Circle, and how this development may exacerbate the rate of erosion

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Peter Crossett (KDM Development Corp)
3. Shane Saucier (KDM Development Corp)
4. Courtney McQueen (Qunity)
5. Matthew Shuey (Property Owner)
6. Barbara Shuey (Property Owner)
7. Mona Nims
8. Linda Barnes
9. Cathy McKee
10. Stan Cooke
11. Angela Daniel
12. Lynda Pearce
13. Dorothy Pender
14. Penny Sykes
15. Jennifer Bragdon
16. Bobbi Mitchell
17. Anna Blackmer
18. Pam Eagles
19. Betty Abernethy
20. Vann Abernethy
21. Bob Abernathy
22. Margaret Watkins

Scarboro Apartments

REZ-23-05

Neighborhood Meeting
Rolesville Community Center
February 19, 2024

Meet the Team

- Property Owner
 - Comm Dev LLC
 - Matthew and Barbara Shuey
- Developer
 - KDM Development Corp.
 - Kenyon Burnham and Peter Crossett
- Engineering and Design Firm
 - Qunity
 - Courtney McQueen, PLA and Tim Sivers, PLA
- Land Use Attorney
 - Longleaf Law Partners
 - Worth Mills

Neighborhood Meeting Agenda

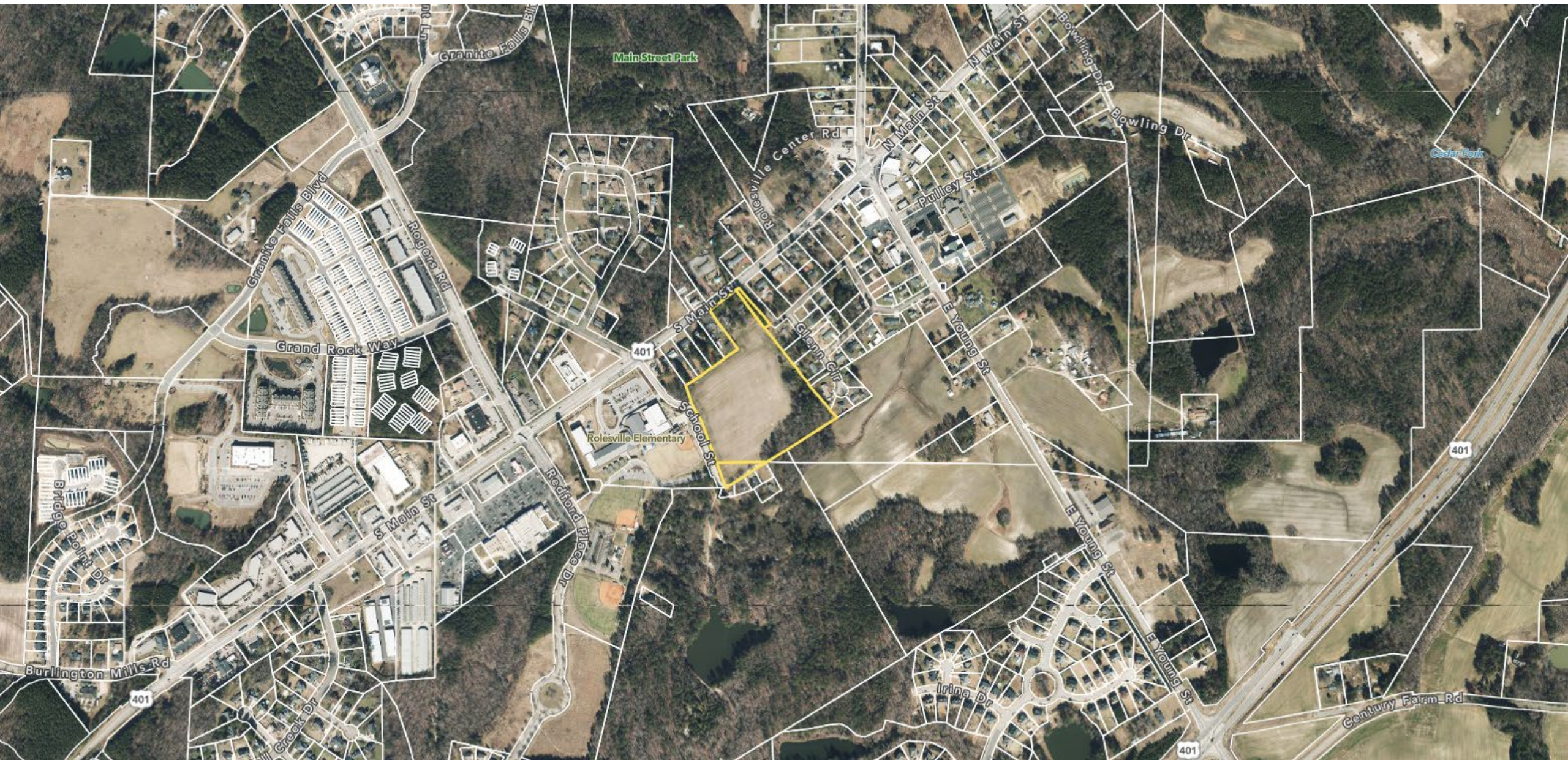
- Introductions
- Purpose of the Meeting
- Rezoning Process
- Description of Property
- Current Zoning
- Policy Guidance
- Proposed Zoning
- Future Meetings
- Questions / Comments

Overview of REZ-23-05

- 3-parcel assemblage totals 13.15 acres
 - 0 S. Main Street, 201 S. Main Street and 200 School Street
- Current Zoning: Residential Low Density (RL)
- Proposed Zoning: Town Center Conditional Zoning (TC-CZ)
- Purpose of rezoning is to develop the site for apartments and commercial uses
- Planning Board hearing date is TBD



Aerial





S. Main Street View



S. Main Street & Perry Street View



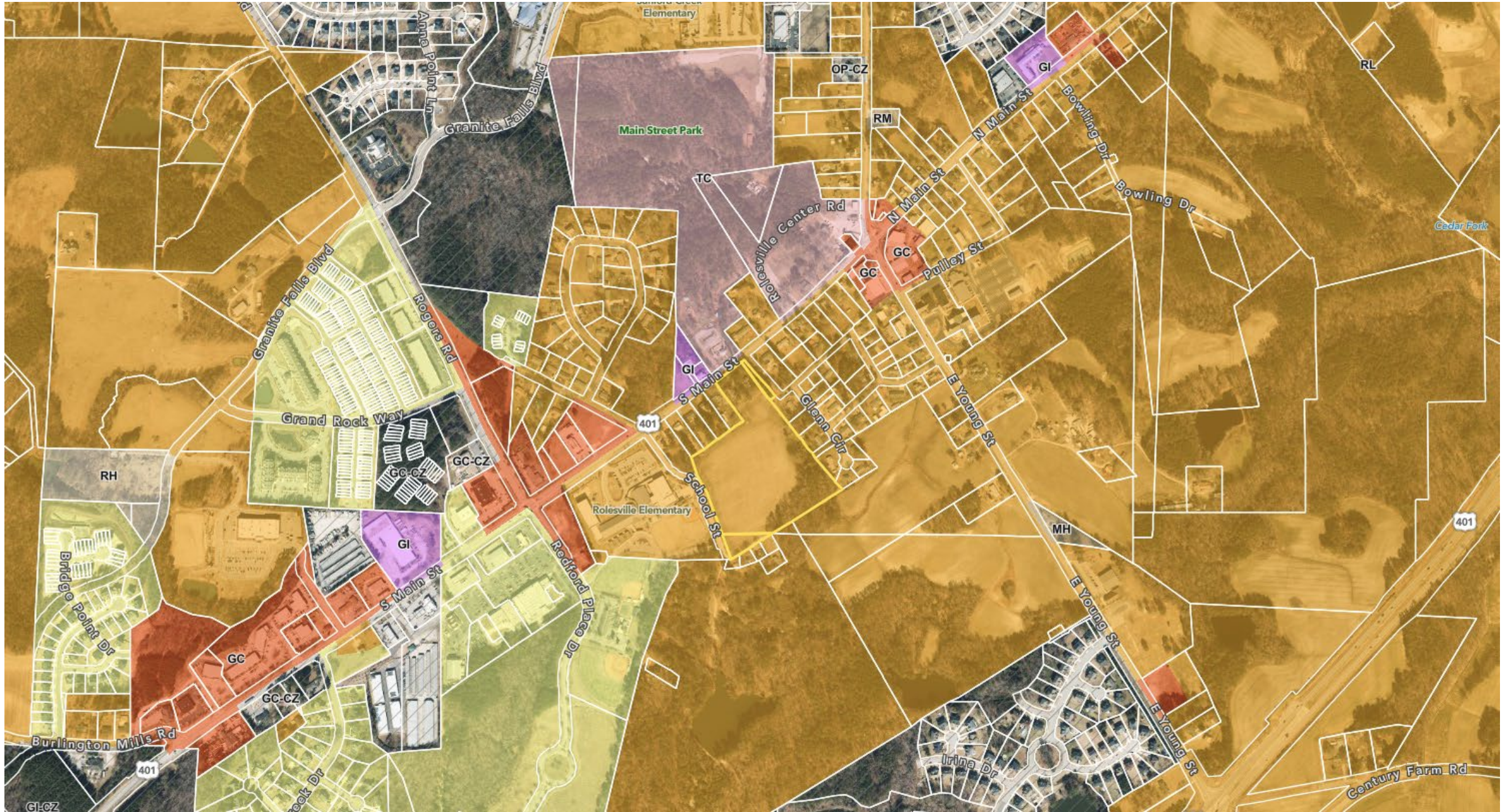
Perry Street View



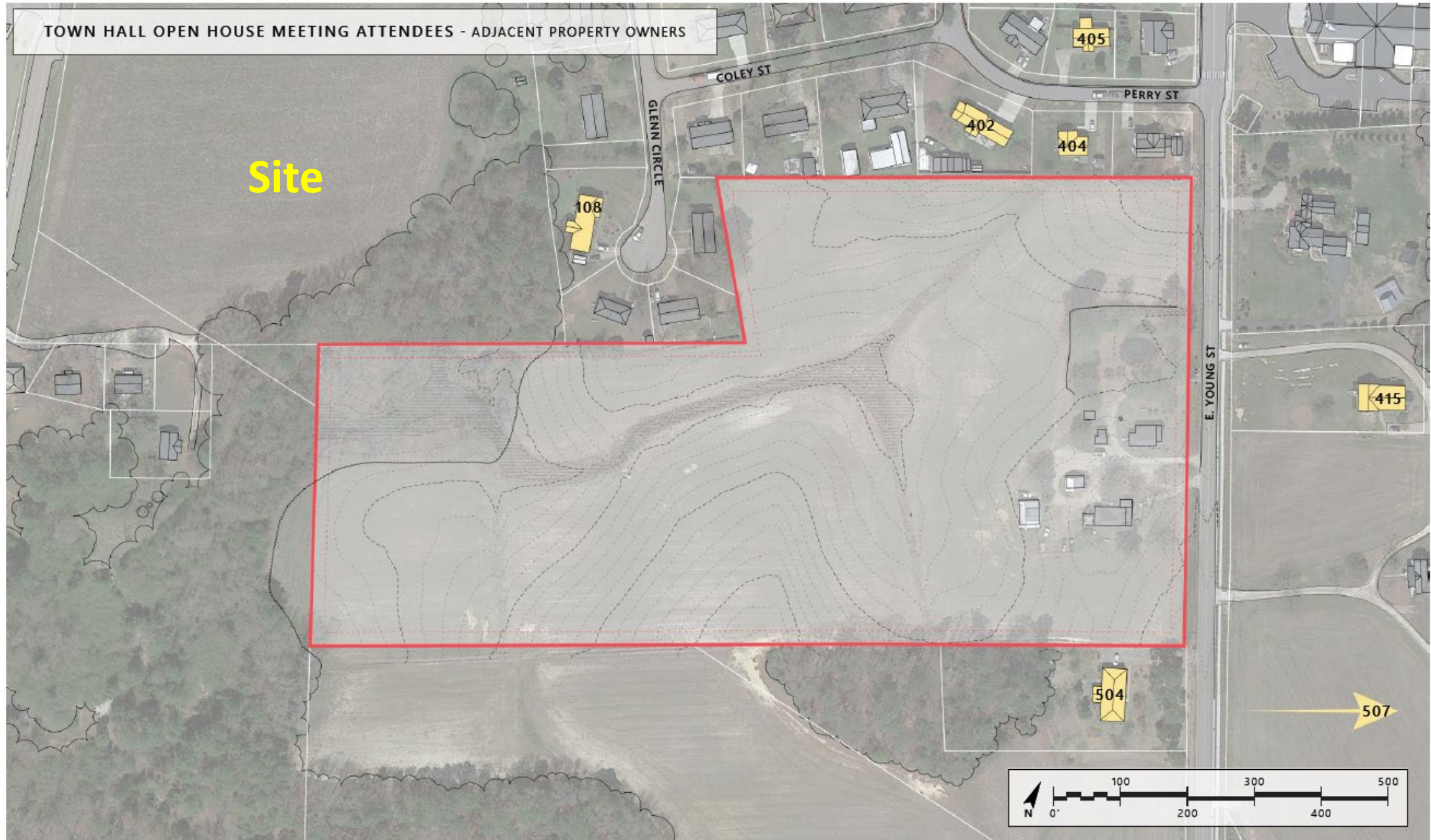
School Street View



Current Zoning



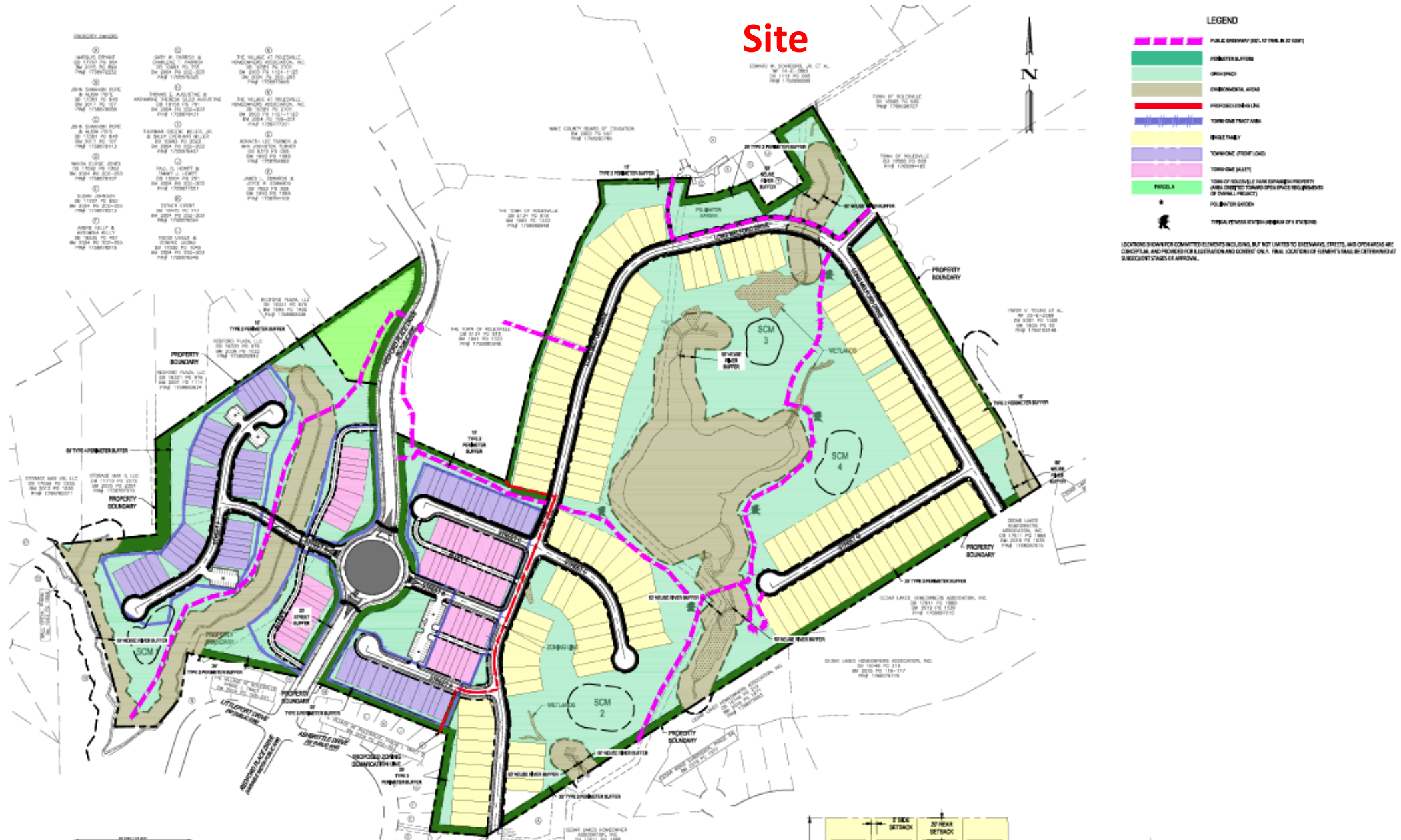
Nearby Development Plans – Rolesville Town Center



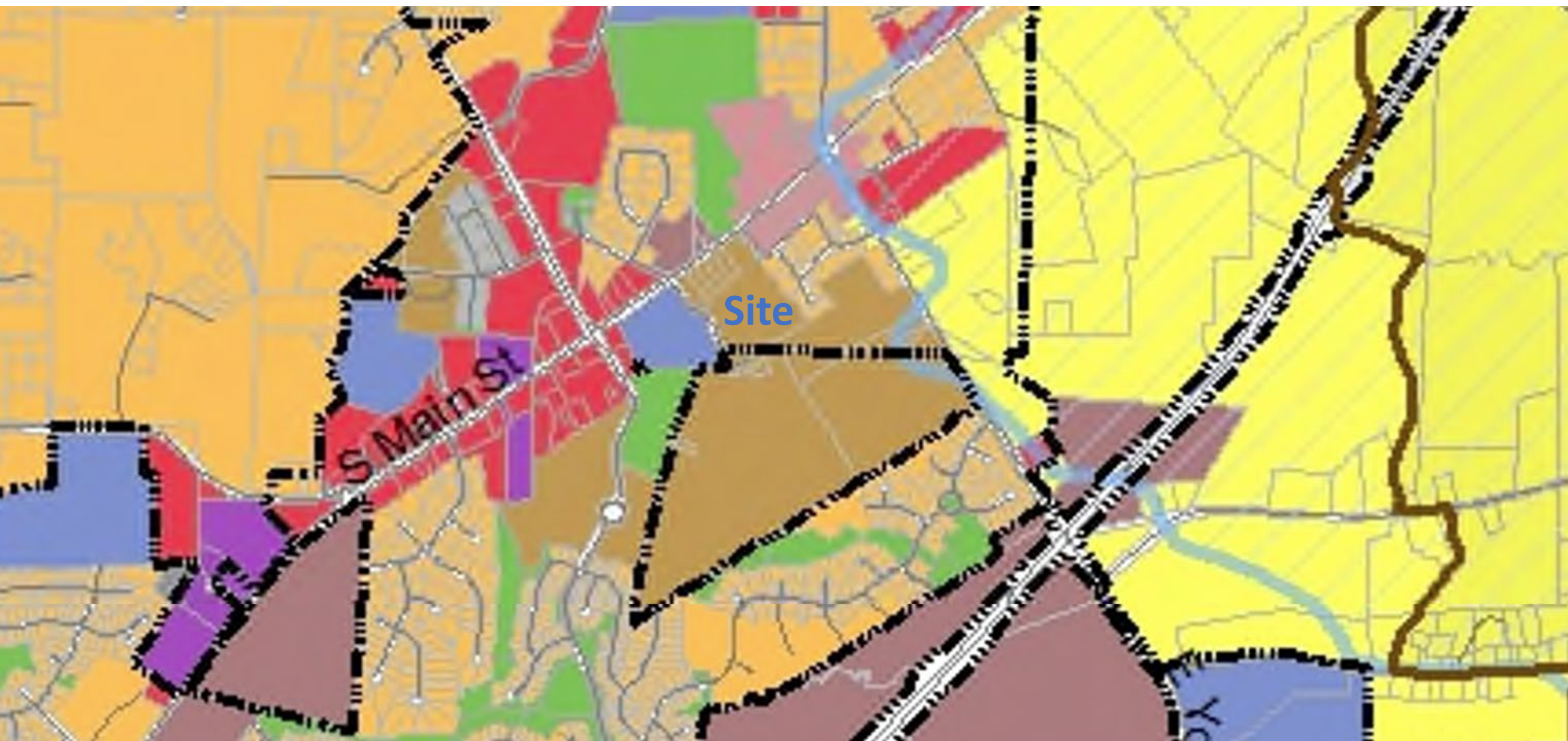
Rolesville Town Center Concept Plan



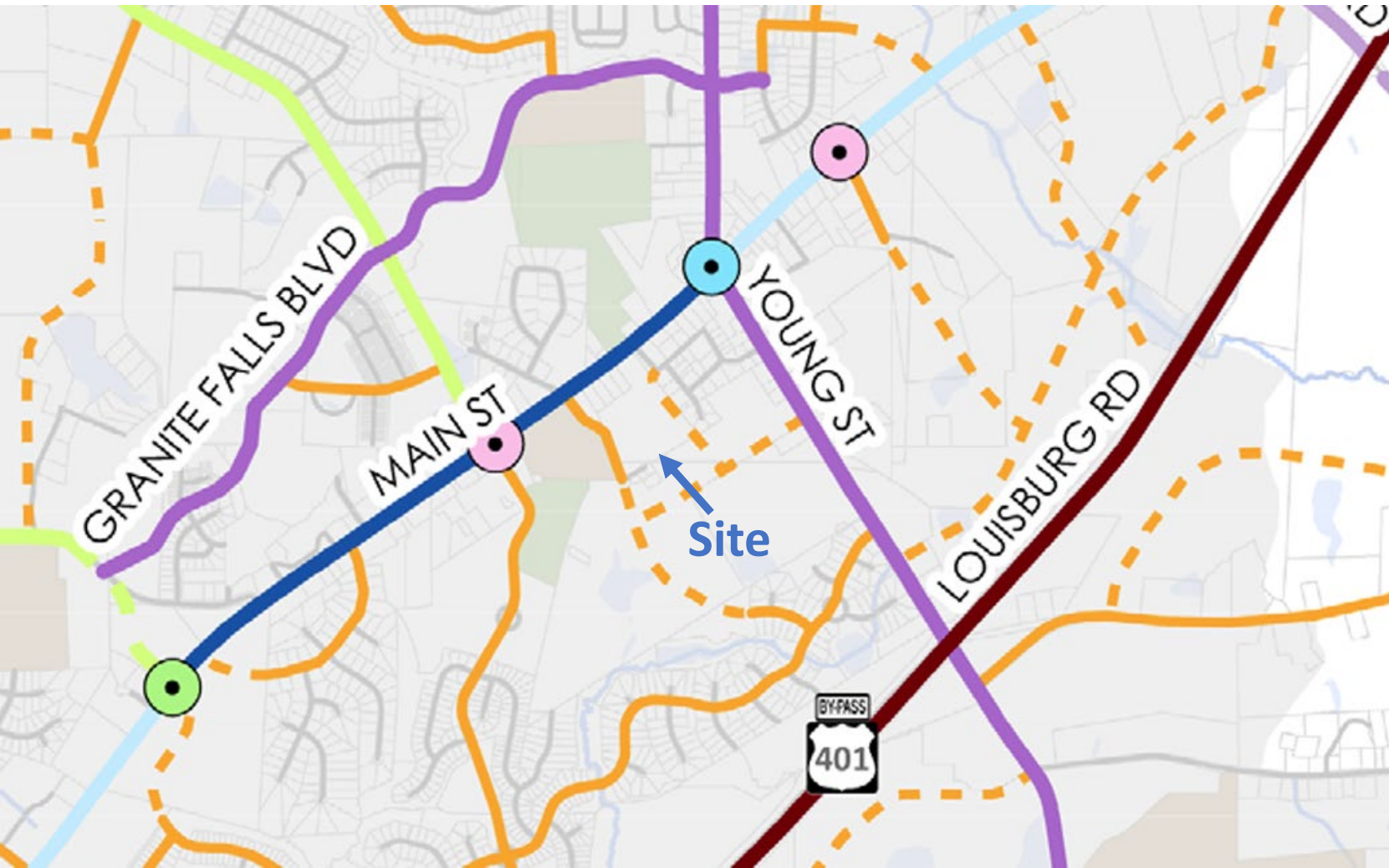
Nearby Development – Parker Ridge



Future Land Use Map



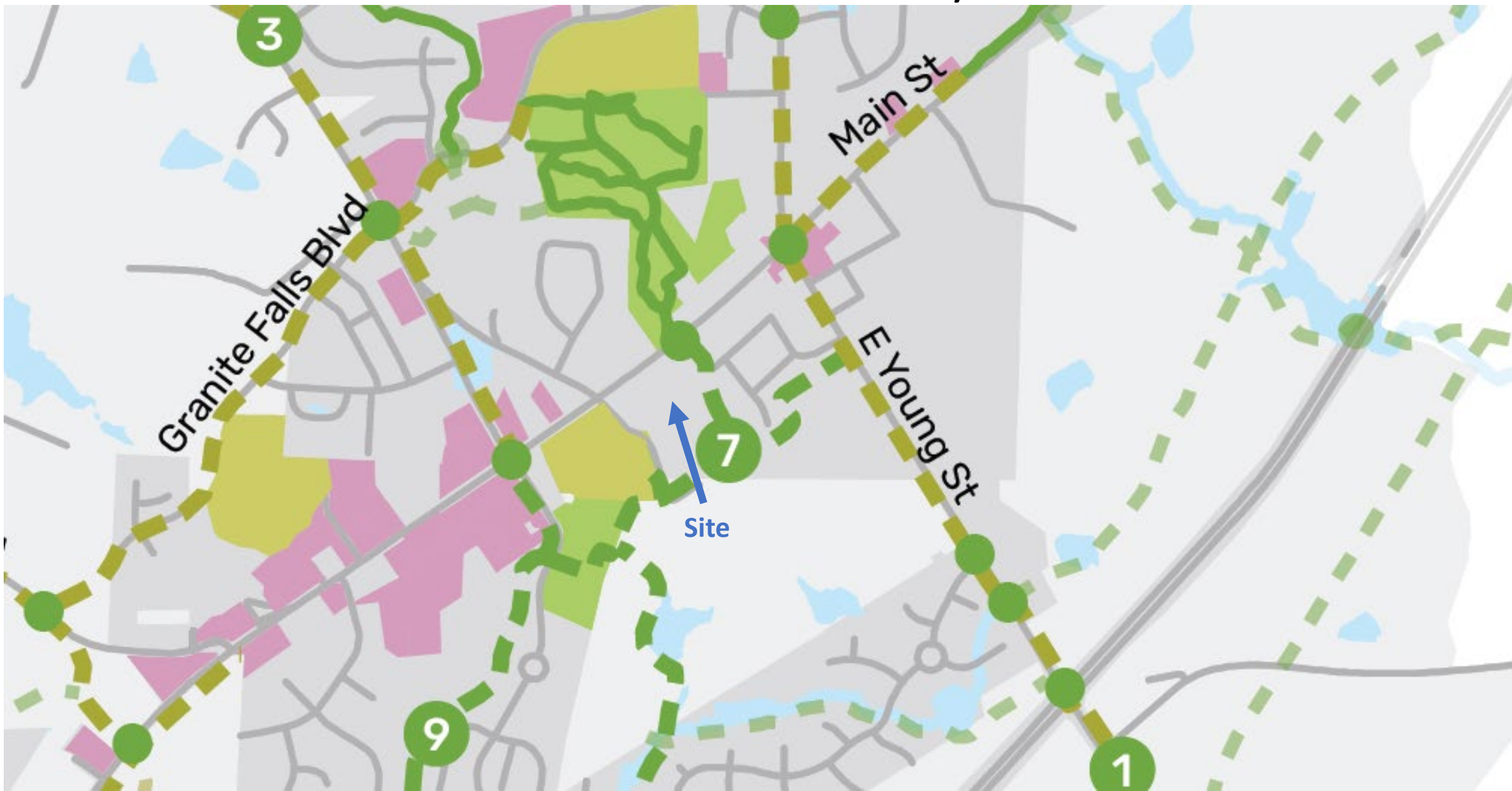
Rolesville Transportation Plan



Collector Recommendations

- Existing Connection
- Proposed Connection

Rolesville Greenway Plan



Main Street Vision Plan



Figure 1-3: Main Street Context Zones Map

VILLAGE CORE:

BURLINGTON MILLS ROAD TO YOUNG STREET

1.0 MILE

At the Burlington Mills Intersection, Main Street widens to a 3-lane roadway, with the center lane acting as a “suicide” lane. Various left and right turn lanes are in use to allow access to shopping centers and stores, making the cross section consist of a 4-lane road. Sidewalk continues along the north side from through the entire stretch. Sidewalk on the south side begins at Wall Creek Drive and runs north. The surrounding land uses include commercial, retail and office buildings, an elementary school, and strip malls. There is more curb, gutter, and driveway curb cuts throughout this zone than present in any other zone.

Main Street Vision Plan

PRINCIPLES



FIVE GOALS

- Create an Equitable Main Street for Everyone and Every Mode
- Promote Diverse Housing Stock for Multiple Age Groups and Income Levels
- Celebrate the Town with Clear Gateways
- Reestablish a Town Center
- Retain & Respect the Small-Town Feel

The recommendations and the action items to implement these endeavors will be detailed in the final chapters of this plan, and further support the principles and goals that have guided the Main Street Vision Plan.



240 apartment units

20,000 square feet of nonresidential uses

- Commercial uses permitted along S. Main Street and on ground floors of buildings along new street

420 parking spaces

Construction of new street connecting S. Main Street to Rolesville Town Center

Installation of new greenway path to Main Street Park

Zoning Conditions

1. The Development shall be in general compliance with the Concept Plan dated January 2, 2024. Approval of this rezoning and Concept Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Plan as prescribed in LDO Section 3.4.
2. The following Principal Uses shall be Permitted, Special or Prohibited uses as further described in Exhibit A to these Conditions.
3. No more than 240 dwelling units shall be permitted on the property.
4. The hours of operation for nonresidential uses shall be between 7:00 AM and 9:00 PM.
5. Nonresidential Uses shall be located within 175' of the proposed north-south right-of-way and north of the Neuse River stream buffer, as shown on the Concept Plan.
6. Nonresidential Uses shall not be less than 5,000 square feet of gross floor area, and shall not exceed 20,000 square feet of gross floor area.
7. Prior to the submittal of a demolition permit for the removal of the single-family home at 201 S. Main Street (PIN 1758-99-8909), the property owner and its successor and assigns (the "Development") shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development will allow any non-profit entity, individual or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development so long as the party relocating the single-family home is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. The Development will provide general public notice in the News & Observer of the offer for relocation or salvage. Public notice shall occur at least one hundred eighty (180) days prior to the scheduled demolition of the home. Prior to demolition of the single-family home that has not been relocated within thirty (30) days prior to demolition, the Development will allow the Town of Rolesville or any local organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition shall not require the Development to demolish or remove the single-family home.
8. Permitted building siding materials shall include any combination of brick, stone, concrete, masonry, cementitious siding, wood, hard coat stucco, metal, terracotta and/or glass. This Condition shall apply to residential, nonresidential and mixed-use buildings.
9. Vehicular ingress and egress via School Street are prohibited. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
10. The Development shall dedicate and construct the proposed north-south right-of-way, as shown on the Town of Rolesville Community Transportation Plan, subject to approval from any and all governmental entities with jurisdictional authority.
11. The Development shall construct a 10' wide sidepath (the "Path") from the S. Main Street right-of-way to the boundary line with adjacent property with PIN 1768-09-8727, subject to all governmental reviews and approvals, in accordance with the Town of Rolesville Greenway Plan. The Path shall be paved with either asphalt or concrete. A planting strip at least five feet (5') wide shall separate the Path from the back of curb. The Path shall be located within the to-be-dedicated and -constructed public right-of-way, as shown on the Concept Plan. Along the side of the proposed right-of-way on which the Path travels, the Path shall take the place of and serve as the sidewalk.
12. At least twenty-five percent (25%) of the linear street frontage for both S. Main Street and the proposed north-south right-of-way shall incorporate the required Streetscape Buffers as set forth in LDO Section 6.2.2.2. (i.e., 30' wide Street Buffer along S. Main Street and 15' wide Street Buffer along proposed north-south right-of-way). The balance of the linear street frontage for S. Main Street and the proposed north-south right-of-way – those areas not encumbered by Streetscape Buffers - shall incorporate buildings and active use areas to meet the frontage percentage requirement in LDO Table 3.4.1. Where buildings and active use areas prevent the incorporation of Streetscape Buffers, the Development shall plant one (1) street tree for every forty (40) linear feet of street frontage.

EXHIBIT A**REZ-23-05 / Scarboro Apartments** --- List of Permitted, Special Use Permit, and Prohibited Zoning Uses in the **TC** District.

PERMITTED – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
Dwelling, Single Family, Attached	Assembly / Church	Public Safety Facility	Bank		Retail Sales & Service, Neighborhood	Urgent Care		Minor Utility
Dwelling, Multiple Family	Cultural Facility	Parks / Public Recreation Facilities	Bars and Nightclubs			Dental Facility		
Dwelling, Upper-Story Unit	Day Care	Preserved Open Space	Breweries & Distilleries			Medical Facility		Minor Transportation Installation
Family Care Facility	Govt. Office					Professional Office		
	Lodge or Private clubs			Recreation, Indoor				
			Eating Establish.					
Permitted by Special Use Permit – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
								Major Transportation Installation
								Telecom. Tower
PROHIBITED – _#_								
RESIDENTIAL	CIVIC		COMMERCIAL			OFFICE/MEDICAL	INDUSTRIAL	INFRASTRUCTURE
	College/University		Lodging	Commercial Parking	Retail Sales and Services, Community		Artisanal Manufacturing	
			Retail Sales and Services, Shopping Center					

Traffic Impact Analysis



Questions and Comments

REZONING NEIGHBORHOOD MEETING NOTICE

SCARBORO APARTMENTS

To: Neighboring Property Owner
From: Worth Mills
Date: April 4, 2024
Re: Neighborhood Meeting for Rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (REZ-23-05 / Scarboro Apartments)

You are invited to attend an informational meeting to discuss the proposed rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (with Property Identification Numbers (PINs) 1759-90-9525, 1758-99-8560, and 1758-99-8909). The rezoning is often referred to as "Scarboro Apartments". The meeting will be held on **Monday, April 15, 2024, from 6:00 PM until 7:00 PM**, at the following location:

**Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571**

The property totals approximately 13.15 acres in size and is located south of S. Main Street and east of School Street. The property is currently zoned Residential Low Density (RL). The proposed zoning is Town Center, Conditional Zoning (TC-CZ). The purpose of the rezoning is to facilitate a multifamily and commercial development.

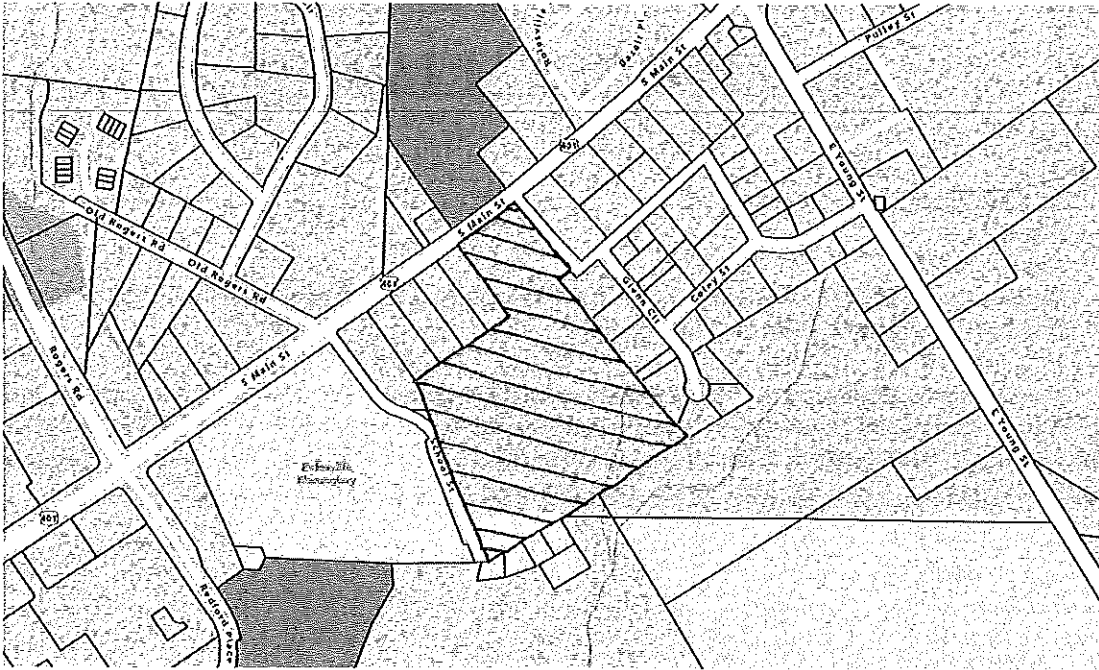
This purpose of this meeting is to update neighbors and attendees of the first neighborhood meeting on the changes made both to the zoning conditions and the concept plan. These changes include increased buffering along the future road to those homes along Glenn Circle and to those single-family homes along S. Main Street.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleafp.com. Also, for more information about the rezoning, you may visit <https://www.rolesvillenc.gov/project/scarboro-apartments> or contact the Town of Rolesville Planning Department at 919.554.6517.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



REZONING OF PROPERTY CONSISTING OF +/- 13.15 ACRES,
LOCATED SOUTHWEST OF THE S. MAIN STREET AND PERRY STREET
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
APRIL 15, 2024

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EXHIBIT B – NOTICE LIST

WHITAKER, BARRY W WHITAKER, BETTY P 1769003587 PO BOX 1 ROLESVILLE NC 27571-0001	POWERS, MARK R POWERS, MARY K 1759918091 120 S MAIN ST ROLESVILLE NC 27571-9657	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 1769003095 108 GLENN CIR ROLESVILLE NC 27571-9408
PULLEY, SPENCER HEIRS 1759909525 C/O CLAIRE P SCARBORO 9412 LOUISBURG RD WAKE FOREST NC 27587-6330	WILLOUGHBY, DAPHNE B 1759901581 PO BOX 763 ROLESVILLE NC 27571-0763	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 1768090437 1632 OAK GROVE CHURCH RD WAKE FOREST NC 27587-7103
BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 1768090349 1632 OAK GROVE CHURCH RD WAKE FOREST NC 27587-7103	MOORE, MICHAEL EDWARD 1759913002 204 BROWN CIR ROLESVILLE NC 27571-9611	COOKE, WILLIS NANCY V 1769002815 115 S MAIN ST ROLESVILLE NC 27571-9658
ROLESVILLE TOWN OF 1759922076 PO BOX 250 ROLESVILLE NC 27571-0250	WIGGINS, BERTIE W 1759904541 PO BOX 70 ROLESVILLE NC 27571-0070	WELLS, ANGELA S 1769003849 113 S MAIN ST ROLESVILLE NC 27571-9658
WIGGINS, BERTIE W 1759904676 PO BOX 70 ROLESVILLE NC 27571-0070	BREWER REAL ESTATE HOLDINGS LLC 1759904168 1100 SILVER OAKS CT RALEIGH NC 27614-9359	WOODB, THERESA M 1769004281 100 COLEY ST ROLESVILLE NC 27571-9410
HURLBUT, JEANNE B 1769002216 102 GLENN CIR ROLESVILLE NC 27571-9408	PEARCE, LYNDIA S 1769003716 207 PERRY ST ROLESVILLE NC 27571-9403	DUPLEX 209 LLC 1759905245 PO BOX 1811 WAKE FOREST NC 27588-1811
GALLAGHER, MICHAEL 1769005049 109 GLENN CIR ROLESVILLE NC 27571-9409	ROLESVILLE, TOWN OF THE 1758980948 PO BOX 250 ROLESVILLE NC 27571-0250	EAGLES, COLUMBUS F III EAGLES, PAMELA S 1759907307 205 S MAIN ST ROLESVILLE NC 27571-9660
AUTERI, DONALD W 1759908823 122 S MAIN ST ROLESVILLE NC 27571-9657	COOKE, MAYLON P COOKE, DOROTHY F 1769003150 PO BOX 12 ROLESVILLE NC 27571-0012	WHITAKER, BARRY WAYNE WHITAKER, BETTY P 1769002594 PO BOX 1 ROLESVILLE NC 27571-0001
DUNN, RICHARD E WOODS, MARDENIA 1758999444 204 SCHOOL ST ROLESVILLE NC 27571-9418	WAKE COUNTY BOARD OF EDUCATION 1758990785 RE SERVICES DIRECTOR 1551 ROCK QUARRY RD RALEIGH NC 27610-4145	PARKER, W H PARKER, DORIS FAYE 1768091558 HAROLD PARKER 149 STONEBRIDGE DR NEW LONDON NC 28127-9115
WIGGINS, BERTIE WALL 1759905567 PO BOX 70 ROLESVILLE NC 27571-0070	EDDINS FAMILY LLC 1769001347 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	HENDERSON, EDDIE C HENDERSON, PATRICIA A 1768094992 112 GLENN CIR ROLESVILLE NC 27571-9408

BRAGDON, JESSE DAVID BRAGDON, JENNIFER KAY 1768096906 111 GLENN CIR ROLESVILLE NC 27571-9409	SUGGS, STEPHANIE SUGGS, ROBERT 1769000796 1906 BENHURST PL MAITLAND FL 32751-4214	SUGGS, STEPHANIE SUGGS, ROBERT 1769001695 1906 BENHURST PL MAITLAND FL 32751-4214
EL-KAISSI, OMAR N EL-KAISSI, SUSIE E 1759906321 207 S MAIN ST ROLESVILLE NC 27571-9660	DURAN-LEMUS, HUGO ALBERTO 1759902826 202 BROWN CIR ROLESVILLE NC 27571-9611	EDDINS FAMILY, LLC 1769002540 6105 HOPE FARM LN WAKE FOREST NC 27587-8426
EDDINS FAMILY, LLC 1769003415 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	EDDINS FAMILY, LLC 1769003452 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	PENDER, DOROTHY JONES 1758997386 2108 US 1 HWY FRANKLINTON NC 27525-8710
NC FOR THE FUTURE LLC 1769000577 248 CHARACTER DR ROLESVILLE NC 27571-9384	PARKER, W H PARKER, DORIS FAYE 1758988411 HAROLD PARKER 149 STONEBRIDGE DR NEW LONDON NC 28127-9115	ROLESVILLE, LLC 1759808293 11016 RUSHMORE DR STE 160 CHARLOTTE NC 28277-4450
COOKE, DOROTHY F 1769002188 104 GLENN CIR ROLESVILLE NC 27571-9408	EDDINS FAMILY LLC 1759904024 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	IBRAHIM & ASSOCIATES LLC 1769004465 6616 PRESCOTT SHORE DR WAKE FOREST NC 27587-8564
DEBNAM, MICHAEL T 1758998460 240 WOODROW AVE BRIDGEPORT CT 06606-3938	YOUNG, PATSY V YOUNG, BOBBY W 1768192148 504 E YOUNG ST ROLESVILLE NC 27571-9433	YOUNG, PATSY V YOUNG, HARRIET D 1768194694 506 E YOUNG ST ROLESVILLE NC 27571-9433
BELL, MORGAN V 1769005278 102 COLEY ST ROLESVILLE NC 27571-9410	MCLEMORE, VIRGINIA S 1769004695 PO BOX 111 ROLESVILLE NC 27571-0111	KEITH, BETTY C KEITH, RALPH BRIAN 1769006376 PO BOX 62 ROLESVILLE NC 27571-0062
COMM DEV LLC 1758998909 1340 CLIFTON POND RD LOUISBURG NC 27549-9080	COMM DEV LLC 1758998560 1340 CLIFTON POND RD LOUISBURG NC 27549-9080	TOWN OF ROLESVILLE 1768094465 PO BOX 250 ROLESVILLE NC 27571-0250
TOWN OF ROLESVILLE 1768098727 PO BOX 250 ROLESVILLE NC 27571-0250	COBBLESTONE CROSSING SPE LLC 1769011435 8480 HONEYCUTT RD STE 200 RALEIGH NC 27615-2261	BARNES, GARY THOMAS BARNES, LINDA Y 1769005582 PO BOX 241 ROLESVILLE NC 27571-0241
LAMM, JAMES R LAMM, LOUISE S 1769004306 101 COLEY ST ROLESVILLE NC 27571-9411	EDDINS FAMILY LLC 1769006794 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	BROYLES, GARY EUGENE 1769100556 406 PERRY ST ROLESVILLE NC 27571-9406

WIGGINS, BERTIE W 1769014083 PO BOX 70 ROLESVILLE NC 27571-0070	DIXON, BESSIE W 1769004915 4908 WALLS COVE LN ROLESVILLE NC 27571-9481	ZEBLO, JEAN S 1769009459 404 PERRY ST ROLESVILLE NC 27571-9406
KET REAL ESTATE LLC 1769015048 321 SPRINGMOOR DR RALEIGH NC 27615-7740	NIMS, MONA 1769008683 405 PERRY ST ROLESVILLE NC 27571-9407	TOWNSEND, THOMAS NEAL 1769009678 306 E YOUNG ST ROLESVILLE NC 27571-9554
SYKES, PENNY P 1769006840 707 W NORTH ST RALEIGH NC 27603-1418	EDDINS FAMILY LLC 1769007628 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	EDDINS FAMILY LLC 1769007589 6105 HOPE FARM LN WAKE FOREST NC 27587-8426
HUGHES, BRANDY NICHOLE SOREY, MICHAEL RYAN 1769008785 300 E YOUNG ST ROLESVILLE NC 27571-9554	MITCHELL, BOBBIE J 1769006806 PO BOX 86 ROLESVILLE NC 27571-0086	BLACKMER, MARK E BLACKMER, ANNA S 1769008413 402 PERRY ST ROLESVILLE NC 27571-9406
EDDINS FAMILY LLC 1769007654 6105 HOPE FARM LN WAKE FOREST NC 27587-8426		

EXHIBIT C – ITEMS DISCUSSED

Applicant Presentation Topics

1. A recap of the rezoning application and proposed TC-CZ zoning district
2. The current RL zoning
3. The rezoning concept plan from the February 19 meeting
4. Neighbor comments and concerns at the February 19 meeting
5. The Applicant's responses to those comments since February 19
 - a. Increased buffering for adjacent neighbors and those who live on Glenn Circle
 - b. Prohibiting balconies facing the Glenn Circle homes
 - c. Confirmed that Parker Ridge is required to construct a new street to connect to E. Young Street
6. An update on the traffic impact analysis (TIA) process
7. An updated concept plan that incorporates the increased buffering
8. A street-level view of the new proposed street and greenway, plus the increased buffering to Glenn Circle homes
9. Updated zoning conditions
10. An exhibit that shows the Scarboro Apartments, Parker Ridge, and Town Campus developments and how each fit into the overall redevelopment of this area

Neighbor Comments and Questions

1. To prevent cut-through traffic using Perry Street to access E. Young Street, could we install a median to prevent apartment tenants and guests from turning into Perry Street
 - a. Response: We can ask our traffic engineer and NCDOT if there are options to limit movements onto Perry Street
2. Can we increase the fence height along both the shared boundary of the S. Main Street homes and east side of the new street to 8'
 - a. Response: Yes, we will increase the fence heights to 8'.
3. Could we commit to extending the proposed street to intersect with the street Parker Ridge is building on the Town of Rolesville's property?
 - a. Response: We will explore that option as well. This would likely discourage vehicles from using Perry Street as a cut-through to E. Young Street.
4. There is a ditch on 106 Glenn Circle that erodes during heavy rainfall. Can this development address this issue?
 - a. Response: Because our development is downstream of the ditch, our stormwater control measures will not correct that issue. But we can make a site visit and explore ways to better the situation.
5. What is the planned appearance of these apartments?
 - a. Response: The apartments being built in the rear of Cobblestone are a good example for what is planned here.
6. Neighbors want high-quality construction and property management.
7. Neighbors would like to see walkable retail in those areas planned for non-residential or mixed uses
8. What is the development timeline?
 - a. Response: If/when the rezoning is approved, it would likely take 18-24 to construct the buildings.

9. What are the plans for the existing stone house along S. Main Street?
 - a. Response: In our application, we have included a condition that requires the Developer to advertise the home as available to be relocated. If no one wants to voluntarily relocate the home, we plan to demolish it while retaining any useful or historical building materials to use in other projects. The current owners have the priority of selecting which building materials they would like to keep.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Peter Crossett (KDM Development Corp)
3. Kenyon Burnham (KDM Development Corp)
4. Courtney McQueen (Qunity)
5. Matthew Shuey (Property Owner)
6. Barbara Shuey (Property Owner)
7. Linda Barnes
8. Betty Abernethy
9. Bobbi Mitchell
10. Mona Nims
11. Anna Blackmer
12. Penny Sykes



**REZ-23-05: Scarboro Apartments
Traffic Impact Analysis**

Rolesville, North Carolina

July 12, 2024

Prepared for:

Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571

Applicant:

KDM Development Corp.
1080 Pittsford Victor Road #202
Pittsford, NY 14534

Prepared by:

Stantec Consulting Services Inc.
801 Jones Franklin Road
Suite 300
Raleigh, NC 27606

Sign-off Sheet

This document entitled REZ-23-05: REZ-23-05: Scarborough Apartments 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)

Austyn Beci, PE

Reviewed by _____

(signature)

Pierre Tong, PE

Approved by _____

(signature)

Matt Peach, PE, PTOE

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Executive Summary

The proposed Scarboro Apartments development is located in the south of US 401 Business (South Main Street) between Perry Street and School Street in Rolesville, NC. The current zoning is Residential Low Density (RL), and the applicant is pursuing a rezoning to Town Center (TC) as part of REZ-23-05.

The 13.15-acre site is anticipated to be completed in 2028 and consists of 240 low-rise multi-family housing units and 20,000 square feet of retail. Access to the site is anticipated to be provided off of Perry Street between South Main Street and Glenn Circle. Connectivity to Young Street is also provided via Perry Street.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, the development is estimated to generate 2,670 net new (i.e., non-pass-by primary trips) trips per average weekday. In the AM and PM peak hours, the development is estimated to generate 140 AM peak hour trips (49 entering and 91 exiting) and 226 PM peak hour trips (135 entering and 91 exiting).

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 Business (South Main Street) at SR 2052 (Rogers Road)/Redford Place Drive
- US 401 Business (South Main Street) at Old Rogers Road/School Street
- US 401 Business (South Main Street) at Perry Street
- US 401 Business (South Main Street) at SR 1003 (Young Street)
- SR 1003 (Young Street) at Perry Street

The results of the capacity analysis at these intersections, are summarized in Tables ES-1:



Table ES-1: Level of Service Summary Table

Level of Service (Delay, sec/veh)	2024 Existing		2028 No-Build		2028 Build		2028 Build Improved	
	AM	PM	AM	PM	AM	PM	AM	PM
South Main Street at Rogers Road/Redford Place Drive	C (26.0)	C (24.6)	E (78.0)	C (33.3)	F (83.0)	D (44.5)	D (48.1)	C (29.7)
South Main Street at Old Rogers Road/School Street	E (49.5)	F (52.2)	F (##)	F (180.3)	F (##)	F (##)	F (##)	F (72.1)
South Main Street at Perry Street	B (13.8)	B (14.1)	F (78.0)	E (37.4)	F (##)	F (113.9)	B (12.6)	C (15.3)
South Main Street at Young Street	C (31.2)	C (27.0)	E (68.0)	D (42.5)	E (68.3)	D (43.0)	D (48.9)	D (43.9)
Young Street at Perry Street	C (16.9)	C (15.1)	C (21.6)	C (18.3)	C (23.2)	C (21.6)	E (42.2)	E (39.3)

	Signalized Intersection
	Stop Controlled Intersection
##	Delay Exceeds 300 Seconds



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

The Town of Rolesville's Land Development Ordinance (LDO)⁷, 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.*

South Main Street at Old Rogers Road/School Street

With the addition of traffic generated by the proposed development, the northbound School Street and southbound Old Rogers Road approach of the South Main Street at Old Rogers Road/School Street intersection increases in delay by greater than 5%. If high delays are experienced on the stop-controlled approaches, drivers may opt for alternative routes. Even so, the intersection was evaluated for potential improvements to meet the requirements of the Rolesville LDO:

- The installation of a traffic signal would improve the LOS of the side streets significantly. This, however, is not anticipated to be permitted by NCDOT due to the proximity of the intersection to the adjacent signalized intersection of South Main Street at Redford Place Drive/Rogers Road. In addition, the low traffic volumes on the side-street approaches of Old Rogers Road and School Street are not anticipated to meet the warrants for the installation of a traffic signal included in the Manual on Uniform Traffic Control Devices (MUTCD).
- The construction of dedicated left-turn lanes on Old Rogers Road and School Street reduces delay but does not mitigate the impact of the proposed development. This is attributed to low volumes of traffic on the side-street approaches and high through volumes on South Main Street. The installation of turn lanes may also impact adjacent property owners. As a result, the installation of turn lanes on Old Rogers Road and School Street is not recommended.
- Converting the northbound and southbound approach of Old Rogers Road and School Street to right-in/right-out access by installing channelization was shown to reduce delays on the side streets such that School Street and Old Rogers Road would operate at LOS C or better during both peaks. This would require left turns from Old Rogers Road and School Street to be redirected to Rogers Road and use the traffic signal at the intersection of South Main Street at Redford Place Drive/Rogers Road. The restriction of access without the installation of a median has only limited effectiveness. As a result, the restriction of access is not recommended.

Therefore, no improvements are recommended at the South Main Street at Old Rogers Road/School Street intersection in conjunction with this development. Consideration should be made for limiting the southbound Old Rogers Road approach to right-in/right-out access in the future.



South Main Street at Perry Street

With the addition of traffic generated by the proposed development, the northbound Perry Street approach at the South Main Street & Perry Street intersection increases delay by greater than 5% this is due in part to the increase in traffic volumes associated with the proposed development but also high traffic volumes on South Main Street. The results of the analysis show that high delays are experienced by left-turning traffic whereas right-turns operate with moderate to low delays. Accordingly, it is recommended that left-turns be prohibited during the AM and PM peak periods. Left-turning traffic may access South Main Street by using Perry Street to access Young Street where they could then make a left-turn onto South Main Street under the control of the traffic signal.

This rerouting of traffic improves the level of service of the intersection of South Main Street at Perry Street. However, the level of service on the Perry Street approach to Young Street decreases from LOS C to LOS E; resulting in the recommendation of turn-lanes at the intersection.

Recommendations

Based on the findings of this study, specific improvements have been identified and some should be completed as part of the proposed development. These recommendations are illustrated in Figure ES-1.

South Main Street & Rogers Road/Redford Place Drive

- Construct a westbound right-turn lane with 225' of full-width storage and appropriate taper.
- The above recommendation will require the modification of the traffic signal at the intersection.

South Main Street & Old Rogers Road/School Street

- No improvements are recommended at this intersection.

South Main Street & Perry Street

- Construct an eastbound right-turn lane with 75' of full-width storage and appropriate taper.
- Restrict northbound left-turns during the AM and PM peak periods through the installation of a "No Left Turn" sign (R3-2) with a supplemental plaque (R10-20aP) stating that this restriction is in place Monday through Friday from 7:00 AM to 9:00 AM and 4:00 PM to 7:00 PM

South Main Street & Young Street

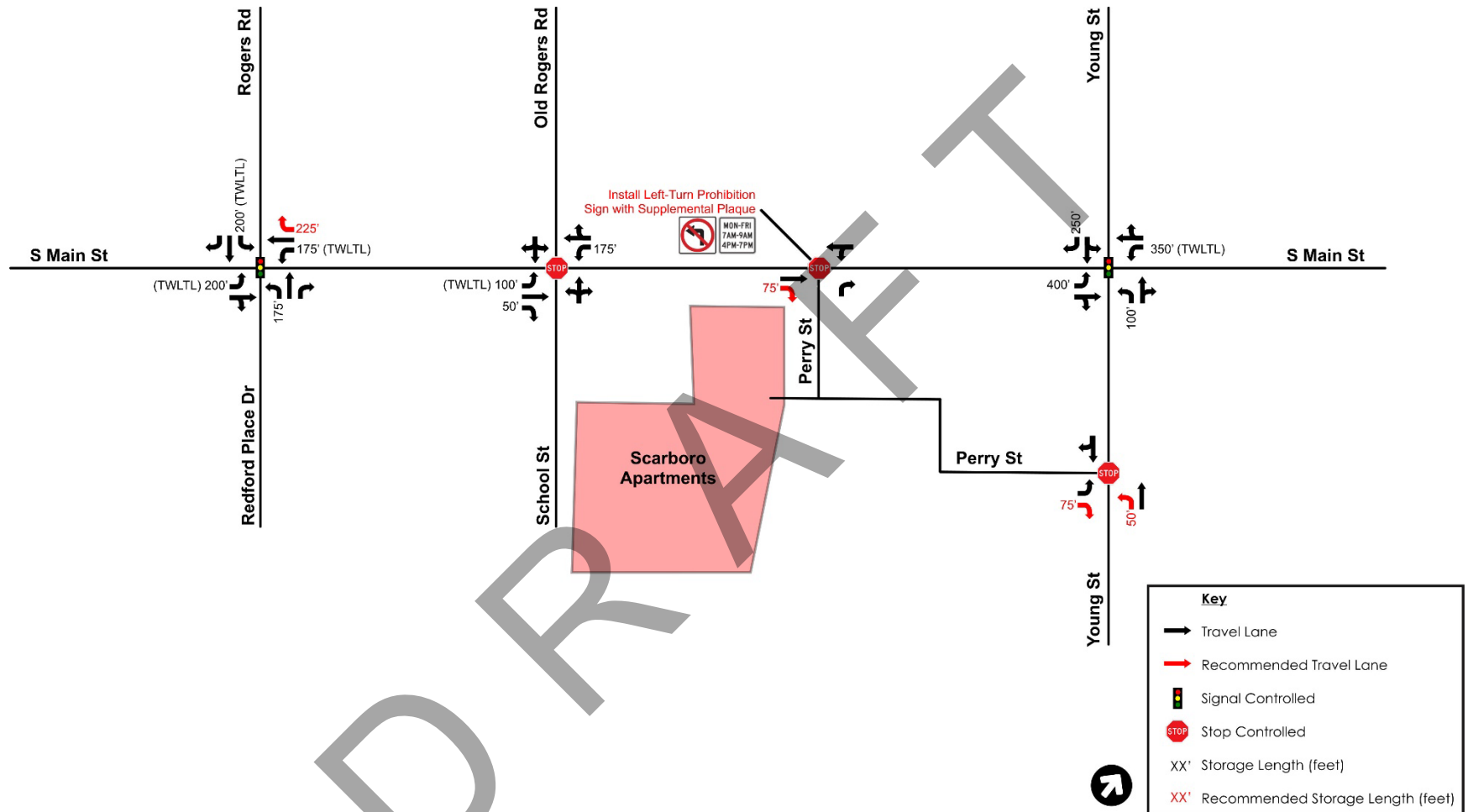
- No improvements are recommended at this intersection.

Young Street & Perry Street

- Construct an eastbound right-turn lane with 75' of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 50' of full-width storage and appropriate taper.



Figure ES-1: Recommended Improvements



1.0 INTRODUCTION

The proposed Scarboro Apartments development is located in the south of US 401 Business (South Main Street) between Perry Street and School Street in Rolesville, NC. The current zoning is Residential Low Density (RL), and the applicant is pursuing a rezoning to Town Center (TC) as a part of REZ-23-05. The 13.15-acre site is anticipated to be completed in 2028 and consists of 240 low-rise multi-family housing units and 20,000 square feet of retail. The project location is shown in Figure 1. The site plan, prepared by Qunity, can be found in Figure 2.

The traffic analysis will consider future build conditions during the build-out year (2028). Access to the site is anticipated to be provided off of Perry Street between South Main Street and Glenn Circle. Connectivity would also be provided to Young Street via Perry Street.

The traffic analysis includes the following scenarios 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.

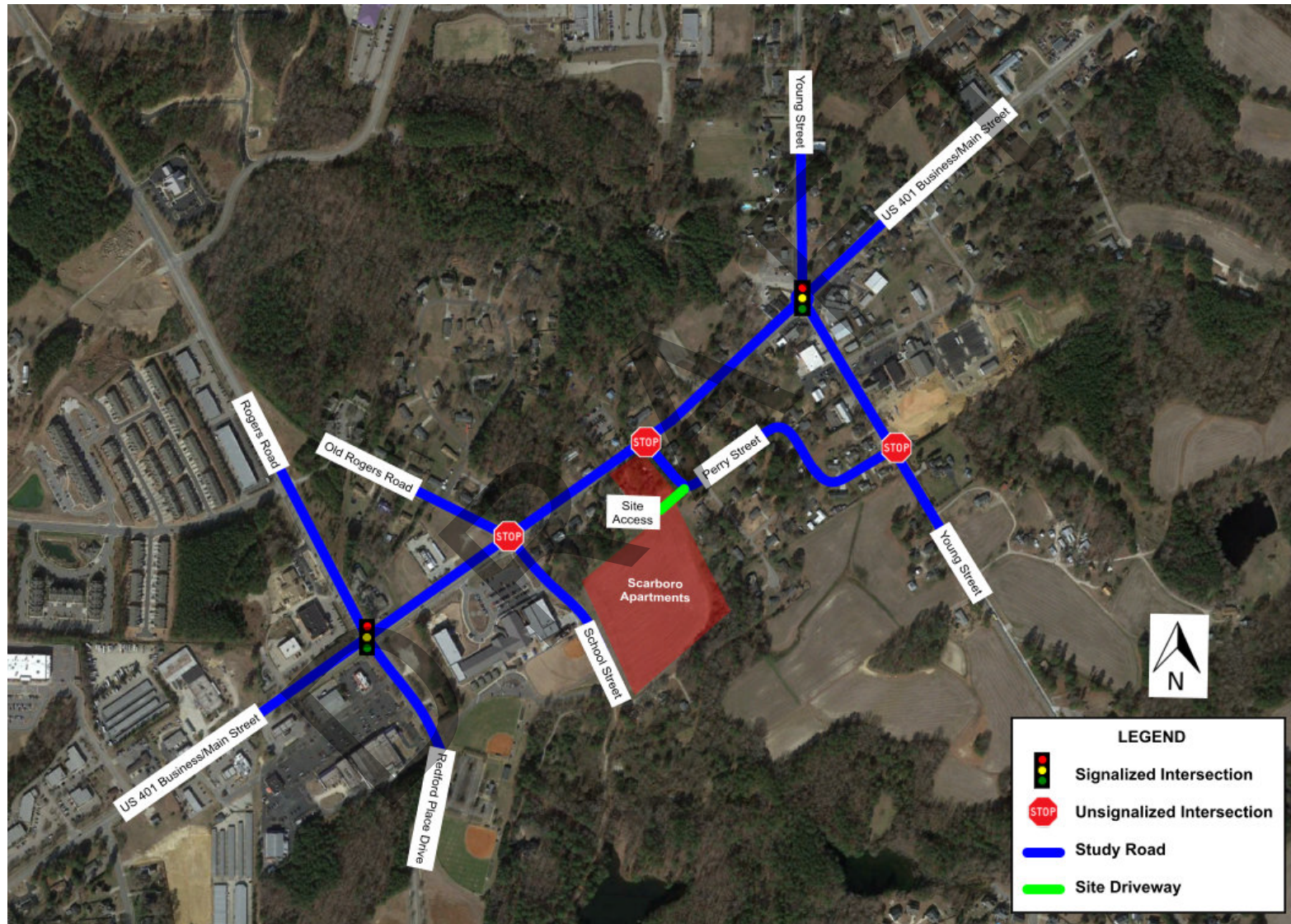


REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Introduction

July 12, 2024

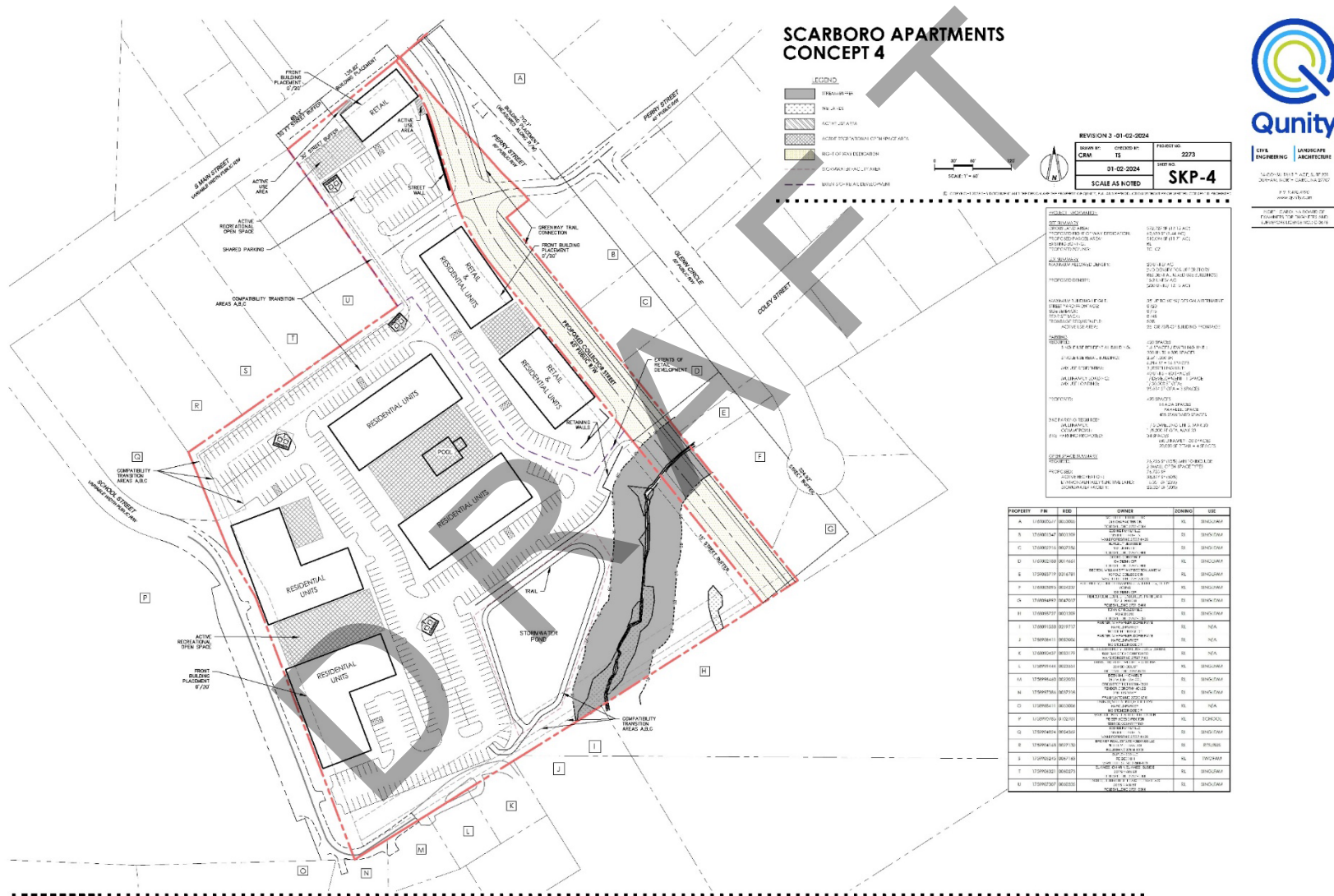
Figure 1: Site Location



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Introduction
July 12, 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 Business (South Main Street) at SR 2052 (Rogers Road)/Redford Place Drive
- US 401 Business (South Main Street) at Old Rogers Road/School Street
- US 401 Business (South Main Street) at Perry Street
- US 401 Business (South Main Street) at SR 1003 (Young Street)
- SR 1003 (Young Street) at Perry Street

2.2 PROPOSED ACCESS

Access to the site will be provided by via Perry Street, which currently has full-movement access onto South Main Street under the control of a stop sign. The proposed development will realign Perry Street and provide a connection to the existing neighborhood to the east as shown in Figure 2. This connection will provide access to Young Street via Perry Street. This proposed collector street will be extended through the site, from Perry Street to the southern property boundary.

2.3 EXISTING CONDITIONS

Table 1 provides a detailed description of the existing study area roadway network. All functional classification and average annual daily traffic (AADT) information were obtained from NCDOT.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
July 12, 2024

Table 1: Existing Conditions

Road Name	Road Number	Primary Cross-Section	Functional Classification ¹	AADT ² (year)	Speed Limit (mph)	Maintenance Agency
South Main Street	US 401 Business	Two-Lane w/ TWLTL*	Principal Arterial	12,000-14,500 vpd (2021)	35	NCDOT
Old Rogers Road	-	Two-Lane Undivided	Local Road	-	35	Town of Rolesville
Perry Street	-	Two-Lane Undivided	Local Road	-	25	Town of Rolesville
Redford Place Drive	-	Two-Lane Undivided	Local Road	-	25	Town of Rolesville
Rogers Road	SR 2052	Four-Lane w/TWLTL*	Major Collector	9,400 vpd (2021)	35	NCDOT
School Street	-	Two-Lane Undivided	Local Road	-	35	Town of Rolesville
Young Street	SR 1003	Two-Lane Undivided	Minor Arterial	7,700 vpd (2021)	35	NCDOT

*TWLTL = 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 U-6241 project will realign Burlington Mills Road near South Main Street as well as make streetscape and multimodal improvements along South Main Street. As part of the project, geometric improvements will be made in the study area. At the South Main Street & Young Street intersection, the U-6241 project will remove the dedicated southbound left turn lane and re-stripe the existing southbound through lane to a shared thru-left turn lane.

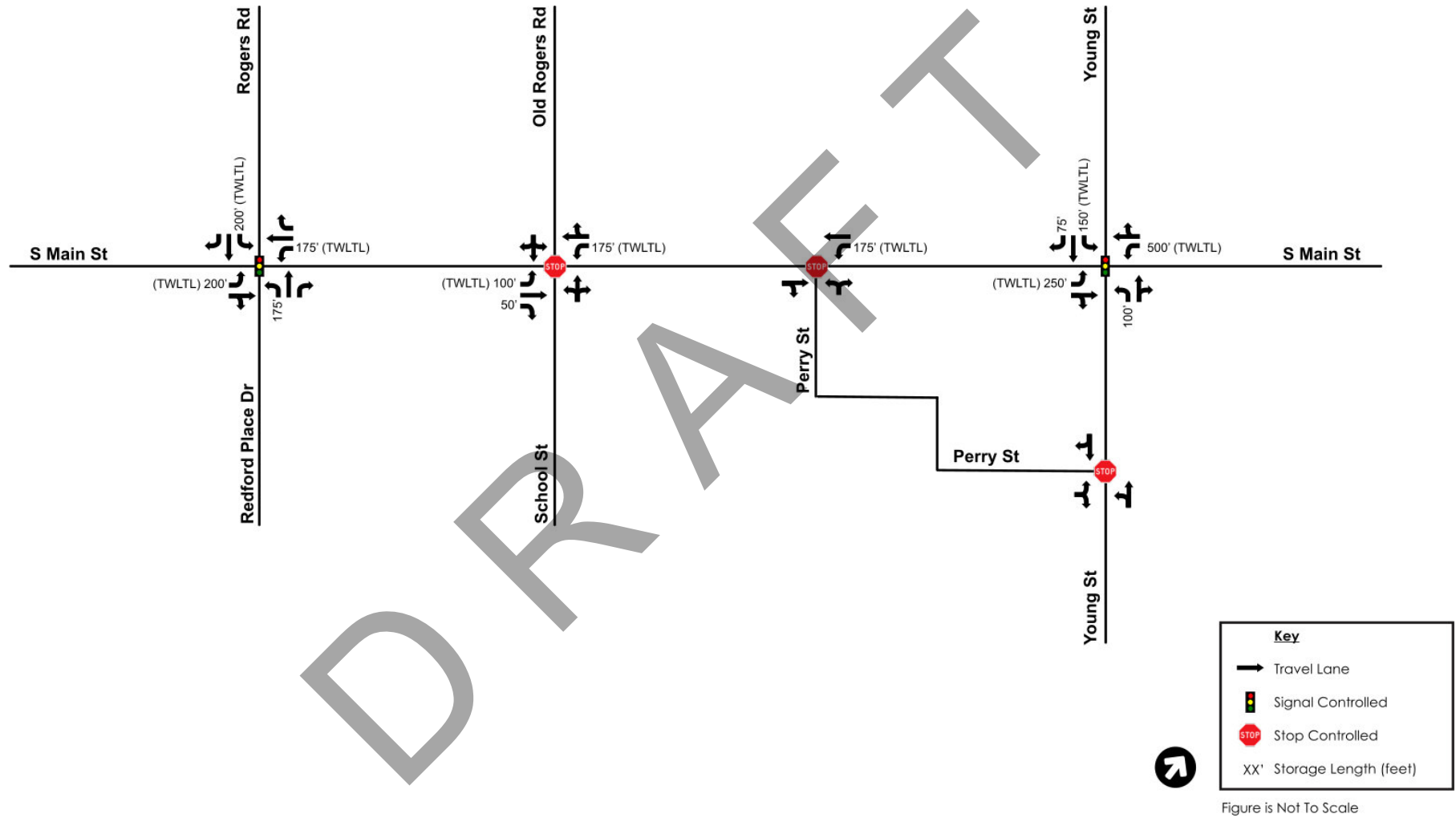
The future year lane configuration and traffic control for the study area intersections are illustrated in Figure 4.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
July 12, 2024

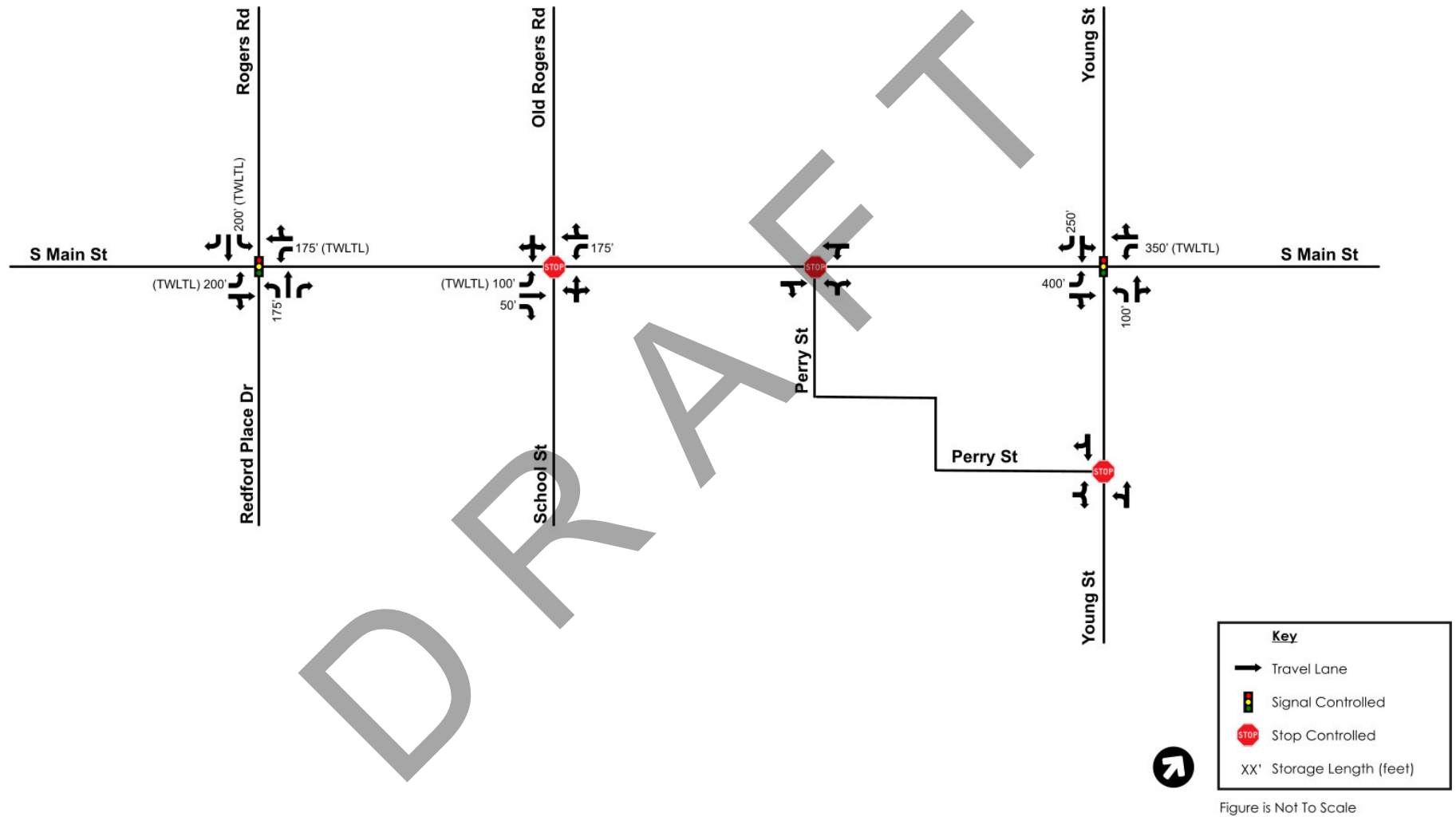
Figure 3: 2024 Existing Lanes and Traffic Control



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
July 12, 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 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual³. The Rate versus Equation spreadsheet published by NCDOT⁴ was used to supplement the ITE methodology. No trip reductions were taken for pass-by traffic, however, reductions for internal capture trips were taken. Internal capture was performed using the National Cooperative Highway Research Program (NCHRP) Report 684 spreadsheet model⁵. Trip generation for the proposed development is shown in Table 2.

Table 2: Trip Generation

Land Use	Size	Daily			AM Peak			PM Peak		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Low-Rise Multifamily Housing (LUC 220)	240 units	1614	807	807	97	23	74	124	78	46
Strip Retail Plaza (LUC 822)	20,000 square feet	1090	545	545	47	28	19	132	66	66
Internal Capture Trips		-34	-17	-17	-4	-2	-2	-30	-9	-21
Total Trips Generated		2,670	1335	1335	140	49	91	226	135	91

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.

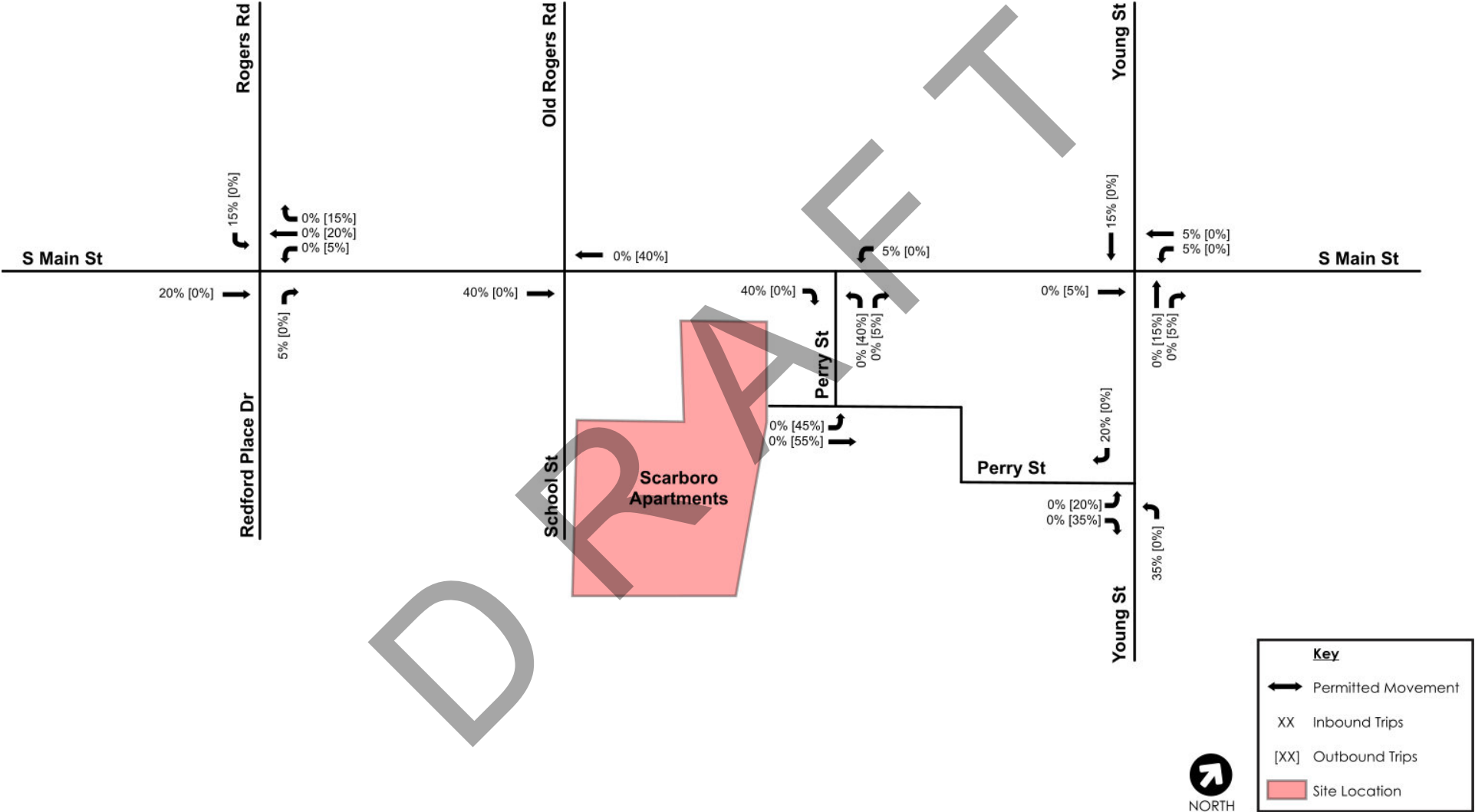
- 35% to/from the south on Young Street
- 20% to/from the west on Main Street
- 15% to/from the north on Rogers Road
- 15% to/from the north on Young Street
- 10% to/from the east on Main Street
- 5% to/from the south on Redford Place Drive

The trip distribution for the proposed development is shown in Figure 5. The corresponding trip assignment is shown in Figure 6.



Trip Generation and Distribution
 July 12, 2024

Figure 5: Trip Distribution



Trip Generation and Distribution
July 12, 2024

Figure 6: Trip Assignment

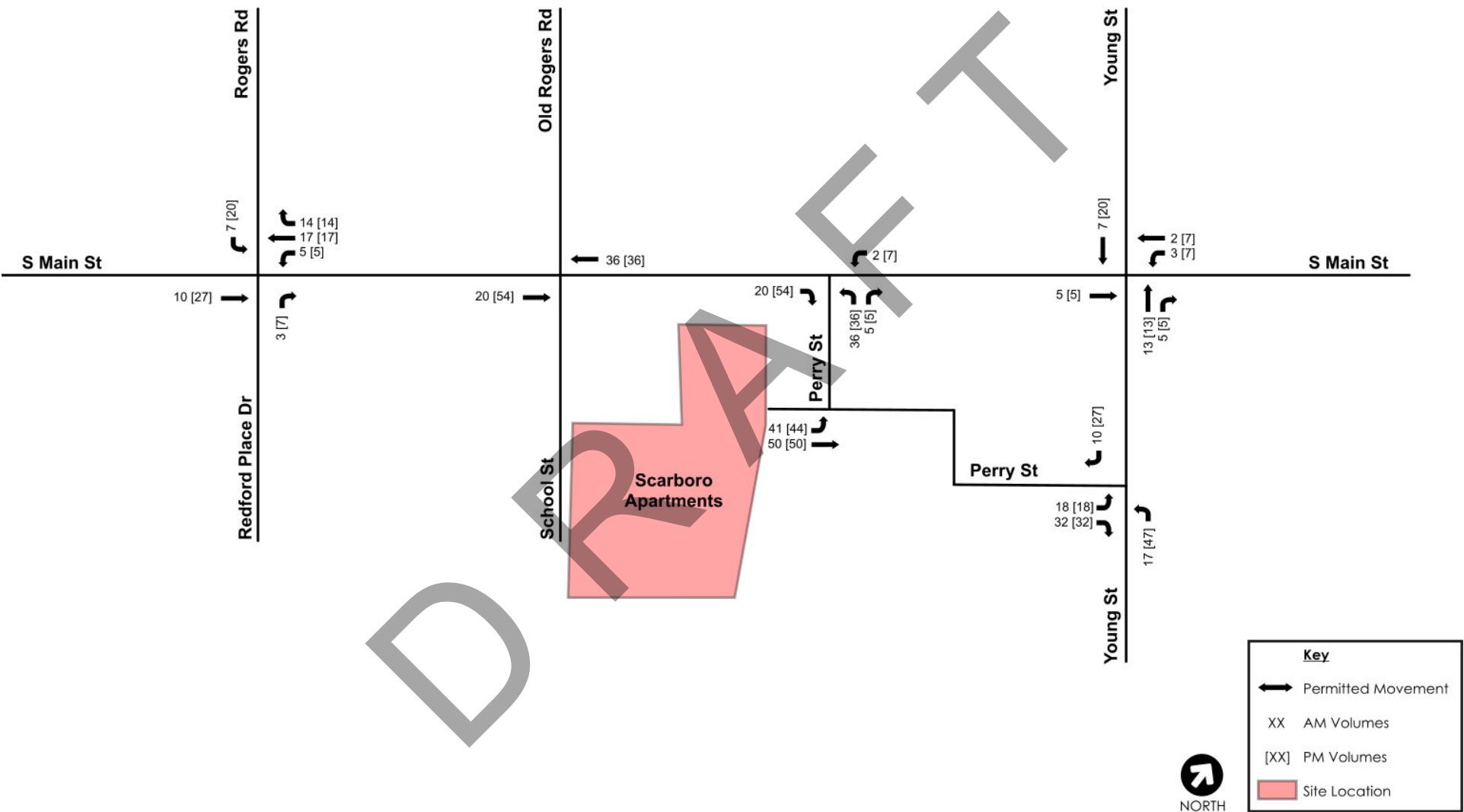


Figure is Not To Scale



Traffic Volumes: 2024 Existing
July 12, 2024

4.0 TRAFFIC VOLUMES: 2024 EXISTING

4.1 DATA COLLECTION

On Wednesday, May 22nd, 2024, AM (7:00 – 9:30 AM) and PM (4:00 – 6:00 PM) turning movement counts were collected at the study intersections. Rolesville Elementary School was open and operating at a normal bell schedule during data collection. The count data, provided by Quality Counts, LLC is included in the Appendix.

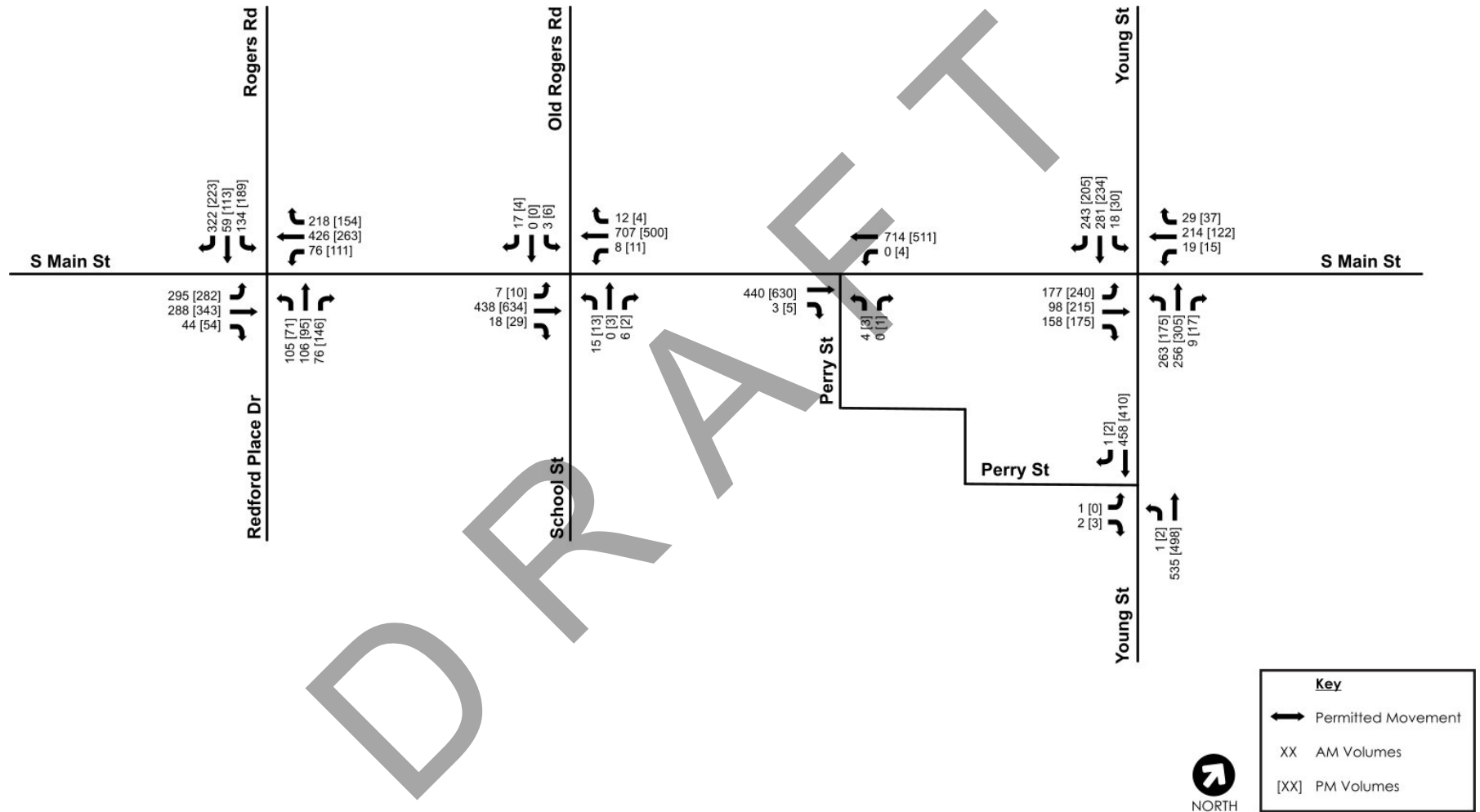
Imbalances between study intersections in the count data were generally minimal and are expected due to the distance between study intersections and the existence of driveways and public roads. Accordingly, traffic volumes were not balanced between study intersections. The Existing (2024) traffic volumes are shown in Figure 7.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Traffic Volumes: 2024 Existing
July 12, 2024

Figure 7: 2024 Existing Traffic Volumes



Key

← Permitted Movement

XX AM Volumes

[XX] PM Volumes

NORTH

Figure is Not To Scale

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 Manual⁶ (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*⁷ as well as the *Draft NCDOT Capacity Analysis Guidelines Best Practices*⁸. 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)⁹, 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.*

All Synchro files and detailed printouts can be found in the Appendix.

6.0 EXISTING CAPACITY ANALYSIS (2024)

In the base year of 2024 under the existing geometric conditions, all signalized study intersections operate at an overall LOS C or better.

All approaches to unsignalized (i.e. stop controlled) intersections operate at LOS E or better with the exception of the northbound approach of the South Main Street & Old Rogers Road/School Street intersection which operates at LOS F in the PM peak hour due to high traffic volumes on South Main Street.






The results from the 2024 existing analysis are shown in Table 4.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Existing Capacity Analysis (2024)
July 12, 2024

Table 4: 2024 Existing Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (ft)		Max. Obs. Queue (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
	South Main Street & Rogers Road/Redford Place Drive	Overall		26	24.6	C	C				
		EB	L	11.8	9.2	B	A	164	140	239	236
			TR	16.1	16.4	B	B	249	296	265	344
		WB	L	5.6	6.1	A	A	25	42	234	157
			T	20.3	12.5	C	B	349	224	374	241
			R	7.3	5.1	A	A	78	47	157	118
		NB	L	37.4	40	D	D	114	86	169	129
			T	58.8	58.6	E	E	143	132	198	184
			R	28	34.3	C	C	72	131	133	217
		SB	L	50.7	53	D	D	141	205	194	234
T	57.3		54.3	E	D	93	150	129	210		
R	42.8		30.9	D	C	221	171	317	222		
	South Main Street & Old Rogers Road/School Street	Overall		1.7	1.6						
		NB	LTR	49.5	52.2	E	F	23	20	39	41
		EB	L	10	8.6	A	A	0	0	20	18
		WB	L	8.4	9.4	A	A	0	0	27	27
		SB	LTR	27.7	45.2	D	E	13	13	38	32
	South Main Street & Perry Street	Overall		0.1	0.1						
		NB	LR	13.8	14.1	B	B	3	3	30	33
		WB	L	8.4	9.3	A	A	0	0	24	22
	South Main Street & Young Street	Overall		31.2	27	C	C				
		EB	L	16.1	12.6	B	B	140	189	180	207
			TR	16.2	12.4	B	B	195	329	171	269
		WB	L	17.6	13.6	B	B	26	20	42	36
			TR	32	26.9	C	C	270	171	282	166
		NB	L	37.1	35.5	D	D	206	144	199	200
			TR	24.7	34.2	C	C	189	270	382	416
		SB	L	17.9	25.4	B	C	21	37	227	249
			T	55.8	56.6	E	E	305	264	814	639
	Young Street & Perry Street	Overall		0.2	0.2						
		NB	LTR	8.4	8.2	A	A	0	0	60	51
		EB	LR	16.9	15.1	C	C	3	3	37	30



7.0 TRAFFIC VOLUMES: 2028 NO-BUILD & BUILD

The development is anticipated to be constructed in 2028. The following traffic volume calculations focus on the traffic conditions projected in 2028. All traffic volume calculations can be found in the Appendix.

7.1 BACKGROUND TRAFFIC GROWTH

Background traffic growth is the increase in traffic volumes due to usage increases and non-specific growth throughout the area. The 2024 existing volumes were grown by a 2.0 percent annual rate to estimate the 2028 volumes. The growth in vehicles as a result of this future traffic growth is shown in Figure 8.

7.2 ADJACENT DEVELOPMENT TRAFFIC

There are two (2) developments proposed to be constructed within and nearby the study area: Cobblestone and Parker Ridge. The total trips associated with these developments are shown in Figure 9. The following subsections highlight salient data for each of the approved developments.

7.2.1 Cobblestone

Cobblestone is a mixed-use development proposed in the northwest quadrant of the intersection of South Main Street & Young Street. The proposed development is expected to consist of 180 apartments, 18,200 square feet of municipal flex space, and 50,000 square feet of retail space. A copy of the traffic study prepared by Ramey Kemp & Associates is provided in the Appendix.

7.2.2 Parker Ridge

Parker Ridge is a residential development located on both sides of Redford Place Drive south of South Main Street. It is anticipated to consist of 162 single-family homes and 114 townhomes. No improvements to study area intersections are expected as a part of Parker Ridge. A copy of the traffic study prepared by Stantec is provided in the Appendix.

7.3 NO-BUILD TRAFFIC VOLUMES

The 2028 No-Build traffic volumes consist of the sum of the 2024 Existing traffic volumes, the Background traffic growth, and the adjacent development traffic. The 2028 No-Build traffic volumes are shown in Figure 10.

7.4 BUILD TRAFFIC VOLUMES

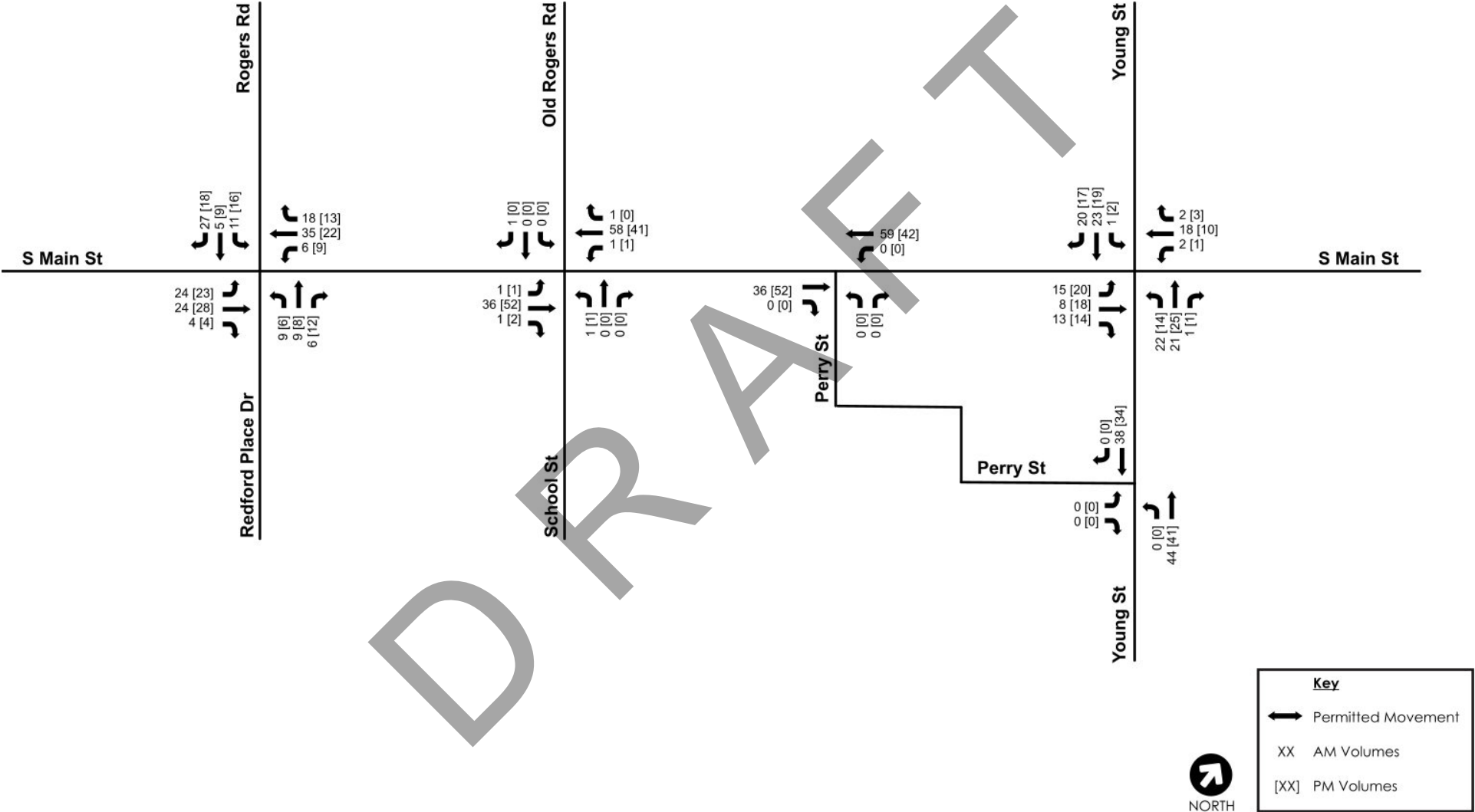
The 2028 Build traffic volumes include the 2028 No-Build traffic and the proposed development traffic discussed in Section 3.0. The 2028 Build traffic volumes are shown in Figure 11.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

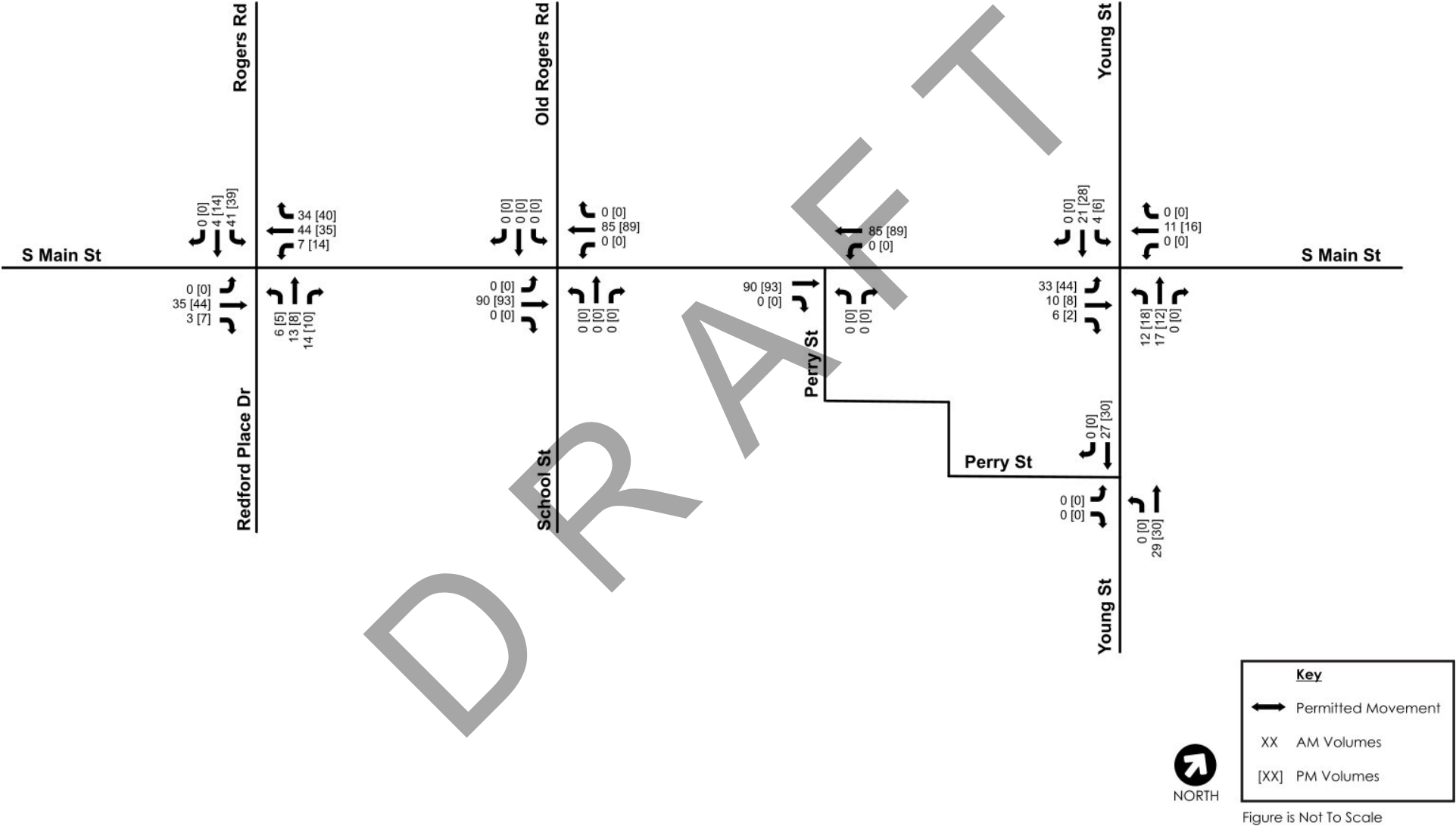
Traffic Volumes: 2028 No-Build & Build
 July 12, 2024

Figure 8: Background Traffic Growth



Traffic Volumes: 2028 No-Build & Build
 July 12, 2024

Figure 9: Adjacent Development Traffic Volumes



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Traffic Volumes: 2028 No-Build & Build
July 12, 2024

Figure 10: 2028 No-Build Traffic Volumes

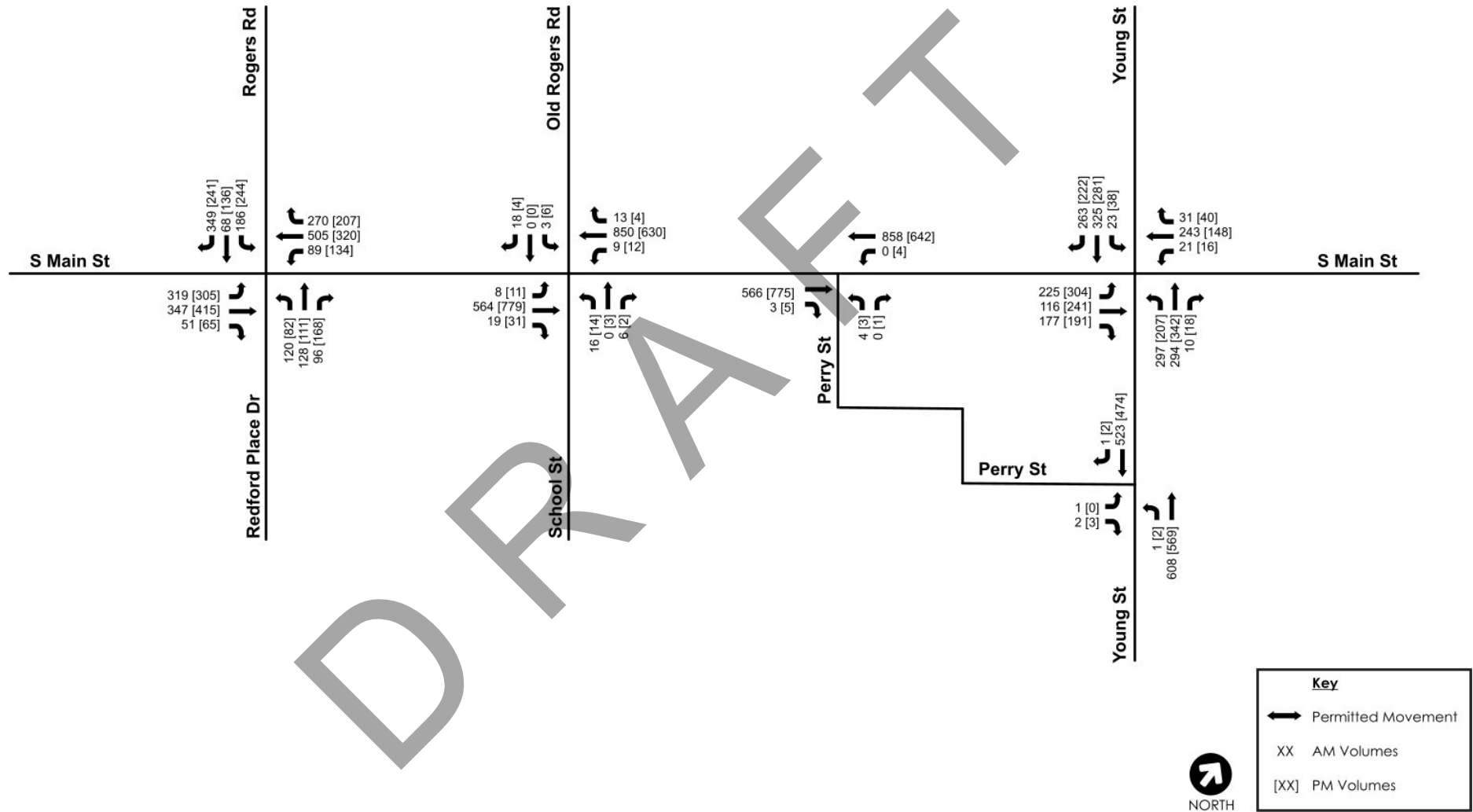
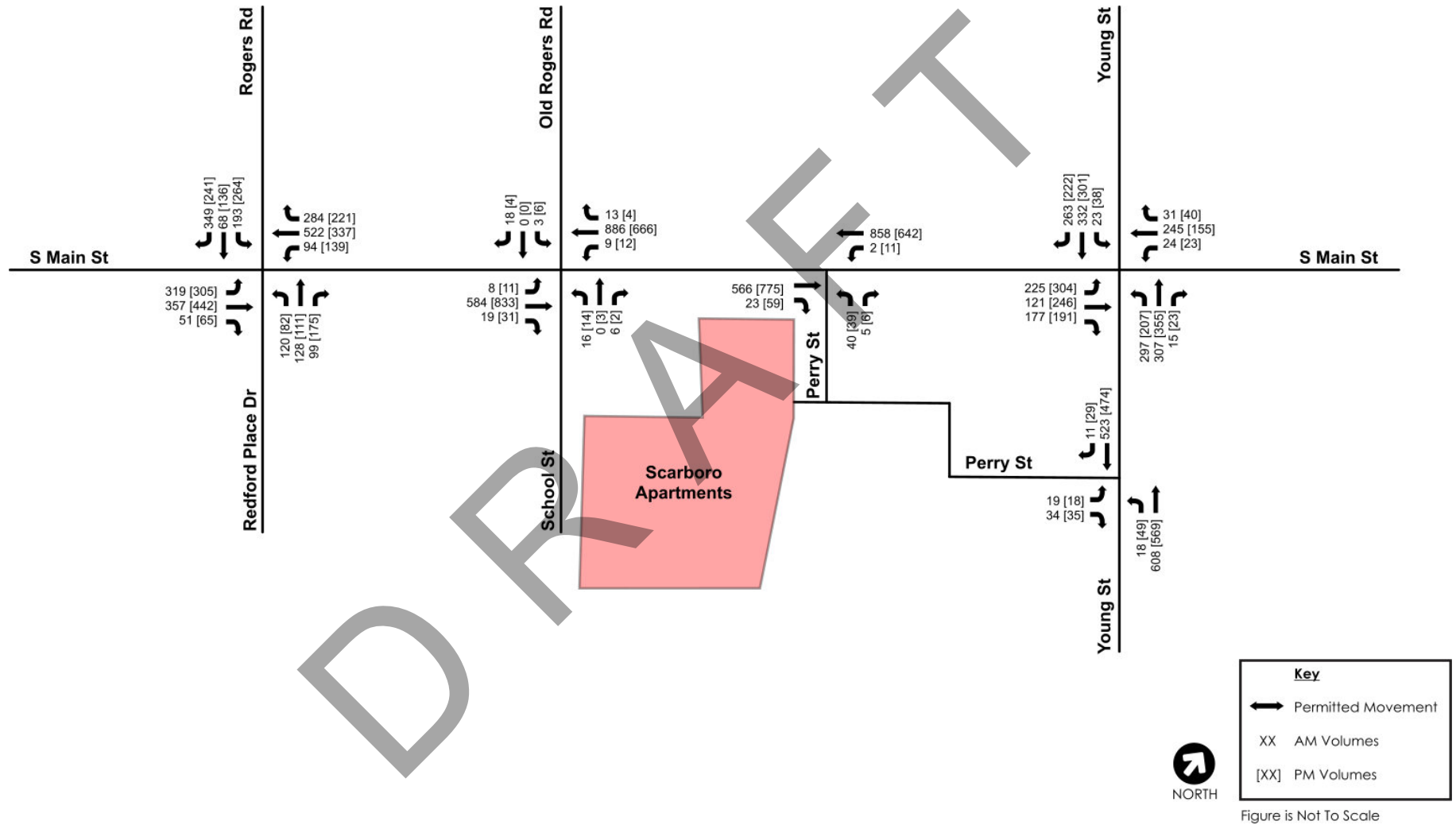


Figure is Not To Scale

REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Traffic Volumes: 2028 No-Build & Build
July 12, 2024

Figure 11: 2028 Build Traffic Volumes



8.0 2028 NO-BUILD

In the 2028 No-Build conditions, the analysis assumes the improvements associated with the U-6241 project. These improvements were discussed in Section 2.4, but are also listed below:

South Main Street at Redford Place Drive/Rogers Road

- Remove the existing westbound dedicated right-turn lane and re-stripe the existing westbound through lane to a shared thru-right turn lane.

South Main Street at Young Street

- Remove the existing southbound left turn lane and re-stripe the existing southbound through lane to a shared thru-left turn lane.
- Extend the storage of the existing southbound right turn lane from 75' to 250'.
- Reduce the storage of the existing eastbound left turn lane from 400' to 250'.
- Reduce the storage of the existing westbound left turn lane from 500' to 350'.

In the 2028 No-Build scenario, the signalized intersections of South Main Street & Rogers Road/Redford Place Drive and South Main Street & Young Street intersections operates at LOS E in the AM peak hour. Several movements at the intersection of South Main Street & Rogers Road/Redford Place Drive project to have long queues such as the eastbound left and westbound shared thru-left turn lane in the AM peak hour, and the westbound shared thru-left turn lane in the PM peak hour.

At the intersection of South Main Street & Old Rogers Road/School Street, the northbound and southbound approaches experience significant delays during the AM and PM peak hours. Vehicles waiting at the stop-controlled approaches will experience longer wait times to make any left-turn or through movements with the uninterrupted flow of the South Main Street approaches. Additionally, the westbound queue on South Main Street from the Rogers Road/Redford Place Drive intersection often extends beyond this intersection, blocking traffic from accessing S. Main Street.

At the intersection of South Main Street & Perry Street, the northbound Perry Street approach experiences long delays largely due to high traffic volumes on South Main Street. The results of the analysis show that high delays are experienced by left-turning traffic whereas right-turns operate with moderate to low delays. At unsignalized intersections, it is a common occurrence for minor streets to experience higher delays due to the difficulty in making a left-turn or through movement through the intersection with the uninterrupted main street traffic.

The following movements operate at LOS F during one or both peak hours:

- South Main Street at Redford Place Drive/Rogers Road – EBL/WBL/NBL/NBT/SBL/SBT – AM peak hour.
- South Main Street at Old Rogers Road/School Street – NBLTR/SBLTR – both peak hours
- South Main Street & Perry Street – NBLR – AM peak hour.
- South Main Street & Young Street – NBL/NBTR/SBLT/SBR – AM peak hour.






Synchro LOS and delay results for the 2028 No-Build analysis scenario are listed in Table 5.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

2028 No-Build
July 12, 2024

Table 5: 2028 No-Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (ft)		Max. Obs. Queue (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
	South Main Street & Rogers Road/Redford Place Drive	Overall		78	33.3	E	C				
		EB	L	134.7	25	F	C	704	250	250	250
			TR	24.8	24.6	C	C	404	424	1388*	528
		WB	L	106.7	10.2	F	B	181	56	250	250
			TR	77.6	32.5	E	C	1427	607	869	776
		NB	L	101.9	37.1	F	D	244	91	224	140
			T	99.4	56.3	F	E	255	147	384	182
			R	45.9	32.4	D	C	140	141	262	216
		SB	L	120.4	57.8	F	E	468	250	249	249
T	80.1		56.2	F	E	149	172	531	392		
		R	49.9	26.3	D	C	440	174	506	214	
	South Main Street & Old Rogers Road/School Street	Overall		13.5	3.9						
		NB	LTR	##	180.3	F	F	98	55	423	60
		EB	L	11.7	9.3	B	A	0	0	108	23
		WB	L	8.9	9.9	A	A	0	3	249	32
		SB	LTR	135.3	119	F	F	53	30	418	39
	South Main Street & Perry Street	Overall		0.4	0.3						
		NB	LR	78	37.4	F	E	13	5	55	33
		WB	LT	8.8	9.7	A	A	0	0	770	46
	South Main Street & Young Street	Overall		68	42.5	E	D				
		EB	L	31	33	C	C	228	272	403	401
			TR	23.5	29.9	C	C	333	357	409	445
		WB	L	32.6	24.2	C	C	41	25	60	52
			TR	58.1	43.9	E	D	469	210	423	245
		NB	L	92.7	43.6	F	D	506	234	200	200
			TR	89.7	64	F	E	513	458	776	514
		SB	LT	89.3	61.4	F	E	580	419	645	348
		R	81	17.3	F	B	444	108	350	242	
	Young Street & Perry Street	Overall		0.2	0.2						
		NB	LT	8.8	8.5	A	A	0	0	144	48
		EB	LR	21.6	18.3	C	C	3	3	30	33

= Delay exceeds 300 seconds

*Maximum queue extends off the SimTraffic network and may be longer than recorded



2028 Build
July 12, 2024

9.0 2028 BUILD

In the Build scenario, the operations are generally similar to the No-Build scenario with the exception of the South Main Street & Redford Place Drive/Rogers Road intersection, which now operates at LOS F in the AM peak hour.

At the intersection of South Main Street & Old Rogers Road/School Street, the northbound and southbound approaches experience significant delays during the AM and PM peak hours. Vehicles waiting at the stop-controlled approaches will experience longer wait times to make any left-turn or through movements with the uninterrupted flow of the South Main Street approaches. Additionally, the westbound queue on South Main Street from the Rogers Road/Redford Place Drive intersection often extends beyond this intersection, blocking traffic from accessing S. Main Street.

The following movements operate at LOS F during one or both peak hours:

- South Main Street at Redford Place Drive/Rogers Road – EBL/WBL/WBTR/NBL/NBT/SBT – AM peak hour, SBL – both peak hours
- South Main Street at Old Rogers Road/School Street – NBLTR/SBLTR – both peak hours
- South Main Street & Perry Street – NBLR – both peak hours
- South Main Street & Young Street – NBL/NBTR/SBLT – AM peak hour.






Synchro LOS and delay results for the 2028 Build scenario are listed in Table 6.



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2028 Build
July 12, 2024

Table 6: 2028 Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (ft)		Max. Obs. Queue (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
	South Main Street & Rogers Road/Redford Place Drive	Overall		83	44.5	F	D				
		EB	L	143.3	43.5	F	D	716	341	250	250
			TR	25.5	26.8	C	C	422	448	1437*	598
		WB	L	105.8	12.3	F	B	190	62	250	250
			TR	88.2	41.2	F	D	1498	641	870	817
		NB	L	101.9	51.1	F	D	244	111	224	139
			T	99.4	53.7	F	D	255	143	348	172
			R	45.4	39.1	D	D	143	183	202	224
		SB	L	126.5	119.4	F	F	489	464	249	250
			T	80.1	49	F	D	149	172	526	957*
R	51.8		22.2	D	C	446	180	426	779*		
	South Main Street & Old Rogers Road/School Street	Overall		29	6.8						
		NB	LTR	##	##	F	F	115	73	434	48
		EB	L	12.3	9.5	B	A	3	0	96	24
		WB	L	9	10.1	A	B	0	3	177	74
		SB	LTR	##	##	F	F	80	40	516	36
	South Main Street & Perry Street	Overall		16.6	3.4						
		NB	LR	##	113.9	F	F	6	75	324*	80
		WB	LT	8.9	10	A	A	0	3	724	102
	South Main Street & Young Street	Overall		68.3	43	E	D				
		EB	L	32.2	35.3	C	D	234	188	381	356
			TR	24.1	29	C	C	332	273	404	408
		WB	L	33.4	26	C	C	47	33	60	61
			TR	59	44.1	E	D	468	211	448	266
		NB	L	89.2	42.7	F	D	506	236	200	200
			TR	92.5	65.2	F	E	547	505	773	571
		SB	LT	89.8	60.5	F	E	594	459	644	394
	Young Street & Perry Street	Overall		1.2	1.3						
		NB	LT	8.8	8.8	A	A	3	5	224	166
		EB	LR	23.2	21.6	C	C	23	20	96	58

= Delay exceeds 300 seconds

*Maximum queue extends off the SimTraffic network and may be longer than recorded



10.0 2028 BUILD IMPROVED

To mitigate the impacts of the development on the South Main Street & Rogers Road/Redford Place Drive intersection, a 225' westbound right-turn lane was evaluated in the 2028 Build Improved scenario. As a result of this improvement, the intersection operates at LOS C and D in the 2028 Build Improved scenario.

To improve the intersection of South Main Street and Perry Street, a 75' eastbound right turn lane was evaluated, and at the Young Street & Perry Street a 75' eastbound right-turn lane and 50' northbound left-turn lane was evaluated. These two intersections are discussed in detail below in Section 10.1.2.

As noted in Section 5.0, the Rolesville LDO requires that any study area intersections that operate at LOS F and where the delay in the Build scenario increases by more than 5% when compared to the No-Build scenario should be investigated for mitigation. The South Main Street intersections with Old Rogers Road/School Street and Perry Street are discussed in detail below.

10.1.1 South Main Street & Old Rogers Road/School Street

With the addition of traffic generated by the proposed development, the northbound School Street and southbound Old Rogers Road approach of the South Main Street at Old Rogers Road/School Street intersection increases in delay by greater than 5%. If high delays are experienced on the stop-controlled approaches, drivers may opt for alternative routes. Even so, the intersection was evaluated for potential improvements to meet the requirements of the Rolesville LDO:

- The installation of a traffic signal would improve the LOS of the side streets significantly. This, however, is not anticipated to be permitted by NCDOT due to the proximity of the intersection to the adjacent signalized intersection of South Main Street at Redford Place Drive/Rogers Road. In addition, the low traffic volumes on the side-street approaches of Old Rogers Road and School Street are not anticipated to meet the warrants for the installation of a traffic signal included in the Manual on Uniform Traffic Control Devices (MUTCD¹⁰).
- The construction of dedicated left-turn turn lanes on Old Rogers Road and School Street reduces delay but does not mitigate the impact of the proposed development. This is attributed to low volumes of traffic on the side-street approaches and high through volumes on South Main Street. The installation of turn lanes may also impact adjacent property owners. As a result, the installation of turn lanes on Old Rogers Road and School Street is not recommended.
- Converting the northbound and southbound approach of Old Rogers Road and School Street to right-in/right-out access by installing channelization was shown to reduce delays on the side streets such that School Street and Old Rogers Road would operate at LOS C or better during both peaks. This would require left turns from Old Rogers Road and School Street to be redirected to Rogers Road and use the traffic signal at the intersection of South Main Street at Redford Place Drive/Rogers Road. The restriction of access without the installation of a median has only limited effectiveness. As a result, the restriction of access is not recommended.



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2028 Build Improved
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Therefore, no improvements are recommended at the South Main Street at Old Rogers Road/School Street intersection in conjunction with this development. Consideration should be made for limiting the southbound Old Rogers Road approach to right-in/right-out access in the future.

10.1.2 Perry Street Intersections with South Main Street & Young Street

With the addition of traffic generated by the proposed development, the northbound Perry Street approach at the South Main Street & Perry Street intersection increases delay by greater than 5% this is due in part to the increase in traffic volumes associated with the proposed development but also high traffic volumes on South Main Street. The results of the analysis show that high delays are experienced by left-turning traffic whereas right-turns operate with moderate to low delays. Accordingly, it is recommended that left-turns be prohibited during the AM and PM peak periods. Left-turning traffic may access South Main Street by using Perry Street to access Young Street where they could then make a left-turn onto South Main Street under the control of the traffic signal.

This rerouting of traffic improves the level of service of the intersection of South Main Street at Perry Street. However, the level of service on the Perry Street approach to Young Street decreases from LOS C to LOS E; resulting in the recommendation of turn-lanes at the intersection.

As a result, it is recommended to prohibit left-turns from Perry Street onto Main Street during the weekday AM and PM peak periods. It is recommended that this be achieved through the installation of a "No Left Turn" sign (R3-2) with a supplemental plaque (R10-20aP)¹⁰.






The 2028 Build Improved capacity analysis results are shown in Table 7.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

2028 Build Improved
July 12, 2024

Table 7: 2028 Build Improved Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (ft)		Max. Obs. Queue (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
	South Main Street & Rogers Road/Redford Place Drive	Overall		48.1	29.7	D	C				
		EB	L	91.9	15.7	F	B	475	204	250	250
			TR	27	27.8	C	C	385	495	600	655
		WB	L	60.1	12.7	E	B	113	59	250	250
			T	36.6	24.9	D	C	624	330	854	489
			R	8.6	9.4	A	A	92	122	325	285
		NB	L	55	35.1	D	D	165	85	204	158
			T	56.2	56.3	E	E	163	147	237	198
			R	32.1	31.5	C	C	104	134	169	192
		SB	L	124.8	57.7	F	E	335	253	249	243
			T	50.8	56	D	E	99	172	486	308
			R	35.7	26	D	C	231	143	385	232
	South Main Street & Old Rogers Road/School Street	Overall		29	1.6						
		NB	LTR	##	72.1	F	F	115	30	75	48
		EB	L	12.3	9.5	B	A	3	0	24	26
		WB	L	9	10.1	A	B	0	3	32	32
		SB	LTR	##	53.2	F	F	80	15	75	37
	South Main Street & Perry Street	Overall		0	0.2						
		NB	R	12.6	15.3	B	C	0	3	23	26
		WB	LT	8.9	10	A	A	0	3	81	107
	South Main Street & Young Street	Overall		48.9	43.9	D	D				
		EB	L	29.3	37.4	C	D	151	299	293	368
			TR	21.1	30.4	C	C	202	372	327	427
		WB	L	24.3	26	C	C	33	33	60	59
			TR	46.3	44.1	D	D	305	211	340	256
		NB	L	65.6	45.8	E	D	449	283	200	200
			TR	57.3	65.2	E	E	404	505	674	583
		SB	LT	61.4	60.5	E	E	458	459	436	410
			R	53.7	17.7	D	B	317	116	328	264
	Young Street & Perry Street	Overall		3.3	3.4						
		NB	L	8.8	8.8	A	A	3	5	31	51
		EB	L	60.3	56.6	F	F	60	58	81	70
			R	10.8	10.5	B	B	5	5	63	53

= Delay exceeds 300 seconds



11.0 RECOMMENDATIONS

Based on the findings of this study, specific improvements have been identified and some should be completed as part of the proposed development.

South Main Street & Rogers Road/Redford Place Drive

- Construct a westbound right-turn lane with 225' of full-width storage and appropriate taper.
- The above recommendation will require the modification of the traffic signal at the intersection.

South Main Street & Old Rogers Road/School Street

- No improvements are recommended at this intersection.

South Main Street & Perry Street

- Construct an eastbound right-turn lane with 75' of full-width storage and appropriate taper.
- Restrict northbound left-turns during the AM and PM peak periods through the installation of a "No Left Turn" sign (R3-2) with a supplemental plaque (R10-20aP) stating that this restriction is in place Monday through Friday from 7:00 AM to 9:00 AM and 4:00 PM to 7:00 PM

South Main Street & Young Street

- No improvements are recommended at this intersection.

Young Street & Perry Street

- Construct an eastbound right-turn lane with 75' of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 50' of full-width storage and appropriate taper.

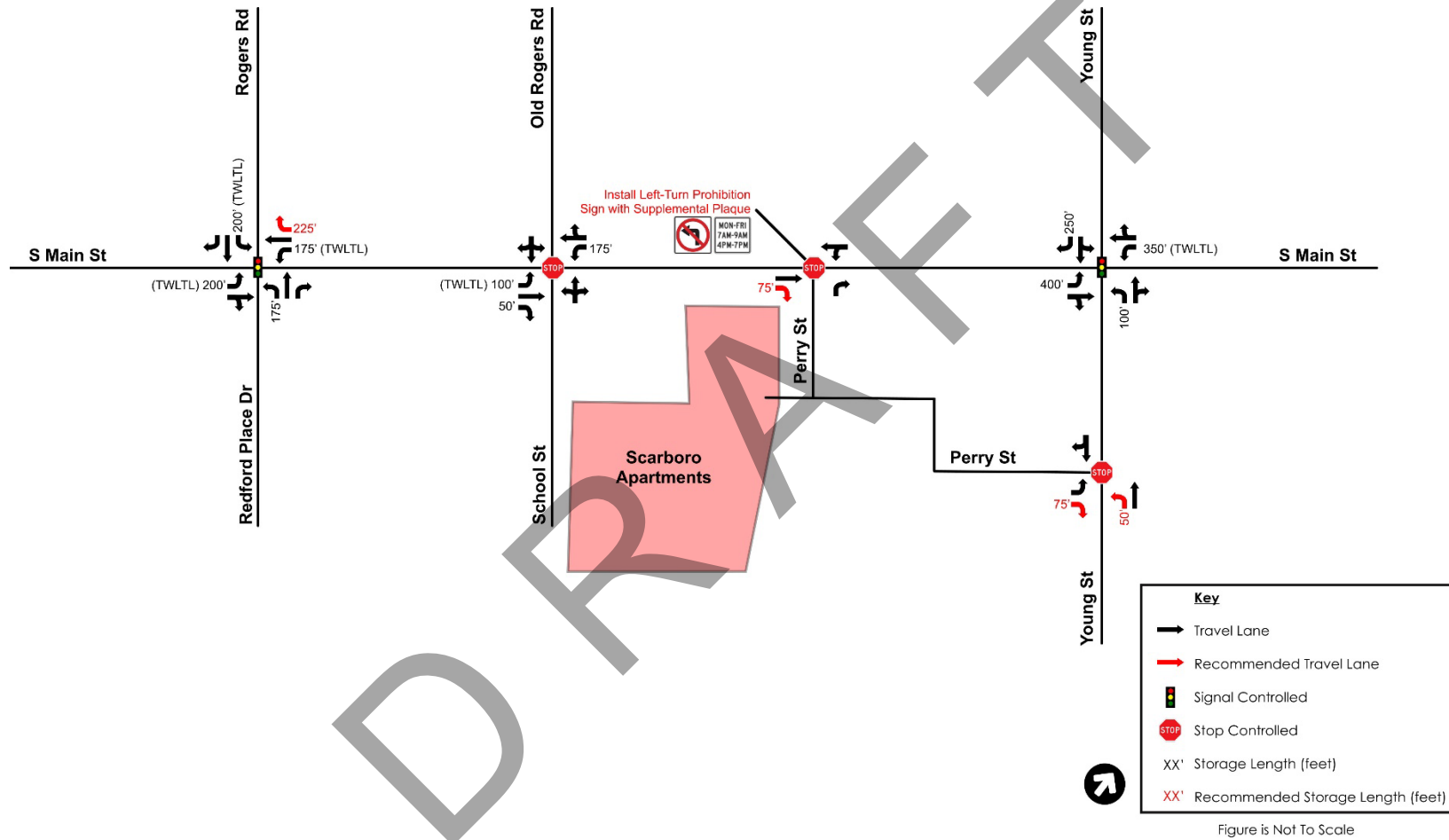
These recommendations are illustrated in Figure 12.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Recommendations
July 12, 2024

Figure 12: Recommended Improvements



12.0 REFERENCES

¹ **NCDOT Functional Classification Map**,

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

² **NCDOT Average Daily Traffic Volumes**,

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

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

⁴ **NCDOT Rate Versus Equation Spreadsheet**. North Carolina Department of Transportation (NCDOT), July 2022,

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

⁵ **Enhancing Internal Trip Capture Estimation for Mixed-Use Developments**. National Cooperative Highway Research Program, 2011, <https://nap.nationalacademies.org/catalog/14489/enhancing-internal-trip-capture-estimation-for-mixed-use-developments>

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

⁷ **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>

⁸ **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>

⁹ **Land Development Ordinance**. Town of Rolesville, June 1, 2021,

<https://www.rolesvillenc.gov/code-ordinances>

¹⁰ **Manual on Uniform Traffic Control Devices (MUTCD)**. Federal Highway Administration, December 2023,

https://mutcd.fhwa.dot.gov/pdfs/11th_Edition/mutcd11thedition.pdf

13.0 APPENDIX

- Scoping Correspondence
- Site Plan
- Raw Traffic Count Data
- Approved Development Information
- Traffic Volume Calculations
- Synchro Files
- Synchro & SimTraffic Reports



REZ-23-05: SCARBORO APARTMENTS
REZONING CONDITIONS
JUNE 13, 2024

1. The Development shall be in general compliance with the Concept Plan dated May 1, 2024, attached as Exhibit A. Approval of this rezoning and Concept Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Plan as prescribed in LDO Section 3.4.
2. The following Principal Uses as listed in LDO Section 5.1. that are permitted or special uses in the TC zoning district shall be prohibited: (i) Dwelling, Single Family, Attached; (ii) College/University; (iii) Public Safety Facility; (iv) Lodging; (v) Commercial (vi) ~~Retail~~ Sales and Services, Community; (vii) Retail Sales and Services, Shopping Center; (viii) Major Transportation Installation; and (ix) Telecommunication Tower.
3. No more than 240 dwelling units – either “Dwelling, Multiple Family” or “Dwelling, Upper Story Unit” - shall be permitted on the property.
4. The hours of operation for nonresidential uses shall be between 7:00 AM and 9:00 PM.
5. Nonresidential Uses shall be located within 175’ of the new Collector Street and north of the Neuse River stream buffer, as shown on Exhibit A.
6. Nonresidential Uses shall not be less than 10,000 square feet of gross floor area, and shall not exceed 20,000 square feet of gross floor area. A maximum of fifty percent (50%) of the residential units may be permitted until at least twenty-five (25%) of the maximum allowable nonresidential square footage is permitted (issue of a building permit).
7. At least 3,000 square feet gross floor area of nonresidential uses shall be located in each of the following: (i) the Retail building along S. Main Street, and (ii) the two Mixed Use buildings along the new Collector Street. This Condition shall not permit less Nonresidential Use square footage than what is required in Condition 6.
8. Prior to the submittal of a demolition permit for the removal of the single-family home at 201 S. Main Street (PIN 1758-99-8909), the Development shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development shall have first priority to relocate or remove any items of historic significance and building materials for reuse.
9. If the Development chooses not to relocate the home, the following Condition shall apply: Prior to the demolition, the Development will allow any non-profit entity, individual or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development so long as the party relocating the single-family home is solely responsible for the relocation, including

without limitation, securing all permits and approvals required by law. The Development will provide general public notice in the News & Observer of the offer for relocation or salvage. Public notice shall occur at least one hundred eighty (180) days prior to the scheduled demolition of the home. Prior to demolition of the single-family home that has not been relocated within thirty (30) days prior to demolition, the Development will allow the Town of Rolesville or any local organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition shall not require the Development to demolish or remove the single-family home.

10. Vehicular ingress and egress via School Street are prohibited. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
11. The Development shall construct a 10' wide sidepath (the "Path") within the new Collector Street right-of-way, beginning at the S. Main Street intersection and terminating at the boundary line with adjacent property with PIN 1768-09-8727, subject to all governmental reviews and approvals, in accordance with the Town of Rolesville Greenway Plan. The Path will be located on the eastern side of the new collector street, as shown on Exhibit A. The Path shall be paved with either asphalt or concrete, at the discretion of Town staff at the time of development approval. A planting strip at least five feet (5') wide shall separate the Path from the back of curb. The Path shall take the place of and serve as the sidewalk along the eastern side of the new Collector Street.
12. Where buildings and active use areas prevent the incorporation of Streetscape Buffers as set forth in LDO Section 6.2.2.2. (i.e., a 30'-wide Street Buffer along S. Main Street and a 15'-wide Street Buffer along the new Collector Street), the Development shall plant one (1) street tree for every forty (40) linear feet of street frontage.
13. The Development shall provide an opaque fence at least eight feet (8') in height along the shared boundary lines with those parcels have Wake County Property Identification Numbers (PINs) 1759-90-4168, 1759-90-5245, 1759-90-6321, and 1759-90-7307. The location of the fence is shown on Exhibit A.
14. Along the shared boundary lines of those parcels described in Condition 13, the Development shall provide two (2) trees per 100 linear feet, on average.
15. In order to buffer those single-family homes along Glenn Circle from the new Collector Street right-of-way, the Development shall provide an opaque fence at least eight feet (8') in height on the eastern side of the new Collector Street, beginning south of the intersection with Perry Street and the new Collector Street and terminating at the parcel with Wake County Property Identification Number 1768-09-8727. The approximate location of the fence is shown on Exhibit A.
16. Between the Path described in Condition 11 and the fence described in Condition 15, the Development shall provide two (2) shade trees per 100 linear feet, on average. This planting

schedule shall begin immediately south of the intersection with Perry Street and the new Collector Street and terminating at the parcel with Wake County Property Identification Number 1768-09-8727. The approximately location of the tree planting area is shown on Exhibit A.

17. Dwelling, Upper Story Units shall be prohibited from having balconies on those facades of the Mixed Use buildings facing the new Collector Street, as shown on Exhibit A.



EXHIBIT A: SCARBORO APARTMENTS CONCEPT PLAN
REV-23-05

LEGEND

STREAM BUFFER

WETLANDS

ACTIVE USE AREA

ACTIVE RECREATIONAL OPEN SPACE AREA

RIGHT-OF-WAY DEDICATION

STORMWATER FACILITY AREA

EXTENTS OF RETAIL DEVELOPMENT

0 30' 60' 120'

SCALE 1" = 60'

REVISION 5

DRAWN BY: TS

CHECKED BY: TS

DATE: 05-01-2024

PROJECT NO. 2273

SHEET NO. SKP-4

SCALE AS NOTED

PROJECT INFORMATION			
SITE SUMMARY	57,277 SF (13.15 AC)		
GROSS LAND AREA	62,633 SF (1.44 AC)		
PROPOSED RIGHT-OF-WAY DEDICATION:	RL		
PROPOSED BUILDING FOOTPRINT AREA:	RL		
EXISTING ZONING:	RL		
PROPOSED ZONING:	TC-CZ		
LOT SUMMARY	20 UNITS / AC		
MAXIMUM ALLOWED DENSITY:	110 DENSITY FOR UPPER STORY		
PROPOSED DENSITY:	15.2 UNITS / AC		
MAXIMUM BUILDING HEIGHT:	35' UP TO 60' W/ DESIGN ALTERNATIVE		
STREET FRONTAGE:	0.727		
REAR SETBACK:	0.7/45		
FRONTAGE REQUIREMENT:	50%		
ACTIVE USE AREA:	25 OR 75% OF BUILDING FRONTAGE		
PARKING:	420 SPACES		
REQUIRED:	SINGLE USE RESIDENTIAL BUILDING:		
PROPOSED:	SINGLE USE RETAIL BUILDING:		
REQUIRED:	6,214 SF = 14.5 SPACES		
PROPOSED:	40 UNITS = 80 SPACES		
REQUIRED:	MULTIFAMILY LOADING:		
PROPOSED:	1 / DEVELOPMENT = 1 SPACE		
REQUIRED:	950 SF OF GFA = 3 SPACES		
PROPOSED:	420 SPACES		
REQUIRED:	1 PARALLEL SPACE		
PROPOSED:	405 STANDARD SPACES		
REQUIRED:	1 / 5 DWELLING UNITS MAX 30		
PROPOSED:	34 SPACES		
REQUIRED:	20,000 SF RETAIL = 4 SPACES		
PROPOSED:	74,755 SF (1.75) MAX TO INCLUDE		
REQUIRED:	2 SMALL OPEN SPACE TYPES		
PROPOSED:	13,571 SF (0.31)		
REQUIRED:	23,027 SF (0.53)		
PROPOSED:	STORMWATER FACILITY:		

PROPERTY	PM	RED	OWNER	ZONING	USE
A	176900577	0053005	MC DONALD'S RESTAURANT	RL	SINGLAPAM
B	176900147	0001289	WALMART STORE	RL	SINGLAPAM
C	176900221	0007294	WALMART STORE	RL	SINGLAPAM
D	176900218	0007294	WALMART STORE	RL	SINGLAPAM
E	176900218	0007294	WALMART STORE	RL	SINGLAPAM
F	176900218	0007294	WALMART STORE	RL	SINGLAPAM
G	176900218	0007294	WALMART STORE	RL	SINGLAPAM
H	176900218	0007294	WALMART STORE	RL	SINGLAPAM
I	176900218	0007294	WALMART STORE	RL	SINGLAPAM
J	176900218	0007294	WALMART STORE	RL	SINGLAPAM
K	176900218	0007294	WALMART STORE	RL	SINGLAPAM
L	176900218	0007294	WALMART STORE	RL	SINGLAPAM
M	176900218	0007294	WALMART STORE	RL	SINGLAPAM
N	176900218	0007294	WALMART STORE	RL	SINGLAPAM
O	176900218	0007294	WALMART STORE	RL	SINGLAPAM
P	176900218	0007294	WALMART STORE	RL	SINGLAPAM
Q	176900218	0007294	WALMART STORE	RL	SINGLAPAM
R	176900218	0007294	WALMART STORE	RL	SINGLAPAM
S	176900218	0007294	WALMART STORE	RL	SINGLAPAM
T	176900218	0007294	WALMART STORE	RL	SINGLAPAM
U	176900218	0007294	WALMART STORE	RL	SINGLAPAM

CIVIL

ENGINEERING

LANDSCAPE

ARCHITECTURE

NORTH CAROLINA BOARD OF ENGINEERS AND ARCHITECTS

EXHIBIT A: SCARBORO APARTMENTS CONCEPT PLAN

DATE: 05-01-2024

PROJECT NO. 2273

SHEET NO. SKP-4

P 919.490.4990

WWW.QUNITY.COM

The Concept Site Plan notes areas of “Neighborhood Services”. For these areas to come to fruition, the applicant will need to rezone them to a zoning district that allows for nonresidential uses.

The proposed Conditions of Approval are still under staff and legal review and need to be revised to meet the Land Development Ordinance (LDO). 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 that appear to meet the LDO requirement noted above 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 and Table 6.4.3.G. Off-Street Parking Requirements, must be approved to make this Rezoning Application approvable. The Text Amendment application is tentatively scheduled for the August 6, 2024 Town Board of Commissioners’ meeting.

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 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 mixed use component of Mixed Use Neighborhood is suggested with the “Neighborhood Services” areas in the Concept Site Plan; however, there is currently no commitment to provide nonresidential uses.
- 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, is in the process of performing the Traffic Impact Analysis for the Merritt Property.

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

Based on inconsistency with the Comprehensive Plan as well as technical issues, staff should recommend denial of Rezoning REZ-24-01 – Merritt Property. Technically, the following items need to be addressed:

- Text Amendment TA-24-01, Land Development Ordinance (LDO) Amendments to Table 3.1.3. Residential High Development Standards and Table 6.4.3.G. Off-Street Parking Requirements, must be approved to make this rezoning application approvable.
- Further review and editing of the proposed Conditions of Approval must occur prior to the Legislative Hearing at the Town Board of Commissioners’ meeting.
- As per Land Development Ordinance (LDO) Section 8.C. Applicability, a TIA is required prior to the approval of any map amendment (rezoning).
- The Rezoning Application must be consistent with Rolesville’s policies, plans, and good planning practice.

Once the above items are addressed, there is great potential for a positive recommendation from staff. In addition, 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.

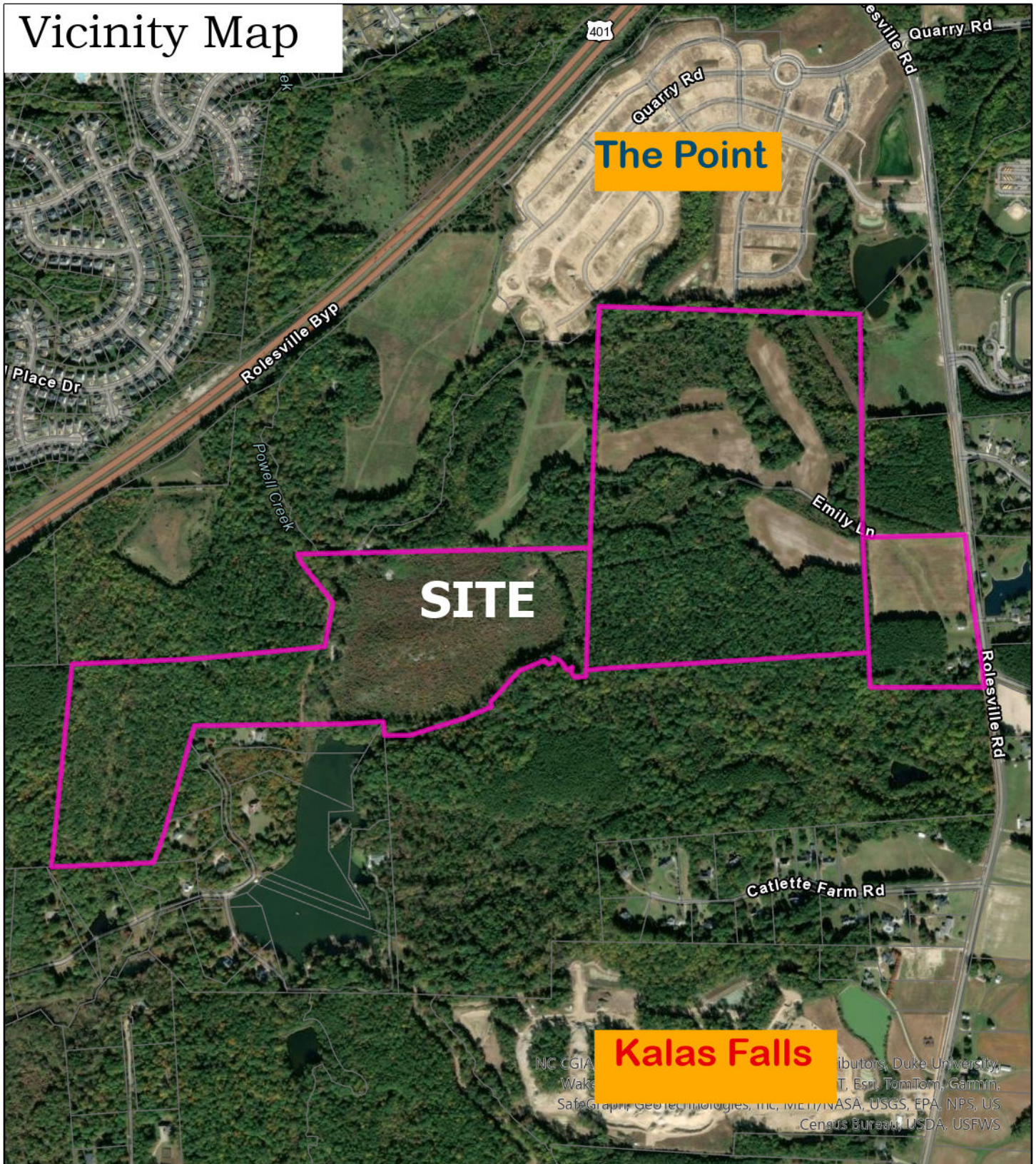
Proposed Motion

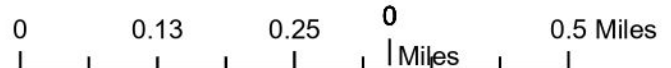
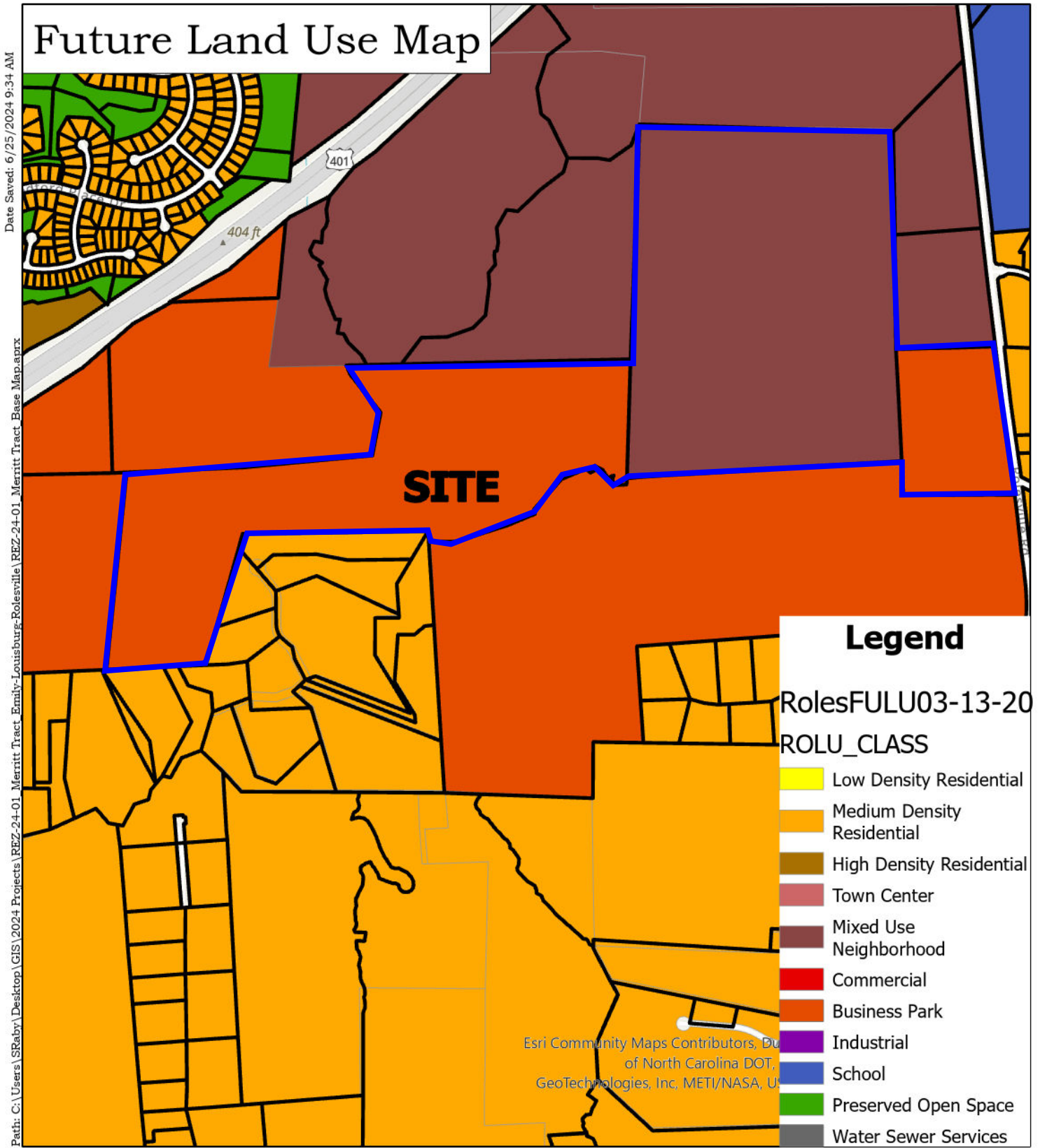
Motion to recommend (approval or denial, along with mention of consistency or inconsistency with the Comprehensive Plan) to the Town Board of Commissioners of Rezoning request REZ-24-01 – Merritt Property.

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

Vicinity Map





Zoning Map

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

Path: C:\Users\SRaby\Desktop\GIS\2024 Projects\REZ-24-01 Merritt Tract Emily-Louisburg-Rolesville\REZ-24-01 Merritt Tract Base Map.aprx

SITE

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, etc.



0 0.13 0.25 0 0.5 Miles
Miles



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

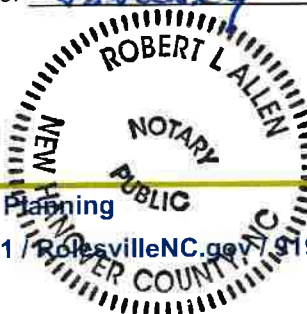
STATE OF NORTH CAROLINA

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 26th day of JANUARY 20 24.

My commission expires April 24, 2024Signature Robert L. Allen

Seal



Town of Rolesville Planning

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



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 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 ^{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

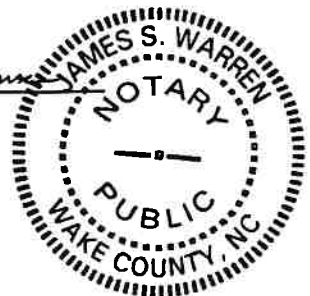


Exhibit A

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 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.

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.

Property Owner Information

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



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:
<u>BARBARA TODD</u>	<u>Barbara Todd</u>
<u>919-522-2801</u>	

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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:
BARBARA TODD	<u>Barbara Todd</u>
919-522-2801	

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)



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 mffleming@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 and 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 26th 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

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



Map Amendment Application

Metes and Bounds Description of Property

Please see attached deed.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

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

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

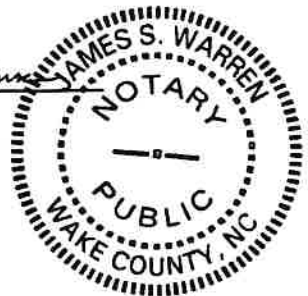


Exhibit A

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 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.

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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.

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.

Property Owner Information

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



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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: 17108-23-1815).

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>	



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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: Kathy Llamas Date: Jan. 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.
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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.
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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 300th building permit is issued.
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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 SelfAddress 114 Maude La. City/State/Zip Mt. Airy, NC 27030

Phone _____ Email _____

Developer BRD Land and InvestmentContact Name Michael FlemingAddress 721 Hydrangea Field Ct. City/State/Zip Wake Forest, NC 27587Phone 919-346-6014 Email ~~mflaming@trianglelandgrp.com~~michaelfleming

Property Information

Address 6200 Emily La. Wake Forest NCWake County PIN(s) 1768-23-6815Current Zoning District RL Requested Zoning District RH (Residential High Density) CUTotal 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 SurryI, a Notary Public, do hereby certify that Samantha Self Hiatt POApersonally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 29 day of January 20 24My commission expires Aug 30 2024Signature Michelle M. Green Seal

Town of Rolesville Planning

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

Metes and Bounds Description of Property

Please see attached deed

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

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GRANTOR: NANCY M. KELLY

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Nancy M. Kelly by Roxey M. Wilkins ^{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 832.53 feet to a stone, runs with the line now or formerly that of Juna Privette thence North 9 degrees 10 minutes East, 1613.30 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 1486.96 feet to an iron rod; runs with the line now or formerly that of Millie 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.

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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.

Rezoning Justification

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Property Owner Information

[illegible]

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 AME (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 AME (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 19th
day of May, 2022.

Linda E Merritt Self (SEAL)
LINDA E. MERRITT SELF
PRINCIPAL

NORTH CAROLINA:

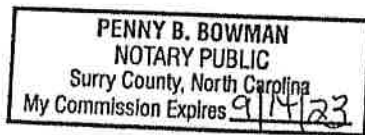
SURRY COUNTY:

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 19th day of May, 2022.

Penny B. Bowman
NOTARY PUBLIC

(SEAL)



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 ES (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 ES (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 19th
day of May, 2022.

 (SEAL)
EDWARD H. SELF
PRINCIPAL

NORTH CAROLINA:

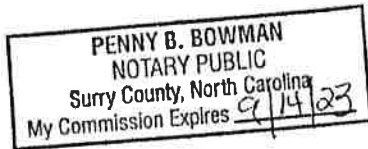
SURRY COUNTY:

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 19th 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 Self 01/29/24

Applicant/Agent/Contact persons:	
Print:	Signature:
BARBARA TODD	
American Engineering Associates-Southeast, PA	
cell: 919-522-2801	



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, 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 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)



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 mefleming@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 26th day of January 2024

My commission expires 3/25/2028

Signature Vincent Agrusa Notary Public

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / 919.554.6517



Map Amendment Application

Metes and Bounds Description of Property

Please see attached deed.

Town of Rolesville Planning

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

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.

Property Owner Information

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

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 5812430.
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





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.

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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)

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

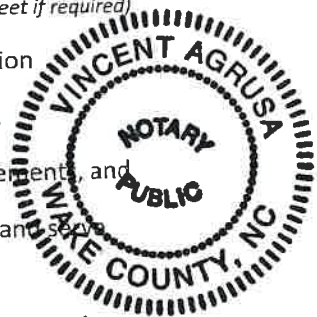
(Type and Case # PIN: 1768-23-6815).

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>	

Property Owner's Consent & Authorization Form

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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

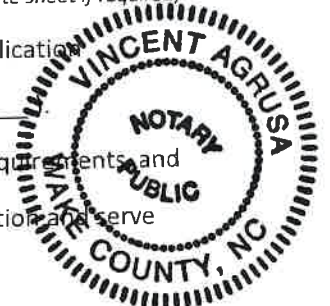
(property address, legal description; provide separate sheet if required)

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:
BARBARA TODD	Barbara Todd
919-522-2801	

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 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 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.
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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: 0105864
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 mefleming@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 _____

[Signature]

Town of Rolesville Planning

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



Metes and Bounds Description of Property

Please see attached deed.

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

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

 WILLIAM L. ROGERS
 (unmarried)

 (one-half undivided interest)

GRANTEE

 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 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.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
 Printed by Agreement with the NC Bar Association - 1981

Poole Printing Company, Inc.
 P.O. Box 58487, Raleigh, NC 27658

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) W L Rogers (SEAL)
William L. Rogers
By: _____ (SEAL)
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

Date

before me,

Valentina A. Agius, Notary Public

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: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

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.

Notes: "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° 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° 46' West 813.5 feet to an iron pipe stake thence North 3° 45' East 1016.85 feet to an iron pipe stake, thence South 83° 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. Riddick
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # 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.

Property Owner Information

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

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)	
--	------------------------------------	--

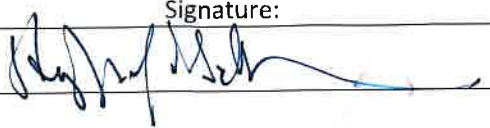
I, Betty R. Gunz
(property owner's printed legal name; include signatory name and title if signing for a company)

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. IN. 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 Kervy Date: 1-26-24

Applicant/Agent/Contact persons:	
Print:	Signature:
<u>Hugh J. Gilleece</u> <u>American Engineering</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 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)



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner William Rogers, c/o TexWest.LLC

Address 290 Crescent Ct., Ste 1040

City/State/Zip Dallas, TX 75201

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@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 _____

Town of Rolesville Planning

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

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.

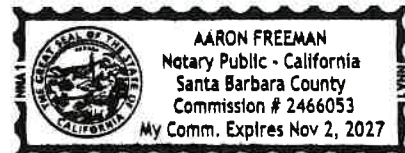
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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

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

PIN - 1768328863
 Ref - 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 75201
PO Box 10149, Fort Worth, TX 76185

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

WILLIAM L. ROGERS
 (unmarried)
 (one-half undivided interest)

GRANTEE

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 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.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002
 Printed by Agreement with the NC Bar Association - 1981

Poole Printing Company, Inc.
 P.O. Box 58487, Raleigh, NC 27658

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) W L Rogers (SEAL)
William L. Rogers
By: _____ (SEAL)
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 Davis
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

Date

before me,

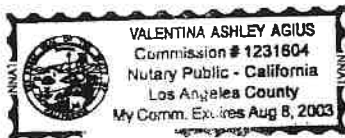
Valentina A. Agius, Notary Public

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: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

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.

Notes: "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.

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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. Kavin
2-29-2014

Assistant/Deputy Register of Deeds

This Customer Group

of Time Stamps Needed

This Document

5 New Time Stamp
of Pages

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.

Property Owner Information

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

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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

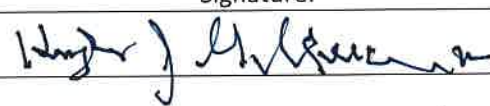
(property address, legal description; provide separate sheet if required)

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:
<u>Hugh J. Gilleece</u> <u>American Engineering</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

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 - 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.
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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 300th building permit is issued.
5. Lighting shall be prohibited at the active play court.
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trid: 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 mflaming@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



Town of Rolesville Planning

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

Metes and Bounds Description of Property

Please see attached deed.

Please see attached deed.

CMP Professional Land Surveyors

Michael A. Moss, PLS L-3794

Telephone (919) 556-3148

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

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.

P.W.# = 1758928330

Rec-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 _____

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

B 04182

NORTH CAROLINA GENERAL WARRANTY DEED

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

GRANTOR

EVA F. LILES, WIDOW

GRANTEE

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)

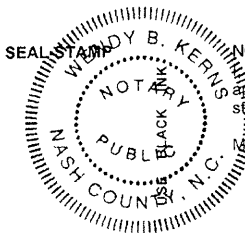
USE BLACK INK ONLY

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 9/30/2005 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

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 : 01879 - 01883

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
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
_____ # of Pages

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.

Property Owner Information

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

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:
Barbara Todd	
American Engineering 919-522-2801	

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

Box 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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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)

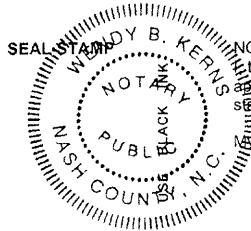
USE BLACK INK ONLY

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 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

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 : 01879 - 01883

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

North Carolina - Wake County

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By. Michael D. 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 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)

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

SITE DATA	
	50' Lots = 122
	60' Lots = 88
	Two Unit Townhome = 73(x2)
	Townhomes = 127
	Total = 503
	Neighborhood Services



REZ-24-01
04-10-24

SCALE 1"= 150'
0 75' 150' 300' 450'

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

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9. No more than 525 units will be permitted for the development. (added July 15, 2024)



American Engineering
4020 Westchase Boulevard, Suite 450
Raleigh, NC 27607
919.469.1101
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.

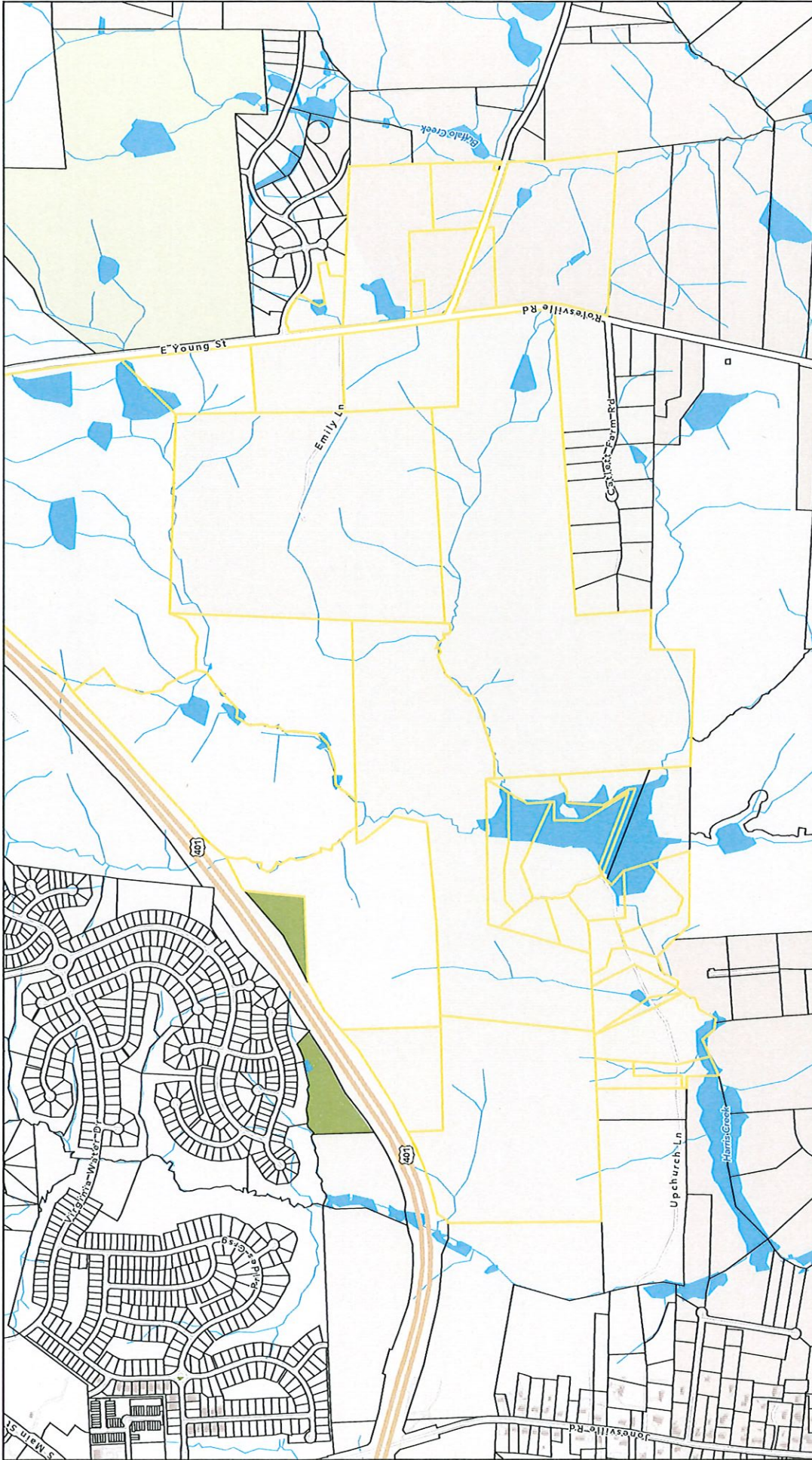
The meeting will be held at the Rolesville Community Center on Southtown Road, from 6:30-7:30 p.m. on Wednesday, July 10, 2024.

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

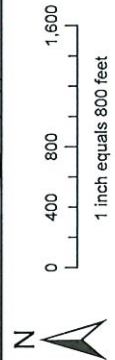
Yours truly,

Barbara T. Todd, Senior Land Planner

Cc: Meredith Gruber, Planning Director



Disclaimer
The maps are 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, TERRI L	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	MCNULTY, 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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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