



Board of Commissioners

Work Session

February 17, 2026

6:30 PM

AGENDA

1. Downtown Overlay District Proposal – Sheilah Sutton, President of Rolesville Downtown Development Association (RDDA)
2. Comprehensive Plan 2050 – Stephen Wensman, Planning Director
3. Continued Hearing - REZ-25-05/ANX-25-03 - Scarboro Village - Stephen Wensman, Planning Director
4. Economic Development Incentives Discussion – Mical McFarland, Economic Development Manager & Dave Neill, Town Attorney
5. Community Transportation Plan CTP Amendment – Classical Way – Stephen Wensman, Planning Director
6. Adjourn

This meeting is designed as a work session for board members to receive, review, and discuss information prepared by staff. Only staff and board members are allowed to speak during this meeting, without express special permission. Citizens are reminded that there is an opportunity during the public comment period of regular board meetings occurring on the first Tuesday of each month for questions and concerns, and citizens are welcome to contact the Mayor or board at other times by phone or email.



Memo

To: Mayor Currin and Rolesville Town Board
From: Mical McFarland, Economic Development Manager
Date: February 17, 2026
Re: Downtown Overlay District Proposal - RDDA

Introduction

The Rolesville Downtown Development Association (RDDA) has had internal conversations about the need for a special zoning designation for Main Street to add specific rules and/or regulations for architecture and building design, town character, land use and infill development to continue to help create a unique, vibrant, and walkable downtown. Often an overlay district will address features like setbacks, building heights, streetscapes, and density as well.

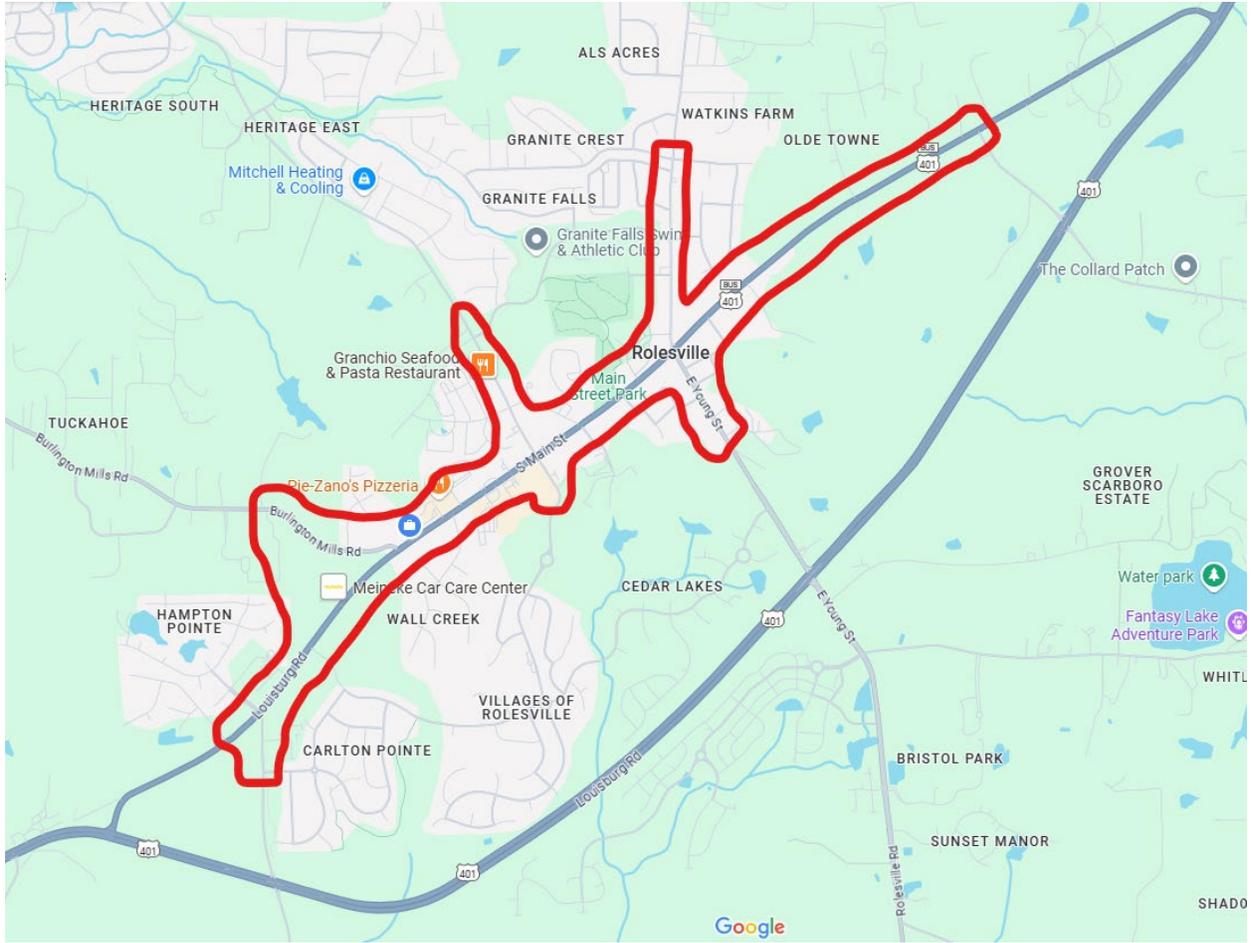
The President of the RDDA, Ms. Sheilah Sutton, will be presenting a proposal for consideration by the Town Board.

Recommended Action

If the Town Board agrees to pursue a Downtown Overlay District designation, staff recommend directing the Planning Department and Economic Development Dept. to work with the RDDA on a draft downtown district and ultimately bring it back to the Town Board for review as a Text Amendment to the LDO.

Attachments

A general map of what the RDDA currently considers “downtown Rolesville” (see on next page)





Memo

To: Mayor Currin and Town Board of Commissioners
From: Stephan Wensman, Planning Director & Michael Elabarger, Assistant Planning Director
Date: Meeting Held February 17, 2026
Re: Rezoning Map Amendment Application REZ-25-05 – Scarboro Village and ANX-25-03 – 200 School Street

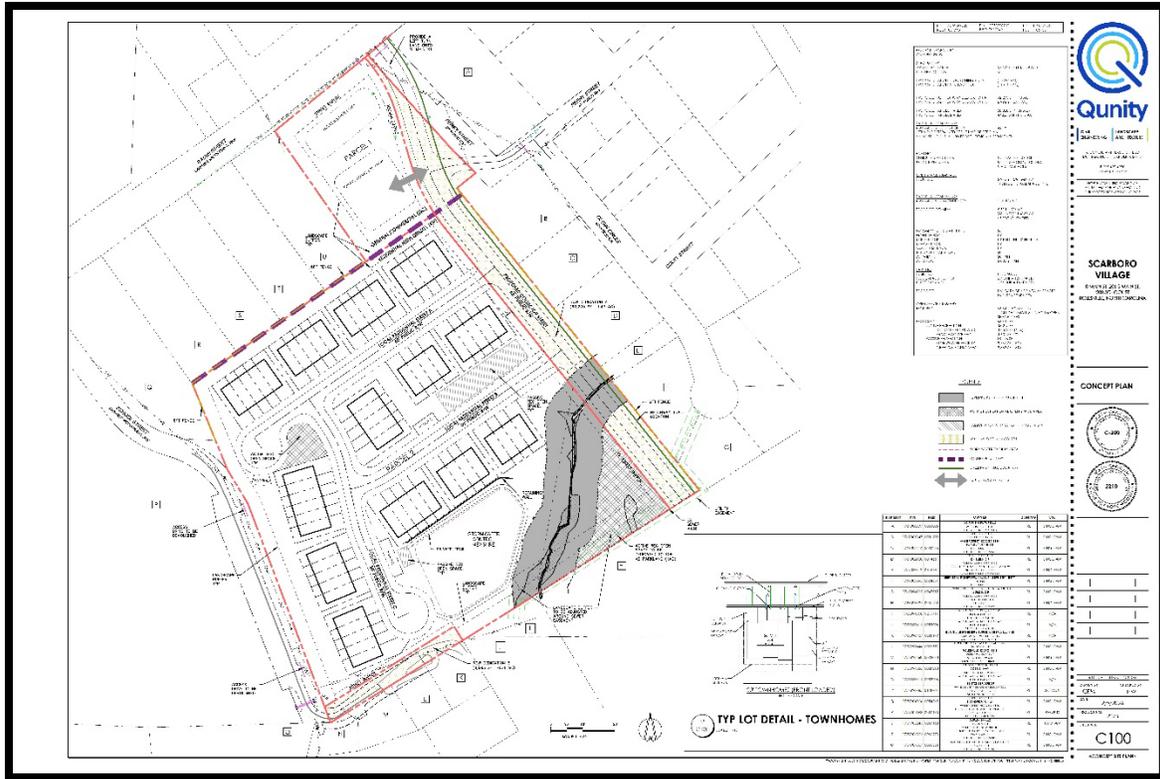
The Town Board of Commissioners continued REZ-25-05 and ANX-25-03 from the January 20, 2026 meeting to the February 17, 2026 meeting to allow the applicant time to add zoning conditions to address concerns about traffic and commercial uses along S. Main Street. An updated list of Proposed Conditions of Approval as well as an updated Concept Site Plan, both dated February 5, 2026, are included with this memo.

The Town Board of Commissioners previously continued REZ-25-05 and ANX-25-03 from the January 6, 2026 meeting to the January 20, 2026 meeting to invite Matt Peach of Stantec Consulting, one the Town's on-call traffic consultants, to answer their traffic-related questions about REZ-25-05, Scarboro Village. Mr. Peach was present at the January 20 meeting and answered questions about trip generation, level of service (*prior traffic study – REZ-23-05, Scarboro Apartments*), and recommendations (*prior traffic study – REZ-23-05, Scarboro Apartments*).

In addition, the Town Board of Commissioners continued both REZ-25-05 and ANX-25-03 from November 6, 2025 to January 6, 2026 to allow the applicant time to respond to concerns discussed at the November meeting: (1) Commercial use restrictions, (2) Right-of-Way dedication, and (3) Public comments. Those concerns were addressed with an updated Concept Site Plan and an updated set of Proposed Conditions, both dated December 17, 2025.

Background

The Town of Rolesville Planning Department received a Rezoning Map Amendment application in July 2025 for 13.15 acres comprising three (3) properties located on the eastern side of S. Main Street just south of Perry Street. The property includes two (2) parcels located within the Town's Corporate Limits, and one (1) parcel that lies in the Town's Extraterritorial Jurisdiction (ETJ). The request is to change the Zoning District of the subject properties from Residential Low Zoning District (RL) to a mix of General Commercial Conditional Zoning District (GC-CZ) and Residential High Density Conditional Zoning District (RH-CZ). The request includes a set of proposed Conditions of Approval and Concept Site Plan of a development.



REZ-25-05 Concept Site Plan

Previous Rezoning Application for Property

Rezoning Map Amendment application **REZ-23-05 Scarborough Apartments** was denied on November 7, 2024 by the Town Board of Commissioners; that request was for a Town Center zoning district to develop a mixed use project of 240 Multi-family Dwelling Units (Density of 18.2 du/ac) and a certain amount of non-residential square footage.

Proposed Conditions of Approval – REZ-25-05

Following is a summary of the proposed Conditions of Approval:

1. Development shall be in compliance with the Concept Site Plan.
2. Documentation of the existing single family home at 201 S. Main Street. Development shall have priority to relocating or removing any items of historic significance and building items for reuse.
3. If the Development chooses not to relocate the existing home, it will allow any non-profit entity, individual, or for-profit entity wishes to relocate the home.
4. Vehicular ingress and egress via School Street are prohibited.
5. Development shall construct proposed collector road.
6. Development shall construct a 10' wide sidepath within the new Collector Street right-of-way.
7. Provide a six foot (6') fence along shared boundary lines with properties adjacent to S. Main Street.
8. Provide a six foot (6') fence adjacent to single family homes on Glenn Circle.
9. Include one (1) acre of parkland located south of the stream in the southeastern corner of the subject property.

10. Dedication of right-of-way in front of the four existing homes on School Street.
11. Prohibited uses in the General Commercial parcel fronting Main Street: (i) Dwelling, Upper Story Unit; (ii) Schools (K-12); (iii) Bars and Nightclubs; (iv) Breweries and Distilleries; (v) Commercial Parking; (vi) Carwash; (vii) Gas Station; (viii) Golf Course; (ix) Retail Sales and Services, Community; (x) Retail Sales and Services, Shopping Center; (xi) Tattoo Establishment; (xii) Vape and Tobacco Store; (xiii) Vehicle, Rental and Sales; (xiv) Vehicle, Minor Service; (xv) Flex; (xvi) Fulfillment Center; (xvii) Major Utility; (xviii) Major Transportation Installation; (xix) Telecommunication Tower; and (xx) Water Storage Tower.
12. **(New)** Within the GC-CZ district, building height shall not exceed two stories or thirty feet.
13. **(New)** Within the GC-CZ district, development shall not exceed 16,000 square feet of gross floor area, and individual floors shall have no more than 10,000 square feet of floor area.
14. **(New)** Within the GC-CZ district, at least sixty percent of any street facing building façade shall be composed of masonry.
15. **(New)** within the GC-CZ district, no vehicular parking areas shall be allowed between future buildings and South Main Street.
16. **(New)** Construction of a lefthand turn lane within the new Collector Street right-of-way to South Main Street.
17. **(New)** Within the GC-CZ district, Development shall perform a TIA for a nonresidential use Site Development Plan.

Voluntary Annexation Petition – ANX-25-03 200 School Street

A contiguous Voluntary Annexation petition for PIN 1758998560, being a 0.7366-acre tract, has been submitted, reviewed, and processed simultaneously with this Rezoning application. The Annexation Petition and Ordinance are included as attachments to this report.

Applicant Statement of Justification

The Applicant has provided a detailed Statement of Justification about the Rezoning request; it is included as an attachment.

Neighborhood Meetings

The Applicant conducted the required Neighborhood Meeting on August 18, 2025. Six (6) residents attended sharing concerns about intersection safety at Perry Street, having a fence for screening purposes, and the viability of townhomes selling and not being rental-only. Complete meeting minutes from the Applicant are included as an attachment to this report.

Comprehensive Plan

Land Use

Since this Rezoning application was received in July 2025, it was originally analyzed based on the 2017 Comprehensive Plan's Future Land Use Map. The 2017 Plan designates the subject property – and multiple adjacent properties - as appropriate for **High Density Residential (HDR)** development. In 2017, when the Town planned for this property to be best suited for high-density residential use, these properties were zoned as a Residential 1 Zoning District under the Unified Development Ordinance (*UDO, no longer in effect, being replaced by the LDO*), which was a lower density designed Zoning District; the R-1 District translated into the RL (Residential Low Density) District under the LDO. Thus, at the time of that land use designation,

the property was not zoned appropriately to fulfill that land use plan and would have necessitated a Rezoning to achieve that plan.

The **Rolesville 2050 Comprehensive Plan's** Future Land Use Map identifies the subject property as Downtown Residential. These parcels surround the Town's core and represent the concentrated residential development that supports a walkable downtown identity. Various support uses and mixed-use developments add to the diversity of these parcels. Design considerations include consideration of architectural enhancements, as they represent the first impressions of residential development in downtown Rolesville. Also, robust landscaping can help balance some separation for residents while still enjoying easy access to Main Street and nearby amenities. The Residential High (RH) zoning district is compatible with the Downtown Residential Future Land Use category. While the General Commercial (GC) zoning district is not listed as a compatible zoning district, the combination of residential and commercial development aligns with the other compatible zoning district, Neighborhood Center (NC).

Community Transportation Plan

The Town of Rolesville's Community Transportation Plan (CTP) was adopted by the Town Board of Commissioners in 2021 – it is the Town's long-range vision for improving existing, and developing all new, roadways so as to provide Rolesville accessible and redundant means of vehicular circulation that ensure movement through the community for both convenience and during times of emergency/construction. Below are the recommendations for Thoroughfares, Collectors, and intersections that directly affect or are near this subject property:

Thoroughfare Recommendations (Figure 31)

- South Main Street is proposed to be a two (2) lane Divided with Curb & Gutter, Bike Lanes, and Sidewalk.
- *EXISTING Condition: South Main Street is a two-lane undivided with two-way left turn lane, with Curb & Gutter and Sidewalks.*

Collector Recommendations (Figure 32) – see clip below.

- A new (mostly running north/south) Collector roadway in this area is recommended 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.
- *EXISTING Condition: This roadway does not exist.*

As envisioned in the CTP and demonstrated in the Concept Site Plan (in Attachment 8 & 9), the development is proposing to construct its portion of the north/south Collector road from S. Main Street to its southern property line; this roadway would, on the Town's property, be continued by the Town and then intersect with another CTP planned east/west Collector. The Town's 'town campus' project south of the subject property is proposing construction of that Collector between the Parker Ridge subdivision and E. Young Street.

Per the CTP, this new Collector road within this subject property would - where Perry intersects with S. Main Street - over-top or replace the existing Perry Street connection to Main. The existing local and residential Perry Street would then "T" intersect with this new Collector, providing full access to S. Main Street but via a new and widened point of intersection. In the clip below, the subject property is outlined in red; the yellow highlight is the North/South Collector, and the green highlight is the (off-site) 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 Site Plan details the north/south Greenway through the project parallel to the proposed Collector road, from S. Main Street to the east/west Collector off the subject property. 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 to the south.

The Bicycle Plan identifies S. Main Street to include bicycle lanes within the vehicle travel lanes; this property has just 200' of Main Street road frontage; generally, piecemeal striping of Bicycle lanes is not permitted by NCDOT.

Traffic Generation

The applicant hired The John R. McAdams Company to prepare a Trip Generation Letter to determine whether a full Traffic Impact Analysis (TIA) would be required. The TIA studied a proposed sixty-three (63) townhomes and determined that to generate 430 daily trips, 27 AM peak hour trips, and 34 PM peak hour trips. These trip counts fall below the Land Development Ordinance's threshold of 500 daily trips and 50 peak (AM or PM) hour trips; therefore, a Traffic Impact Analysis was not required.

The trip generation analysis did not include any data from the development of the proposed General Commercial (GC) zoning district portion; that site and its development will have its traffic generation and impacts reviewed at the time that the property submits a Site Development Plan application to the Town.

Development Review

The Technical Review Committee (TRC) reviewed two (2) versions of the Rezoning application, with all comments pertinent to considering the proposed Zoning Districts and the general development plan being resolved.

NOTE: The project Concept Site Plan as part of the proposed Conditions of Approval has not been reviewed as a Site Development Plan (a construction document) for compliance with all applicable LDO site development regulations; it is a general conceptual plan and not an engineered and dimensioned layout. It was reviewed for compliance with major Town Policy elements related to the Comprehensive Plan, Community Transportation Plan, and Greenway/Bicycle Plans. It was reviewed against the Land Development Ordinance (LDO) for major spatial aspects such as Bufferyards, and for identifying potential conflicts related to the proposed voluntary conditions. Should the Rezoning request be approved by the Town Board of Commissioners, the next development step is a Preliminary Subdivision Plat (PSP), where it will receive a complete and full review for compliance by the entire Technical Review Committee of the Town.

Planning Board Recommendation

At their meeting on September 22, 2025, the Planning Board unanimously recommend approval with a condition of timing based upon the construction of the Collector street. Board members were interested in how the new Collector connection will tie into the existing Perry Street and the future Town Campus.

Staff Analysis / Recommendation

The Application seeks to establish a General Commercial (GC) Zoning District and a Residential High (RH) Zoning District, both as Conditional Zoning Districts.

- The Non-Residential component is conditioned to be a **1.35-acre parcel** fronting S. Main Street.
- The Residential component entails a maximum of **63 Townhome dwellings** at a **density of 6.08** units per gross site acre.

LDO Section 3.1.3. for the RH District permits up to nine (9) units per acre for a Single Family Attached dwelling units. The proposed density of 6.08 units per acre is below the maximum allowed density. The High Density Residential future land use category (which is 6-12 units per acre), does envision a variety of housing types – single family detached, single family attached (townhomes), and multifamily – and this application represents single family attached dwelling units.

The by-right residential development potential of the property under RL zoning is 20,000 SF minimum single family detached lots. Theoretically, 13.15 acres divided by 20,000 SF lots yields 28 home lots. The reality is that major spatial requirements like minimum open space (10% for RL, or 1.3 acres), the Collector road right-of-way area (approximately 1.5 acres), stormwater management (~1 acre), and unknown amounts of 50' wide right-of-way for local streets to achieve lot frontage for every lot, the practical yield is estimated to be more like 18 - 20 lots.

The Conditions of Approval make several voluntary commitments to development aspects up front, such as no vehicular connection to School Street, a six foot (6') fence adjacent to existing single family homes, and considerations for removal and reuse by others of the existing stone building on site. By-right development would yield no such conditions.

Staff finds the proposed Rezoning request REZ-25-05 consistent with the Comprehensive Plan (2017) future land use category of High Density Residential **and** the 2050 Comprehensive Plan future land use category of Downtown Residential, as the project is a mixed-use development composed primarily of Single Family Attached housing units. The project meets many of the goals of the 2050 Comprehensive Plan and the Main Street Vision, when compared to what the

Existing Zoning, RL, would yield in single family detached lots. The Rezoning provides a highly certain development scheme versus uncertain by-right potential.

Policy Plan Consistency

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

- The proposed mix of townhomes with a commercial element fits the High Density Residential land use description as well as the Downtown Residential (2050 Comprehensive Plan) land use description.
- The permitted density under the Residential High Zoning District (9 townhome dwelling units per acre) falls in the middle of the High Density Residential land use category (6-12 dwelling units); the applicant proposes 6.08 units per acre as per the Site Concept Plan.
- The proposed vehicular circulation network will establish Collector connections as the Town's Community Transportation Plan recommends.
- The proposed Greenway will establish pedestrian connections as Rolesville's Greenway Plan recommends.
- Townhome housing units fulfill Main Street Vision Goal #2: 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.

Plan Consistency and Reasonableness Statement

As noted above under the Comprehensive Plan section of this report and the Staff analysis, the rezoning request for the subject parcels is consistent with Rolesville's vision in Policy documents and the Board of Commissioners' legislative decisions over the past several years. Rezoning application REZ-25-05 is thus consistent and is therefore reasonable.

Proposed Motions

1. Motion to (*approve or deny*) rezoning **REZ-25-05 Scarborough Village**.
2. (Following Approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for **REZ-25-05**. (*Please include examples of consistency or inconsistency.*)
3. Motion to (*approve or deny*) the Voluntary Annexation Petition received under G.S. 160A-31 for **ANX-25-03 – 200 School Street**.

Or

4. Motion to continue the Legislative Hearing and/or further consideration for **REZ-25-05** and **ANX-25-03** to a future date-certain Town Board of Commissioners' meeting.

Attachments

1	Rezoning Application
2	Deed
3	Legal Description (<i>Also Exhibit 1 for ORD-2026-01</i>)
4	Rezoning Plat (<i>Also Exhibit 2 for ORD-2026-01</i>)
5	Statement of Justification
6	Neighborhood Meeting Packages, August 18, 2025
7	Trip Generation Letter, June 27, 2025
8	Concept Site Plan, February 5, 2026 (<i>Also Exhibit 3 for ORD-26-01</i>)
9	Proposed Conditions of Approval, February 5, 2026 (<i>Also Exhibit 3 for ORD-26-01</i>)
10	Ordinance ORD-2026-01 for Case REZ-25-05
11	Annexation Petition for Case ANX-25-03
12	Ordinance ORD-2026-02 for Case ANX-25-03

Zoning Map (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Planning Department Home Page: [Official Town Webpage](#)

Complete one form for each parcel identification number.

APPLICATION INFORMATION:	
Site Address: 0 Main St, 201 S. Main St, 200 School St.	Site Area (in acres): 13.15
Rezoning Type: <input type="checkbox"/> General <input checked="" type="checkbox"/> Conditional	Total area requested to be rezoned (in acres): 1.71 to GC 11.44 to RH
Voluntary Annexation Application Submitted: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No ANX-	Current Location: <input type="checkbox"/> County Limits <input checked="" type="checkbox"/> ETJ <input checked="" type="checkbox"/> Town Limits
Existing Zoning District: RL	Proposed Zoning District(s): GC & RH
PIN: 1758-99-8560, 1758-99-8909, 1759-90-9525	Associated Previous Case(s):
Current Use(s): vacant	Proposed Use(s): Commercial & Residential

APPLICATION REQUIREMENTS:	
<input checked="" type="checkbox"/> Complete Application and checklist.	<input checked="" type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner- See page 5.
<input checked="" type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	<input checked="" type="checkbox"/> A Concept (nee site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be incorporated into a written condition for "general compliance" upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
<input checked="" type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or a Letter/Email from Planning staff confirming that a TIA is not required. (LDO Section 8.C.5)	<input type="checkbox"/> * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts require the submission of a Concept Plan (also known as a site plan) as per LDO Sections 3.4.1 and 3.4.2.
<input checked="" type="checkbox"/> Legal Metes & Bounds	<input checked="" type="checkbox"/> Deeds with Book of Map & Page Number
<input checked="" type="checkbox"/> Sketch/Pre-submittal meeting held on: <u>6/12/2025</u>	<input checked="" type="checkbox"/> Meeting Notes submitted
<input type="checkbox"/> <i>Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.</i>	

Financially Responsible Party (*REQUIRED: Who will pay invoices related to this application?)	
Name: <u>Matthew Shuey</u>	Company Name: <u>Comm Dev LLC</u>
Title: <u>CEO</u>	Signature: 
Mailing Address <u>1340 Clifton Pond Road</u>	City/State/Zip <u>Louisburg, NC 27549</u>
Phone <u>(919) 761-4331</u>	Email <u>Barbara@commandcs.com</u>

Property Owner (First name on Deed)

Name: Comm Dev LLC, Attn Matthew Shuey Signature: 

Address: 1340 Clifton Pond Rd, Louisburg, NC Email: Matt@commandcs.com

Property Owner (Second name on Deed or Spouse information required if applicable)

Name: _____ Signature: _____

Address: _____ Email: _____

Preferred Point of Contact: Owner Agent Applicant Architect Attorney Engineer

Please add contact information if applicable.

Agent Name: <u>Peter Crossett</u>	Title/ Firm: <u>KDM Development</u>
Phone: <u>315-882-8440</u>	Email: <u>peterc@kdmdevelopment.com</u>
Applicant Name: <u>Courtney McQueen, PLA</u>	Title/ Firm: <u>Project Coordinator, Qunity</u>
Phone: <u>919-490-4990</u>	Email: <u>cmcqueen@qunity.com</u>
Architect Name: _____	Title/ Firm: _____
Phone: _____	Email: _____
Attorney Name: _____	Title/ Firm: _____
Phone: _____	Email: _____
Engineer Name: _____	Title/ Firm: _____
Phone: _____	Email: _____
Owner Name: _____	Title/ Firm: _____
Phone: _____	Email: _____

Concept Plan Minimum Requirements (Required for AC or NC Districts, Optional for Conditional Districts):

- A vicinity map of the site, illustrating the boundaries of the site, the north arrow, and the scale reference
- Site Data Table: Typical Property Information (Property Legal Description, Acreage/Square Footage, etc.)
- * If Commercial, include the square footage of the proposed building, use, or development, the approximate proposed Impervious Coverage, approximate parking calculations, and if it is a multi-family development, the number of Dwelling units, etc.
- * If Residential - Number of proposed development lots (including by type of lot and use), density (proposed and permitted), and approximate parking calculations.
- * Calculations for open space are required and provided.
- Existing and Proposed Use and Zoning District of the property and adjacent properties
- A drawing depicting the details provided above as a general concept of the development, including such details as –
 - Residential - Lot layout and a “typical” lot size/dimension exhibit.
 - Non-res/multifamily - Proposed building layout and/or general footprint locations.
 - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private);
 - Pedestrian circulation, including general greenways, side paths, and bike lane locations.
 - General Utility access and points of connection/extensions,
 - Buffer Spaces (street and perimeter), open communal spaces, stormwater control measures, etc.
- Name, address, and contact information for the property owner and/or Applicant
- Name/information of the professional who created the Concept Plan

- Any other information requested by the Planning Department staff

Rezoning Justification Statement – Complete the attached form

Provide a **separate document** titled “Statement of Justification” (including Date) that addresses each/all the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present when it was adopted?
4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Neighborhood Meeting- (Complete the attached form)

Per [LDO Section 2.2, Appendix A / 2.3.D., and 2.3.F Rezoning \(Zoning Map Amendment\)](#); and TA-23-01, all applicants **shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners**. This meeting will enable the applicant to explain the proposed request and address the neighborhood's concerns. A summary of the meeting in the form of meeting notes or minutes, along with a list and contact information (as shown below) for all attendees and a list of property owners and Homeowners' Associations within 500 feet of the subject property as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they are required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled).

Conditions of Approval – Provide a separate list of voluntary conditions proposed by the applicant to be signed upon presentation to the Town Board at the Legislative Hearing (if applicable).

Please visit the [Submittal Process webpage](#) for information on submission timing.

Submission Packet Document Review- Please be sure to include the following:

Required documents to be submitted with the Application	
<input type="checkbox"/> Complete Application	<input type="checkbox"/> Legal Metes and Bounds
<input type="checkbox"/> Concept Plan (if applicable)	<input type="checkbox"/> Property Owner Consent form(s)
<input type="checkbox"/> Conditional Zoning Proposed List (if applicable)	<input type="checkbox"/> Rezoning Boundary Survey with Total Area Requested and Zoning Districts labeled
<input type="checkbox"/> Deeds	<input type="checkbox"/> Rezoning Justification Statement
<input type="checkbox"/> Financial Responsible Party information	<input type="checkbox"/> Sketch Plan meeting notes (if applicable)

Required documents for Planning Board and/or Town Board meeting	
<input type="checkbox"/> Neighborhood Meeting Information	<input type="checkbox"/> PowerPoint slides (or other digital media) to include in the Planning Board and Town Board Agenda Packets.
<input type="checkbox"/> Signed Proposed Conditions (for approval by the Town Board at Legislative Hearing)	



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Scarboro Village
Site Address: 0 Main St
Parcel ID: 1759-90-9525 Deed Reference: BK 018825 PG297-301

Property Owner *This field is required.
1) Name: Comm Dev LLC, Attn Matthew Shuey
Mailing Address: 1340 Clifton Pond Rd
Phone: 919-761-4331
Signature: [Handwritten Signature]
City/State/Zip: Louisburg, NC 27549
Email: Matt@commandcs.com

Applicant [checked] P.O.A. [] Agent [] Legal Representative []
Check all that apply.
1) Name: Courtney McQueen, PLA
Mailing Address: 16 Consultant Place, Suite 201
Phone: 919-490-4990
Signature:
City/State/Zip: Durham NC 27707
Email: cmcqueen@qunity.com
Company Name: Qunity
Title: Project Coordinator

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



Town of Rolesville Planning Department
 Property Owner Consent & Authorization Form
 planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Scarboro Village
 Site Address: 201 S. Main St
 Parcel ID: 1758-99-8909 Deed Reference: BK 018825 PG297-301

Property Owner *This field is required.

1) Name: Comm Dev LLC, Attn Matthew Shuey Signature: 
 (Type or print clearly.)
 Mailing Address: 1340 Clifton Pond Rd City/State/Zip: Louisburg, NC 27549
 Phone: 919-761-4331 Email: Matt@commandcs.com

2) Name: _____ Signature: _____
 (Type or print clearly.) (spouse if applicable)
 Mailing Address: _____ City/State/Zip: _____
 Phone: _____ Email: _____
 Company Name: _____ Title: _____

Applicant P.O.A. Agent Legal Representative
Check all that apply.

1) Name: Courtney McQueen, PLA Signature: _____
 (Type or print clearly.)
 Mailing Address: 16 Consultant Place, Suite 201 City/State/Zip: Durham NC 27707
 Phone: 919-490-4990 Email: cmcqueen@qunity.com
 Company Name: Qunity Title: Project Coordinator

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Scarboro Village
Site Address: 200 School St.
Parcel ID: 1758-99-8560 Deed Reference: BK 018825 PG297-301

Property Owner *This field is required.

1) Name: Comm Dev LLC, Attn Matthew Shuey Signature: 
(Type or print clearly.)
Mailing Address: 1340 Clifton Pond Rd City/State/Zip: Louisburg, NC 27549
Phone: 919-761-4331 Email: Matt@commandcs.com

2) Name: _____ Signature: _____
(Type or print clearly.) (spouse if applicable)
Mailing Address: _____ City/State/Zip: _____
Phone: _____ Email: _____
Company Name: _____ Title: _____

Applicant P.O.A. Agent Legal Representative
Check all that apply.

1) Name: Courtney McQueen, PLA Signature: _____
(Type or print clearly.)
Mailing Address: 16 Consultant Place, Suite 201 City/State/Zip: Durham NC 27707
Phone: 919-490-4990 Email: cmcqueen@qunity.com
Company Name: Qunity Title: Project Coordinator

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.

Revenue : \$ 3600.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 1758998909, 1758998560 and 1759909525

Brief Description for the Index:

Prepared by: Edward W. Scarboro, Jr., Attorney at Law

Return to: Grantee

Property Address: 201 S. Main Street, Rolesville, NC

All or a portion of this property _____ was or _____ was not used as the primary residence of the Grantor.

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 2 day of December, 2021 by and between **EDWARD W. SCARBORO, JR. AND SPOUSE, KIMBERLY MOORE SCARBORO with a mailing address of 4325 JONESVILLE ROAD, WAKE FOREST, NC 27587 AND SPENCER PULLEY SCARBORO AND SPOUSE, DONNA M. SCARBORO with a mailing address of 6625 Pulley Town Road, Wake Forest, NC 27587 ("Grantors") and COMM DEV LLC, a North Carolina Limited Liability Company with a mailing address of 1340 Clifton Pond Road, Louisburg, NC 27549("Grantee").**

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in WAKE County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

ALSO, BEING the same Premises conveyed to Grantor by deed recorded in **Book 01112 page 65**, **WAKE** County Registry.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And 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 against the lawful claims of all persons whomsoever, and valorem taxes for the year **2021** and subsequent years, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD, WAKE COUNTY REGISTRY.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

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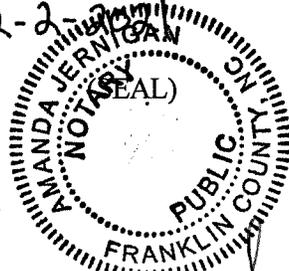
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Edward W. Scarboro, Jr. (SEAL)
EDWARD W. SCARBORO, JR.

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **EDWARD W. SCARBORO, JR.**

Date: 12-2-2021



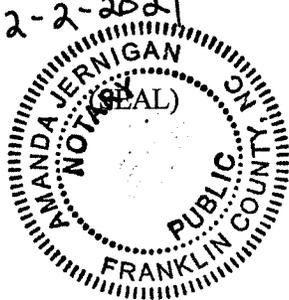
Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Kimberly Moore Scarboro (SEAL)
KIMBERLY MOORE SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **KIMBERLY MOORE SCARBORO**

Date: 12-2-2021



Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

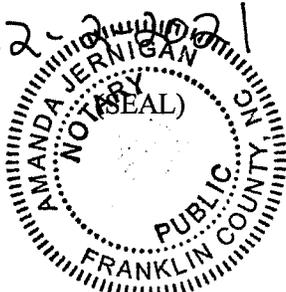
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Spencer Pulley Scarboro (SEAL)
SPENCER PULLEY SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **SPENCER PULLEY SCARBORO**

Date: 12-2-2021



Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Donna M. Scarboro (SEAL)
DONNA M. SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **DONNA M. SCARBORO**

Date: 12-2-2021



Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Exhibit A

COMMENCING AT NCGS MONUMENT 'STREET' HAVING NC GRID NAD '83 / 2011 COORDINATES OF N=790,603.030 FT. AND E=2,159,788.080 FT.; THENCE N 43°22'24"E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING IN THE SOUTHERN RIGHT-OF-WAY OF S. MAIN ST, A VARIABLE PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE SPENCER PULLEY HEIRS AS REFERENCED IN D.B. 1112, PAGE 65; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID SPENCER PULLEY HEIRS PROPERTY, S38°29'42"E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE EDDINS FAMILY, LLC AS REFERENCED IN B.M. 2013, PG. 218; THENCE S38°47'03"E A DISTANCE OF 729.30 FEET TO A POINT BEING THE SOUTHERN MOST CORNER OF THE PROPERTY OF DAVID T. MERRITT AND BETTY M. MERRITT, TRUSTEES AS REFERENCED IN D.B. 9470, PG. 1562, SAID POINT ALSO BEING IN THE COMMON LINE OF THE PROPERTY OF DONNIE L. WOODLIEF AS REFERENCED IN D.B. 2906, PG. 75; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID WOODLIEF PROPERTY, S57°30'43"W A DISTANCE OF 400.50 FEET TO A POINT IN THE LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN D.B. 5409, PG. 926; THENCE S58°02'43"W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE BEING THE NORTHEAST CORNER OF THE PROPERTY OF ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN D.B. 15944, PG. 1564; THENCE S58°12'26"W A DISTANCE OF 84.72 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN D.B. 9721, PG. 2124; THENCE S57°50'19"W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OF RUTH DEBNAM UPCHURCH HEIRS; THENCE WITH THE COMMON LINE OF THE SAID UPCHURCH HEIRS PROPERTY, S58°20'21"W A DISTANCE OF 73.62 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF DOROTHY JONES PENDER; THENCE WITH THE COMMON LINE OF THE SAID PENDER PROPERTY, S58°20'21"W A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERN RIGHT-OF-WAY OF SCHOOL STREET, A VARIABLE PUBLIC RIGHT-OF-WAY; THENCE ALONG SAID SCHOOL STREET RIGHT-OF-WAY, N20°43'10"W A DISTANCE OF 439.68 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 211.05 FEET; THENCE WITH THE SAID CURVE AS IT TURNS TO THE LEFT AN ARC LENGTH OF 75.77 FEET AND HAVING A CHORD BEARING OF N31°00'17"W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE LEAVING THE SAID SCHOOL STREET RIGHT-OF-WAY, N22°13'08"W A DISTANCE OF 59.02 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF EDDINS FAMILY LLC AS REFERENCED IN D.B. 17186, PG. 434; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID EDDINS FAMILY LLC PROPERTY, N22°13'08"W A DISTANCE OF 61.29 FEET TO A POINT; THENCE N22°13'08"W A DISTANCE OF 55.00 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN D.B. 13085, PG. 1846; THENCE N55°20'53"E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF DUPLEX 209 LLC AS REFERENCED IN D.B. 15172, PG. 1630; THENCE N54°52'50"E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF COLUMBUS F. EAGLES, III AND PAMELA S. EAGLES AS REFERENCED IN D.B. 5389, PG. 639; THENCE WITH THE SAID EAGLES COMMON LINE, N55°02'10"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N34°57'50"W A DISTANCE OF 300.00 FEET TO A POINT IN THE SOUTHERN RIGHT-OF-WAY OF AFOREMENTIONED S. MAIN ST.; THENCE WITH THE SAID S. MAIN ST. RIGHT-OF-WAY, N50°50'17"E A DISTANCE OF 201.58 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 12.9073 ACRES OR 562,241 SQ. FT, as shown on that survey entitled "Boundary Survey for Scarboro Property" dated December 28, 2020 and prepared by Bass, Nixon & Kennedy, Inc.

PARCEL PIN# 1759909525 (AREA TO BE REZONED GC):

COMMENCING AT EXISTING NCGS 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 AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 25.00 FEET TO A POINT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY OF PERRY STREET; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY S 42°17'19" E A DISTANCE OF 300.64 FEET TO A POINT, SAID POINT BEING A NORTHWESTERN PROPERTY CORNER OF LOT 2 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 N 38°29'42" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2407 ACRES.

PARCEL PIN# 1758998909 (AREA TO BE REZONED GC):

COMMENCING AT EXISTING NCGS 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 AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S 38°29'42" E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE S 38°47'03" E A DISTANCE OF 15.36 FEET TO A POINT; THENCE S 55°02'10" W A DISTANCE OF 220.54 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY 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 ON THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET; THENCE ALONG AND WITH SAID SOUTHERN RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 201.58 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4887 ACRES.

PARCEL PIN# 1758998909 (AREA TO BE REZONED RH):

COMMENCING AT EXISTING NCGS 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 A POINT AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S 38°29'42" E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE S 38°47'03" E A DISTANCE OF 15.36 FEET TO THE POINT OF BEGINNING; THENCE S 38°47'03" E A DISTANCE OF 713.94 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY EDDIE C. HENDERSON AND PATRICIA A. HENDERSON AS RECORDED IN DEED BOOK 19208, PAGE 2339, WAKE COUNTY REGISTRY; THENCE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 112.68 FEET TO A POINT AT THE NORTHERN PROPERTY

LINE OF LANDS NOW OR FORMERLY OWNED BY LENNAR CAROLINAS, LLC AS RECORDED IN DEED BOOK 19559, PAGE 276, WAKE COUNTY REGISTRY; THENCE S 89°02'14" W A DISTANCE OF 320.84 FEET TO A POINT AT THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG AND WITH SAID EASTERN RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 271.91 FEET TO A POINT; THENCE ALONG AND WITH 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; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY N 22°13'08" W A DISTANCE OF 59.02 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY EDDINS FAMILY LLC AS RECORDED IN DEED BOOK 17186, PAGE 434, WAKE COUNTY REGISTRY; THENCE N 22°13'08" W A DISTANCE OF 61.29 FEET TO A POINT; THENCE N 22°13'08" W A DISTANCE OF 55.00 FEET TO AN EXISTING IRON PIPE, SAID BEING THE SOUTHWESTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY AND HAVING NC GRID (NAD '83/2011) COORDINATES OF N: 790041.514 FEET AND E: 2159514.571 FEET; 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; THENCE N 55°02'10" E A DISTANCE OF 220.54 FEET TO THE POINT OF BEGINNING, CONTAINING 10.8361 ACRES.

PARCEL PIN# 1758998560 (AREA TO BE REZONED RH):

COMMENCING AT EXISTING NCGS 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 A POINT AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S 38°29'42" E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE S 38°47'03" E A DISTANCE OF 15.36 FEET TO A POINT; THENCE S 38°47'03" E A DISTANCE OF 713.94 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY EDDIE C. HENDERSON AND PATRICIA A. HENDERSON AS RECORDED IN DEED BOOK 19208, PAGE 2339, WAKE COUNTY REGISTRY; THENCE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 112.68 FEET TO THE POINT OF BEGINNING AT THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY LENNAR CAROLINAS, LLC AS RECORDED IN DEED BOOK 19559, PAGE 276, WAKE COUNTY REGISTRY; THENCE S 58°02'43" W A DISTANCE OF 14.50 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2012, PAGES 393-395, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY MICHAEL T. DEBNAM AS SHOWN IN BOOK OF MAPS 2012, PAGES 393-395, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 73.62 FEET TO A POINT; THENCE S 58°20'21" W A DISTANCE OF 60.00 FEET TO A POINT AT THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG AND WITH SAID EASTERN RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 167.77 FEET TO A POINT; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY N 89°02'14" E A DISTANCE OF 320.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5824 ACRES.

Scarboro Village | Conditional Rezoning: Statement of Justification

July 1st, 2025

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?

This conditional rezoning petition proposes a dedicated right-of-way along the eastern boundary, in keeping with the Town's strategic transportation plan, a change from Residential Low Density (RL) to General Commercial (GC) along the Main Street corridor (± 1.35 ac), and changing the balance of the parcel assemblage from Residential Low Density (RL) to Residential High Density (RH), while leaving the environmental features along the southern boundary undisturbed.

The site is designated High Density Residential on the Town's Future Land Use Map (FLUM), which supports a variety of housing types at a density of 6 to 12 dwelling units per acre. As defined in the Comprehensive Plan on pg. 37, this category includes townhomes and encourages compact, mixed residential development. This RH rezoning petition proposes a townhome development with a density of 6.08 units per acre, which aligns with the intended land use vision for the area.

The proposed GC zoning is consistent with the Town's Main Street Vision Plan. The parcel is located within the Town Center Core, identified in the Vision Plan as a key area for pedestrian activity, civic presence, and mixed-use development. The site sits directly across from one of the entrances to Main Street Park, which the Main Street Vision Plan designates as a civic anchor within the downtown core. This area is envisioned as a vibrant destination supporting walkability and community engagement.

According to the Vision Plan, this location supports development strategies that encourage small-scale office or professional space to support downtown uses and integrate local service restaurants or retail adjacent to public and civic buildings. The maps on pages 96–97 identify a proposed pedestrian crossing from this parcel to Main Street Park, reinforcing the site's role in promoting safe and accessible pedestrian connections.

Rezoning to GC along the Main Street corridor would strengthen the existing non-residential pattern along this segment of Main Street and enhance the commercial node created by adjacent General Industrial (GI) and Town Center (TC) districts across the street. This strategic land use supports the corridor's intended mix of uses and aligns with the Town's goal of fostering an economically vibrant, pedestrian-friendly downtown core.

The project also supports the multimodal transportation goals outlined in the Community Transportation Plan (CTP), Greenway Plan, and Bicycle Plan. The CTP recommends a new collector street along the eastern edge of the site to improve local network connectivity. This project includes a right-of-way dedication that will enable the Town to implement that critical north-south connection between Main Street and nearby neighborhoods.

The Greenway Plan highlights the need for improved multimodal access to parks, particularly the need for more bicycle and pedestrian connections to Main Street Park. Our project directly addresses this gap by locating residential development adjacent to a planned greenway. By dedicating right-of-way, we eliminate the need for future easements and support the implementation of the greenway as envisioned on pg. 103 of the plan, thereby reducing long-term infrastructure costs and enhancing community connectivity.

The area proposed for GC zoning is located on the existing GoRaleigh 401X express bus route. In addition, the Town's Bicycle and Greenway Plan identifies a dedicated bike lane along Main Street and collector

street with a future greenway along the eastern edge of the subject parcel. Our site plan dedicates right-of-way in support of both planned facilities.

Together, these elements demonstrate that the proposed development is fully aligned with Rolesville's adopted land use, transportation, and infrastructure plans by promoting responsible growth, multimodal access, and integrated public investments.

2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?

This application does not conflict with any provision of the Town of Rolesville's Land Development Ordinance (LDO) or Code of Ordinances. The proposed rezoning and development are consistent with the permitted uses, dimensional standards, and procedural requirements outlined in both documents.

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

This application does not correct any errors in the existing zoning.

4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?

The proposed rezoning is compatible with both existing and permitted uses on surrounding properties. To the north, across Main Street, is Main Street Park, a nonresidential use located within nonresidential zoning. Adjacent to the park are parcels zoned General Industrial (GI). The proposed General Commercial (GC) zoning aligns with and complements these established nonresidential uses.

To the west, the proposed Residential High Density (RH) zoning is located adjacent to Rolesville Elementary School, a civic use that is compatible with residential development. The site also borders the future Parker Ridge residential development to the southwest and the existing Perry Street neighborhood to the east, making the proposed residential use contextually appropriate and in harmony with the surrounding area.

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

The application supports efficient development by aligning with the Town's adopted transportation and infrastructure plans. The project includes right-of-way dedication for a future collector street along the eastern edge of the site, consistent with the Community Transportation Plan's goal to improve network connectivity and support future traffic capacity.

Residential units are strategically located near existing public facilities, including Rolesville Elementary School and Main Street Park, promoting walkability and reducing infrastructure strain. The northern portion of the site lies along the GoRaleigh 401X bus route and adjacent to proposed separated bike lanes, supporting safe and accessible transit options. Additionally, the site has access to public water and sewer, further supporting cost-effective development and reducing the need for new utility extensions.

By integrating this proposed land use with planned transportation, civic infrastructure, and public utilities, the project promotes compact, connected, and sustainable growth within the Town.

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

This application supports a logical and orderly development pattern by transitioning from General Commercial (GC) zoning along Main Street, consistent with adjacent nonresidential uses, to Residential High Density (RH) zoning to the south, which aligns with surrounding neighborhoods and planned residential developments. The concept plan reflects thoughtful integration with existing land uses, public facilities, and transportation infrastructure.

By concentrating commercial uses along the Main Street corridor and placing residential units adjacent to schools and other residential communities, the proposed development reinforces the Town's goals for walkable, mixed use centers and connected neighborhoods. The inclusion of right of way dedication for a future collector street further enhances connectivity and supports coordinated growth consistent with the Town's long-term vision.

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

This application is not expected to result in any adverse environmental impacts. The concept plan has been designed to avoid disturbance to the jurisdictional wetlands and limits development to the northern side of the on-site riparian buffer. This approach preserves the natural functioning of the buffer and protects water quality and adjacent ecosystems.

The project will meet all applicable state and local requirements for stormwater detention and treatment, ensuring proper management of runoff and minimizing downstream impacts. While the majority of the site is currently cleared, the concept plan prioritizes the preservation of existing tree stands surrounding the riparian buffer, contributing to habitat value and vegetative stability.

There are no anticipated negative effects on air or noise quality as a result of the proposed development. By concentrating development within appropriate areas and integrating environmental protection measures from the outset, the application reflects responsible site planning and environmental stewardship consistent with the Town's development goals.

8. If a Conditional District providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

The proposed conditions of approval for this Conditional District directly address and mitigate potential impacts that could be reasonably expected from the development. These proposed conditions include specific measures to preserve historical character, addresses neighborhood circulation and safety concerns, and ensures the proposed development has the flexibility to respond to site conditions and public input as it strives to meet the Town's planned goals and objectives.

Conditions such as the documentation and preservation efforts related to the existing single-family home at 201 S. Main Street provide thoughtful recognition of the site's historic context. Provisions for public notice and opportunities for relocation or salvage by third parties, including nonprofits and the Town, demonstrate a good-faith effort to reduce cultural and material loss.

Additionally, the prohibition of vehicular access from School Street is a proactive measure to minimize traffic impacts on surrounding residential areas, while still allowing flexibility for pedestrian connections if appropriate.

All proposed conditions are clear, reasonable, and enforceable through the Town's existing review and permitting procedures. Compared to what could be developed under the base zoning standards without conditions, the application with these commitments results in a more predictable, considerate, and community-sensitive development outcome.

July 28, 2025

Re: Community Information Meeting on August 18 2025 for Conditional Rezoning of Scarboro Village at 0 Main St., 201 S Main St., 200 School St., Rolesville, North Carolina.

Dear Neighbor:

You're invited to a Neighborhood Meeting regarding the Conditional Rezoning for Scarboro Village, which is proposed on 13.15 Acres of land (REIDs: 0057748, 0057749, 0106103) near your property. The site is located at 0 Main St., 201 S. Main St., and 200 School St (see Vicinity Map below).

An informal community meeting will be held in-person on **Monday, August 18** from **6:00pm-7:00pm** at the **Rolesville Community Center** (514 Southtown Circle Rolesville, NC 27571).

This project proposes a conditional rezoning from **RL (Residential Low Density)** to **GC (General Commercial) & RH (Residential High Density)** to allow for the development of 63 lots for townhomes.

Plans for the proposed development will be presented at the meeting. Attendees will have the opportunity to ask questions and share feedback with individuals knowledgeable about the project. We would appreciate your attendance and input at this community meeting. If you have questions before the meeting, you may contact the person noted below.



VICINITY MAP
SCALE: 1" = 500'

Sincerely,

Courtney McQueen

Courtney McQueen, PLA
Landscape Architecture Project Coordinator
(919) 490-4990
cmcqueen@qunity.com

Property Owner Name	Street Address	Town, State, Zip	Parcel REID	Parcel PIN
WHITAKER, BARRY W WHITAKER, BETTY P	200 PERRY ST	ROLESVILLE, NC 27571	75956	1769003587
POWERS, MARK R POWERS, MARY K	120 S MAIN ST	ROLESVILLE, NC 27571	55852	1759918091
ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG	108 GLENN CIR	ROLESVILLE, NC 27571	24237	1769003095
WILLOUGHBY, DAPHNE B	210 S MAIN ST	ROLESVILLE, NC 27571	8895	1759901581
BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE	0 SCHOOL ST	ROLESVILLE, NC 27571	33179	1768090437
BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE	206 SCHOOL ST	ROLESVILLE, NC 27571	33180	1768090349
MOORE, MICHAEL EDWARD	204 BROWN CIR	ROLESVILLE, NC 27571	2408	1759913002
COOKE, WILLIS NANCY V	115 S MAIN ST	ROLESVILLE, NC 27571	14688	1769002815
WELLS, ANGELA S	113 S MAIN ST	ROLESVILLE, NC 27571	73785	1769003849
BREWER REAL ESTATE HOLDINGS LLC	211 S MAIN ST	ROLESVILLE, NC 27571	27130	1759904168
HURLBUT, JEANNE B	102 GLENN CIR	ROLESVILLE, NC 27571	7256	1769002216
PEARCE, LYNDA S	207 PERRY ST	ROLESVILLE, NC 27571	80612	1769003716
GALLAGHER, MICHAEL	109 GLENN CIR	ROLESVILLE, NC 27571	346	1769005049
ROLESVILLE COMMUNITY PARK	121 REDFORD PLACE DR	ROLESVILLE, NC 27571	189833	1758980948
EAGLES, COLUMBUS F III EAGLES, PAMELA S	205 S MAIN ST	ROLESVILLE, NC 27571	60335	1759907307
AUTERI, DONALD W	122 S MAIN ST	ROLESVILLE, NC 27571	8892	1759908823
WHITAKER, BARRY WAYNE WHITAKER, BETTY P	202 PERRY ST	ROLESVILLE, NC 27571	8896	1769002594
DUNN, RICHARD E WOODS, MARDENIA	204 SCHOOL ST	ROLESVILLE, NC 27571	23551	1758999444
WAKE COUNTY BOARD OF EDUCATION	307 S MAIN ST	ROLESVILLE, NC 27571	102701	1758990785
HENDERSON, EDDIE C HENDERSON, PATRICIA A	112 GLENN CIR	ROLESVILLE, NC 27571	47017	1768094992
BRAGDON, JESSE DAVID BRAGDON, JENNIFER KAY	111 GLENN CIR	ROLESVILLE, NC 27571	72001	1768096906
SUGGS, STEPHANIE SUGGS, ROBERT	119 S MAIN ST	ROLESVILLE, NC 27571	73754	1769000796
SUGGS, STEPHANIE SUGGS, ROBERT	0 PERRY ST	ROLESVILLE, NC 27571	283590	1769001695
EL-KAISSI, OMAR N EL-KAISSI, SUSIE E	207 S MAIN ST	ROLESVILLE, NC 27571	60273	1759906321
DURAN-LEMUS, HUGO ALBERTO	202 BROWN CIR	ROLESVILLE, NC 27571	6161	1759902826
EDDINS FAMILY, LLC	99 GLENN CIR	ROLESVILLE, NC 27571	98901	1769002540
EDDINS FAMILY, LLC	101 GLENN CIR	ROLESVILLE, NC 27571	57845	1769003415
EDDINS FAMILY, LLC	103 GLENN CIR	ROLESVILLE, NC 27571	8894	1769003452
COOKE, JERRY V LAPLANTE, KIMBERLY	104 GLENN CIR	ROLESVILLE, NC 27571	14661	1769002188
COOKE, JERRY V LAPLANTE, KIMBERLY	106 GLENN CIR	ROLESVILLE, NC 27571	8893	1769003150
ROLESVILLE, LLC	302 S MAIN ST	ROLESVILLE, NC 27571	357169	1759808293
EDDINS FAMILY LLC	213 S MAIN ST	ROLESVILLE, NC 27571	54369	1759904024

EDDINS FAMILY LLC	208 S MAIN ST	ROLESVILLE, NC 27571	73782	1759904541
EDDINS FAMILY LLC	206 S MAIN ST	ROLESVILLE, NC 27571	84033	1759904676
EDDINS FAMILY LLC	204 S MAIN ST	ROLESVILLE, NC 27571	76637	1759905567
LENNAR CAROLINAS LLC	82 SCHOOL ST	ROLESVILLE, NC 27571	53006	1758988402
LAMM, JAMES R LAMM, LOUISE S	101 COLEY ST	ROLESVILLE, NC 27571	47907	1769004306
DEBNAM, MICHAEL T	202 SCHOOL ST	ROLESVILLE, NC 27571	22033	1758998460
YOUNG, PATSY V YOUNG, HARRIET D	506 E YOUNG ST	ROLESVILLE, NC 27571	80478	1768194694
KEITH, BETTY C KEITH, RALPH BRIAN	104 COLEY ST	ROLESVILLE, NC 27571	38634	1769006376
COMM DEV LLC	201 S MAIN ST	ROLESVILLE, NC 27571	57749	1758998909
COMM DEV LLC	200 SCHOOL ST	ROLESVILLE, NC 27571	106103	1758998560
TOWN OF ROLESVILLE	0 E YOUNG ST	ROLESVILLE, NC 27571	106105	1768094465
COMM DEV LLC	0 S MAIN ST	ROLESVILLE, NC 27571	57748	1759909525
NC FOR THE FUTURE LLC	121 S MAIN ST	ROLESVILLE, NC 27571	53005	1769000577
EDDINS FAMILY LLC	100 GLENN CIR	ROLESVILLE, NC 27571	1209	1769001347
DUPLEX 209 LLC	209 S MAIN ST	ROLESVILLE, NC 27571	67163	1759905245
BELL, MORGAN V	102 COLEY ST	ROLESVILLE, NC 27571	63013	1769005278
COBBLESTONE CROSSING SPE LLC	100 S MAIN ST	ROLESVILLE, NC 27571	72561	1769011435
PENDER, DOROTHY JONES	118 SCHOOL ST	ROLESVILLE, NC 27571	37218	1758997386
YOUNG, PATSY V YOUNG, BOBBY W	508 E YOUNG ST	ROLESVILLE, NC 27571	106104	1768192148
TOWN OF ROLESVILLE	408 E YOUNG ST	ROLESVILLE, NC 27571	12313	1768098727
WOODBY, THERESA M	100 COLEY ST	ROLESVILLE, NC 27571	70593	1769004281
ROLESVILLE TOWN OF	200 S MAIN ST	ROLESVILLE, NC 27571	69979	1759922076
YOUNG, PATSY V	504 E YOUNG ST	ROLESVILLE, NC 27571	80445	1768193779
WILLOUGHBY, DAPHNE B	5300 OLD ROGERS RD	ROLESVILLE, NC 27571	10254	1759809483



Scarboro Village Rezoning

REZ-25-05

Neighborhood Meeting

August 18, 2025
Rolesville Community Center
6:00 PM – 7:00 PM





Meet the Team

Developer

KDM Development Corp.

Peter Crossett and Shane Saucier

Engineering and Design Firm

Qunity

Courtney McQueen, PLA , Alex Craig, MLA, SITES AP



Agenda

- Description of Property
- Project Changes
- Rezoning Process
- Questions/Comments





Overview of REZ-23-05

Site Information

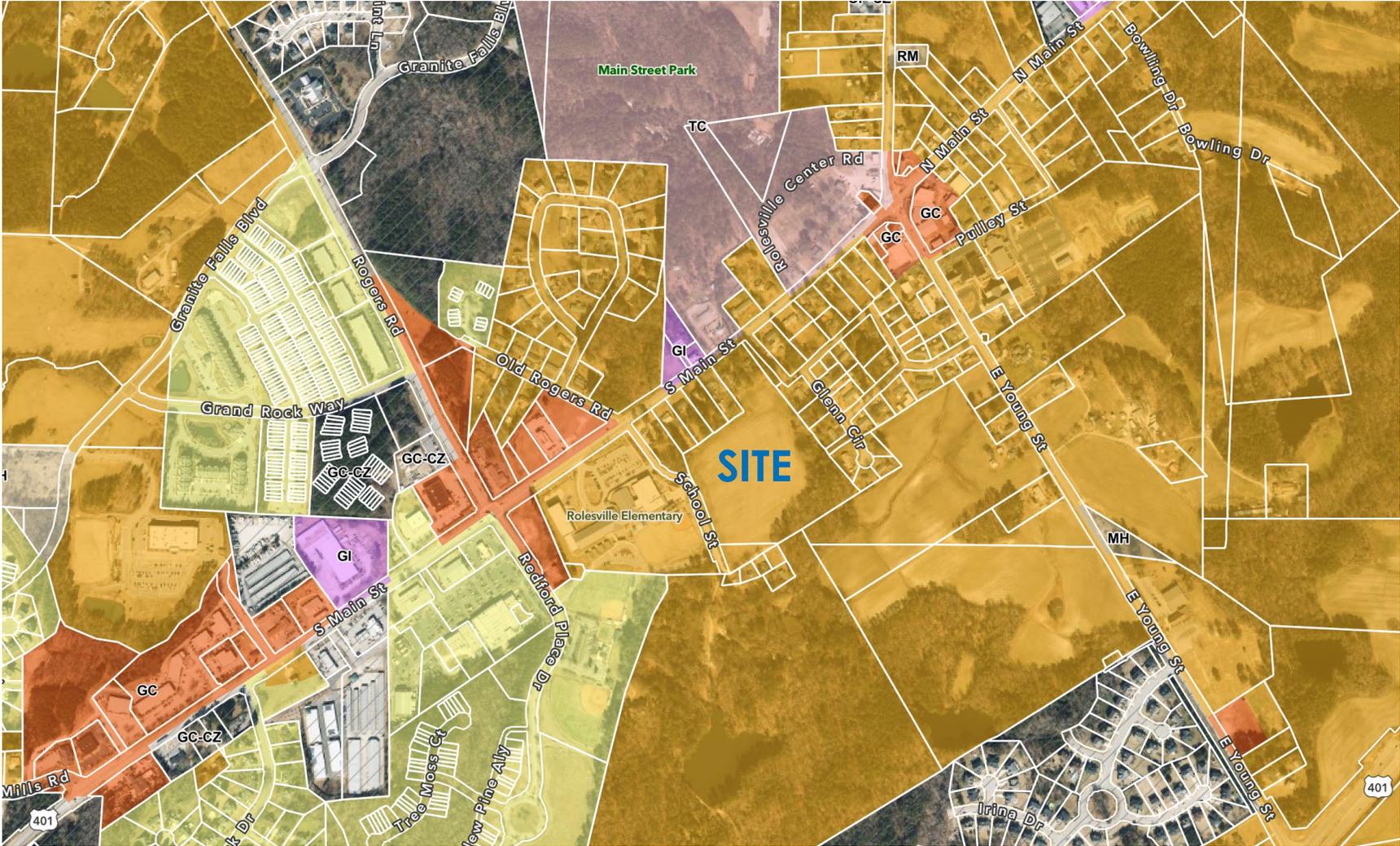
13.15 Acres

Existing Zoning:
Residential Low
Density (RL)



Current Zoning

Existing Zoning:
Residential Low
Density (RL)



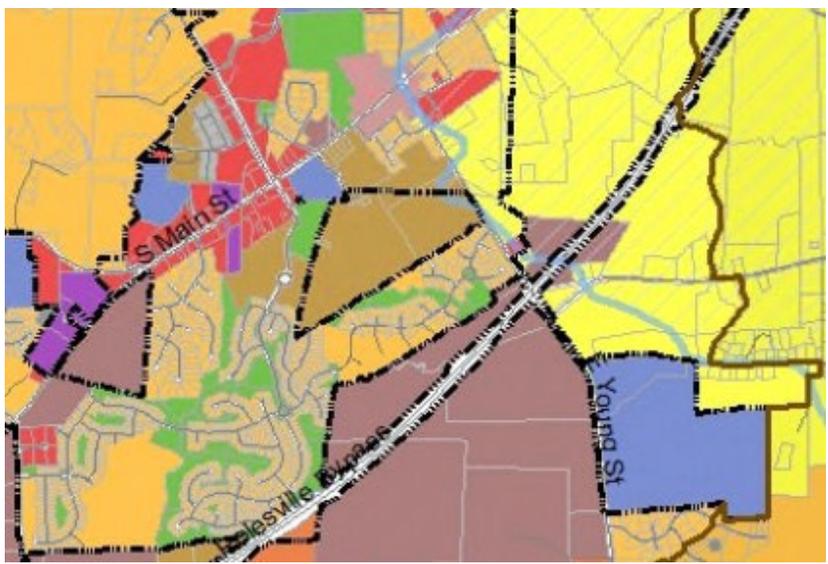


Future Land Use Map & Main Street Vision Plan

FLUM:
High Density Residential

No proposed change to current FLUM

Main Street Vision Plan:
Site is adjacent to Village Core



Rolesville: Future Land Use Map

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



Figure 1-3: Main Street Context Zones Map



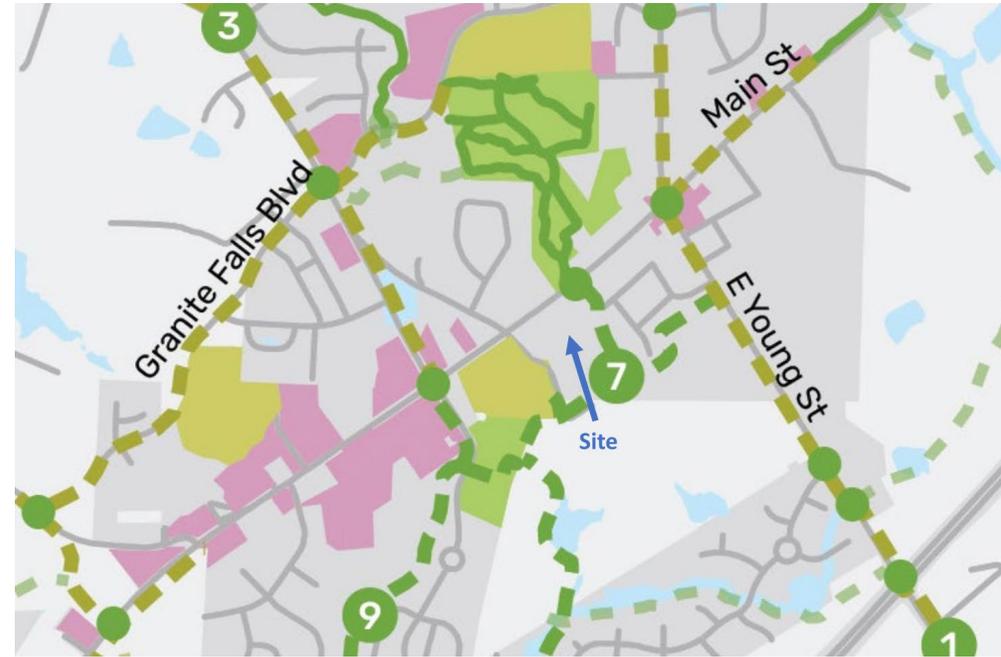
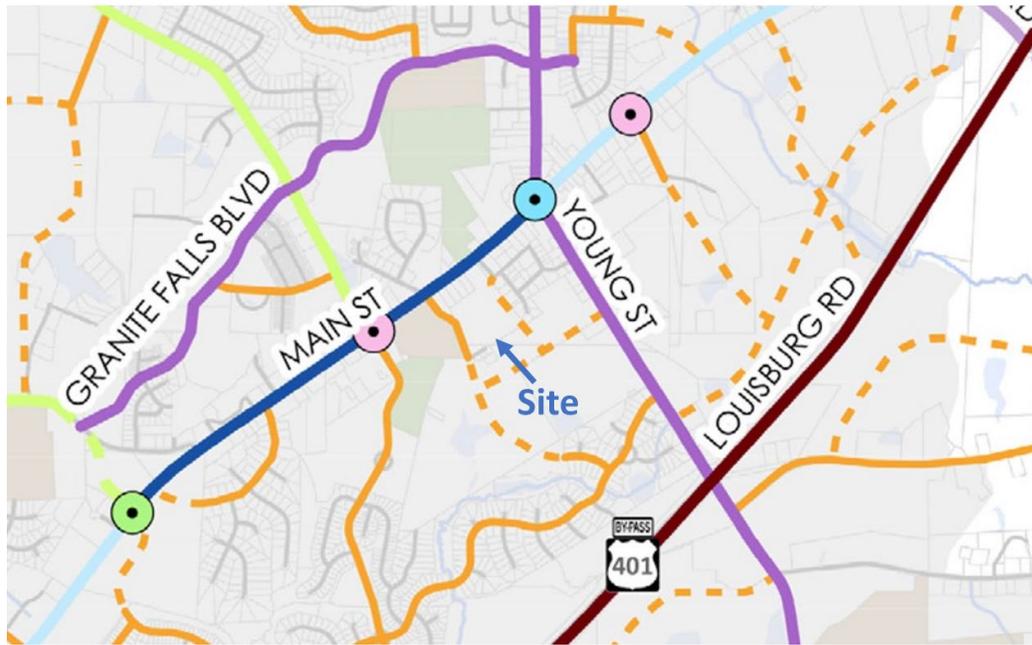
Rolesville Transportation & Greenway Plan

Transportation Plan:

requires a collector road connecting Main Street to the new Town Campus property

Greenway Plan:

Requires a connection from the new Town Campus property to Main Street Park



Timeline

Neighborhood meeting

Development Team receives feedback from neighbors

Rezoning and Development Plan Process

Resubmit plans to TOR on the 1st of each month. Once plans are clear of staff comments the project will be scheduled for the following board reviews:

1. Planning Board Review
2. Board of Commissioners Review & Approval

Project Page on TOR Website



<https://www.rolesvillenc.gov/project/scarboro-village-fka-apartments-201-s-main>

Questions?



Courtney McQueen,
 PLA
 LA Project Coordinator
 cmcqueen@qunity.com
 919-490-4990

Name	Email	Address
Patsy Young	patsy.young@yahoo.com	504 E. Young St. Rolesville
Linda Barnes	lindabarnes@yahoo.com	105 Coley Street P.O. Box 241 Rolesville, N.C.
Jenny Dylk	sheshelake@yahoo.com	303 Terry St Rolesville NC
Jennifer Bragdon	jkbragdon09@gmail.com	111 Glenn Circle Rolesville, NC
Morgan Bell	Djbell0319@gmail.com	101 Coley Rolesville
Rick E.	Rolesvillefurn@windspring.com	

August 18, 2025

Scarboro Village – Neighborhood Meeting Report

Attendees

- Courtney McQueen | LA Project Coordinator, **Qunity**
- Alex Craig | LA Designer II, **Qunity**
- Shane Saucier | Project Manager, **KDM Development Corp.**
- Community Members (6 Total)

Reactions and Feedback from Neighbors:

- **Neighbor comment:** Neighbors express they are pleased with the change from apartments to townhomes and the reduction in traffic
 - **Qunity Response:** -Acknowledged comments.
- **Neighbor comment:** Neighbor asks if the area to be dedicated as future parkland is the swampy area of the site.
 - **Qunity Response:** Confirms yes that is correct.
- **Neighbor comment:** Neighbor asks if the development is part of Parker Ridge development.
 - **Qunity Response:** Confirms no it is not.
- **Neighbor comment:** Neighbor asks who owns the properties south of the site. Which properties are south of the land.
 - **Qunity Response:** Confirms that area of land belongs to the Town of Rolesville, that is why the southeastern portion of the site would be dedicated to the parks department.
- **Neighbor comment:** Neighbor asks if the intersection at Perry street is going to change.
 - **Qunity Response:** Qunity explained the currently the design is still conceptual. The intersection will start designed at the time of site plan.
- **Neighbor comment:** Neighbors are concerned about the safety of the intersection at Perry St.
 - **Qunity Response:** Qunity explains this intersection will be designed by an engineering team working with NCDOT.
- **Neighbor comment:** Neighbors are concerned with the viability of the project due to other townhome development in the area and that developer may have difficulty.
 - **Qunity:** Qunity and KDM acknowledges the statement and thanked for the feedback.
- **Neighbor comment:** Neighbor asks if they will be rental units or owner occupied.
 - **Qunity Response:** KDM says we do not know yet.
- **Neighbor comment:** Neighbors prefer the townhomes to be owner occupied.

- **Qunity Response:** Qunity responds that they will communicate this to the town that the goal is not for all properties to be rentals. KDM suggests that this could be in the HOA Declarants. Design teams will investigate these items
- **Neighbor comment:** Neighbor asks why the fence is no longer being shown on the conceptual site plan and that they would like a screening fence to be added back.
 - **Qunity Response:** Qunity explains that since the design has been redone, we are waiting for feedback from neighbors before adding additional items back to the plan. Due to feedback from neighbors about a fence, a 6' fence will be added to the concept plan along the greenway and adjacent to the northern properties. The fence will be 6' instead of the previous 8' since they will no longer be screening tall apartment buildings.
- **Neighbor comment:** A neighbor is concerned about the intersection at Perry and the safety and wonders if we will have it fully designed by the time it is brought before the planning board.
 - **Qunity Response:** Qunity explains that the intersection will only be designed conceptually at that point.
- **Neighbor comment:** A neighbor asks if the town is still planning to extend and connect the collector road to future developments.
 - **Qunity Response:** Qunity confirms that that is still the plan.
- **Neighbor comment:** Neighbor asks what the proposed commercial site will be. Neighbors believe that since the town wants more commercial development it would be helpful to have an idea of what the commercial will be.
 - **Qunity Response:** KDM explains it has not been decided due to it being early in the process, and if the property gets sold it will be up to the new owner to decide what it will be.
- **Neighbor comment:** Neighbor asks if there will be another neighborhood meeting due to multiple community members not being able to attend due to sickness.
 - **Qunity Response:** Qunity commits to sending out the meeting presentation to the current attendees for them to share with neighbors and would confirm the next neighborhood meeting in the email. Qunity sent the request information in an email on 8/20/25

Summary of main concerns:

1. Intersection safety at Perry St.
2. Having a fence to screen the townhomes along the greenway trail and the Northern adjacent properties.
3. The viability of townhomes selling and not being rental-only.



621 Hillsborough Street
 Suite 500
 Raleigh, NC 27603
 919. 361. 5000

SPEC23591

June 27, 2025

Meredith Gruber
 Town of Rolesville
 502 Southtown Circle, PO Box 250
 Rolesville, NC 27571
 919.554.6517

RE: Scarboro Village – Rolesville, North Carolina – Trip Generation Letter

Dear Ms. Gruber,

Trip Generation Letter

This letter presents a summary of the trip generation potential for the proposed Scarboro Village development to be located at 201 S. Main Street in Rolesville, North Carolina. The purpose of this letter is to review the anticipated trip generation potential of the proposed site. The proposed development is expected to consist of 63 townhomes.

Site access will be served via two (2) full movement driveways along the extension of Perry Street.

Similar Site Data

Based on the Institute for Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition, and the suggested method of trip calculations provided in NCDOT’s *Rate vs. Equation spreadsheet*, trips for the proposed development were calculated for weekday daily, weekday AM peak hour, and weekday PM peak hour. Refer to Table 1 below for the trip generation for the proposed land uses.

TABLE 1: TRIP GENERATION									
Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Townhomes (215)	63 units	Adjacent / Equation	430	7	20	27	20	14	34

The proposed development is expected to generate 430 daily trips consisting of 27 trips (7 entering and 20 exiting) during the weekday AM peak hour and 34 trips (20 entering and 14 exiting) during the weekday PM peak hour.

Based on the Town of Rolesville (Town) Unified Development Ordinance (UDO), a Traffic Impact Analysis (TIA) is required if the trip generation threshold is expected to generate greater than 1,000 daily trips or greater than 100 peak hour trips. The threshold for the North Carolina Department of Transportation (NCDOT) requiring a TIA of a proposed development is that of generating more than 3,000 daily trips. Based on a review of the proposed density and associated trip generation potential, the proposed development is expected to be well below these thresholds. Due to these reasons, offsite traffic impacts by the proposed development are expected to be negligible.

Summary

This letter presents a summary of the trip generation potential for the Scarboro Village development. The proposed development is at 201 S. Main Street in Rolesville, North Carolina. The purpose of this letter is to review the anticipated trip generation potential of the proposed site. The proposed development is expected to consist of 63 townhomes.

Based on review of the trip generation calculations using the methodology contained within the ITE *Trip Generation Manual*, 11th Edition, the proposed development is expected to generate a maximum of 430 daily trips consisting of 27 trips during the weekday AM peak hour and 34 trips during the weekday PM peak hour. This falls below the typical threshold for requiring a Traffic Impact Analysis (TIA) set by the Town of Rolesville of generating greater than 1,000 daily trips or 100 peak hour trips. Due to the low trip generation estimates for the proposed development, the development is expected to have a negligible impact on the area street network.

If you should have any questions or comments relative to this study, please feel free to contact me at 919.961.4065.

Sincerely,
McAdams

Nate Bouquin, PE, PTOE | Practice Lead, Traffic Engineering
bouquin@mcadamsco.com | 919. 961. 4065

The John R. McAdams Company, Inc.
NC License #C-0293



EXHIBIT A: SCARBORO VILLAGE CONCEPT PLAN



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

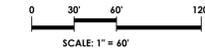
16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

LEGEND

- STREAM BUFFER
- ACTIVE RECREATIONAL OPEN SPACE AREA
- RIGHT OF WAY DEDICATION
- STORMWATER FACILITY AREA
- ZONING BOUNDARY



DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO.: 2273
DATE: 07-01-2025		SHEET NO.: EXHIBIT A
SCALE AS NOTED		

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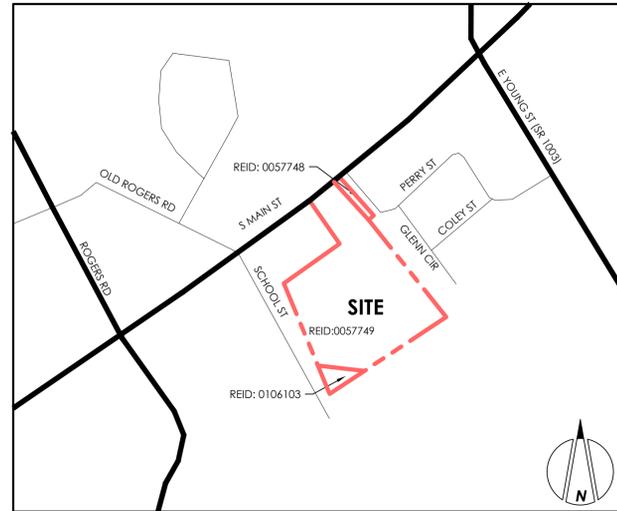


PROJECT INFORMATION	
SITE SUMMARY	
GROSS LAND AREA:	572,727 SF (13.15 AC)
PROPOSED RIGHT OF WAY DEDICATION:	62,633 SF (1.44 AC)
EXISTING ZONING:	RL
PROPOSED PARCEL 1 AREA:	58,828 SF (1.35 AC)
PROPOSED ZONING:	GC
PROPOSED PARCEL 2 AREA:	451,266 SF (10.36 AC)
PROPOSED ZONING:	RH
PARCEL 1 LOT SUMMARY	
MAXIMUM BUILDING HEIGHT:	35'
FRONT SETBACK:	20'
SIDE SETBACK:	15'
REAR SETBACK:	35'
CORNER SETBACK:	25'
*SETBACK REDUCTIONS ALLOWED WITH STIPULATIONS	
LOT WIDTH:	100' MIN
LOT AREA:	20,000 SF MIN
PARKING	
VEHICULAR REQUIRED:	2.5 SPACES/ 1,000 SF
BICYCLE REQUIRED:	MIN: 1 SPACES/ 5,000 GFA MAX: 20 SPACES
OPEN SPACE SUMMARY	
REQUIRED:	2,942 SF (5%) MIN TO INCLUDE 1 SMALL SPACE TYPE
PARCEL 2 LOT SUMMARY	
MAXIMUM ALLOWED DENSITY:	9 UNITS/ AC
PROPOSED DENSITY:	6.08 UNITS/ AC (63 UNITS/ 10.36 AC) 63 FRONT LOADED
MAXIMUM BUILDING HEIGHT:	35'
FRONT SETBACK:	15'
SIDE SETBACK:	10' END UNIT, 0' INTERNAL
REAR SETBACK:	15'
CORNER SETBACK:	30'
BUILDING SEPARATION:	20' MIN
LOT WIDTH:	2,000 SF MIN
LOT AREA:	2,000 SF MIN
PARKING	
REQUIRED:	140 SPACES
RESIDENTIAL BUILDING:	2 / UNIT = 126 SPACES
GUEST PARKING:	.25/ UNIT = 16 SPACES
PROPOSED:	126 GARAGE / DRIVEWAY SPACES 16 SURFACE SPACES
OPEN SPACE SUMMARY	
REQUIRED:	67,690 SF (15%) MIN TO INCLUDE 1 SMALL & 1 MEDIUM OPEN SPACE TYPES
PROPOSED:	76,514 SF ACTIVE RECREATION: 23,373 SF (35%) ENVIRONMENTALLY SENSITIVE LAND: 13,538 SF (20%) STORMWATER FACILITY: 30,779 SF (45%)

PROPERTY	PN	RED	OWNER	ZONING	USE
A	1769000577	0053005	NC FOR THE FUTURE LLC 248 CHARACTER DR ROLESVILLE NC 27079-9284	RL	SINGLFAM
B	1769001347	0001209	EDDRS FAMILY LLC 6105 SCPE FARM LN WAKE FOREST NC 27878-8426	RL	SINGLFAM
C	1769002216	0007256	KURLEUT, SEANNE B 102 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFAM
D	1769002188	0014661	COOKE, DOROTHY P 104 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFAM
E	1759083719	0316781	BECDON, WILLIAM BRYANT BECDON, AMIE W 10310 COLLEGE CIR WAKE FOREST NC 27879-3823	RL	SINGLFAM
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 108 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFAM
G	1768094992	0047017	HENDERSON, EDEE C HENDERSON, PATRICIA A 112 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFAM
H	1768098727	0001209	TOWN OF COLESVILLE PO BOX 250 ROLESVILLE NC 27079-0250	RL	SINGLFAM
I	1768091558	0219717	PARKER, W H PARKER, DORIS FAYE 148 STONEBRIDGE DR HAROLD PARKER	RL	N/A
J	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 148 STONEBRIDGE DR	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 832 OAK GROVE CHURCH RD WAKE FOREST NC 27887-7953	RL	N/A
L	1758999444	0023551	DUNK, RICHARD E WOODS, MARDENIA 294 SCHOOL ST ROLESVILLE NC 27079-9418	RL	SINGLFAM
M	1758998460	0022033	OSBURN, MICHAEL T 240 WOODROW AVE BRIDGEPORT CT 06608-3838	RL	SINGLFAM
N	1758997386	0037218	FRANKLIN, JOHN KAREN 208 US 1 HWY FRANKLIN NC 27535-0778	RL	SINGLFAM
O	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE HAROLD PARKER 148 STONEBRIDGE DR	RL	N/A
P	1758990785	0102701	WARE COUNTY BOARD OF EDUCATION HE SERVICE DIRECTOR 105 TRICO QUARRY RD	RL	SCHOOL
Q	1759904024	0054369	EDDRS FAMILY LLC 6105 SCPE FARM LN WAKE FOREST NC 27887-8426	RL	SINGLFAM
R	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 100 BLVD DANFORTH RALEIGH NC 27614-9359	RL	RES/BUS
S	1759905245	0067163	DORRICKS LLC PO BOX 1011 WAKE FOREST NC 27888-1011	RL	TWOFAM
T	1759906321	0060273	ELKARISE OFFICE FURNITURE STORE 207 S MAIN ST ROLESVILLE NC 27079-9669	RL	SINGLFAM
U	1759907307	0060335	EASLES, COLMBUS TREASLES, PAMELA S 205 S MAIN ST ROLESVILLE NC 27079-9660	RL	SINGLFAM

REZ-25-05 CONCEPT SITE PLAN SCARBORO VILLAGE

0 MAIN ST, 201 S. MAIN ST, 200 SCHOOL ST, ROLESVILLE, NORTH CAROLINA



VICINITY MAP
SCALE: 1" = 500'



CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

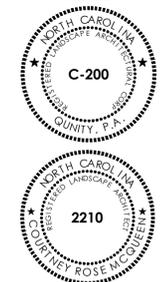
SCARBORO VILLAGE
0 MAIN ST, 201 S MAIN ST,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA

OWNER
COMM DEV, LLC
MATTHEW SHUEY
1340 CLIFTON POND ROAD
LOUISBURG, NC 27549
MATT@COMMANDCS.COM

ENGINEER/LAND PLANNER
QUNITY, PA
COURTNEY MCQUEEN, PLA
16 CONSULTANT PLACE, SUITE 201
DURHAM, N.C. 27707
P: (919) 490-4990
F: (919) 490-8953
CMCQUEEN@QUNITY.COM

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SURVEYOR
BNK
DAN GREGORY, PLS
6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NC 27607
P: (919) 851-4422
F: (919) 851-8968



811 - CALL BEFORE YOU DIG
DRAWN BY: CRM CHECKED BY: JEW
DATE: 2/5/2026
PROJECT NO.: 2273
SHEET NO.:

C000

<CONCEPT SITE PLAN>



CIVIL ENGINEERING | **LANDSCAPE ARCHITECTURE**

16 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707
P 919.490.4990
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NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

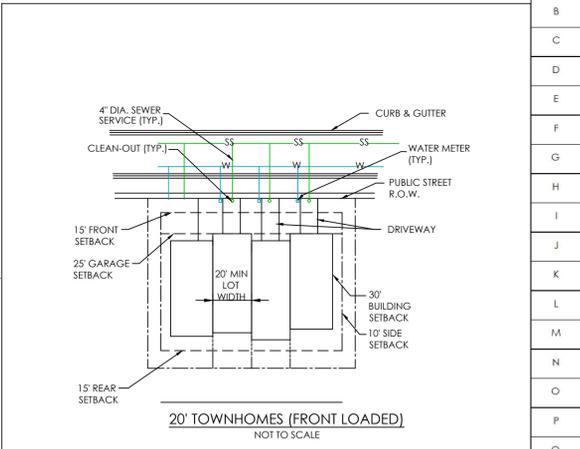
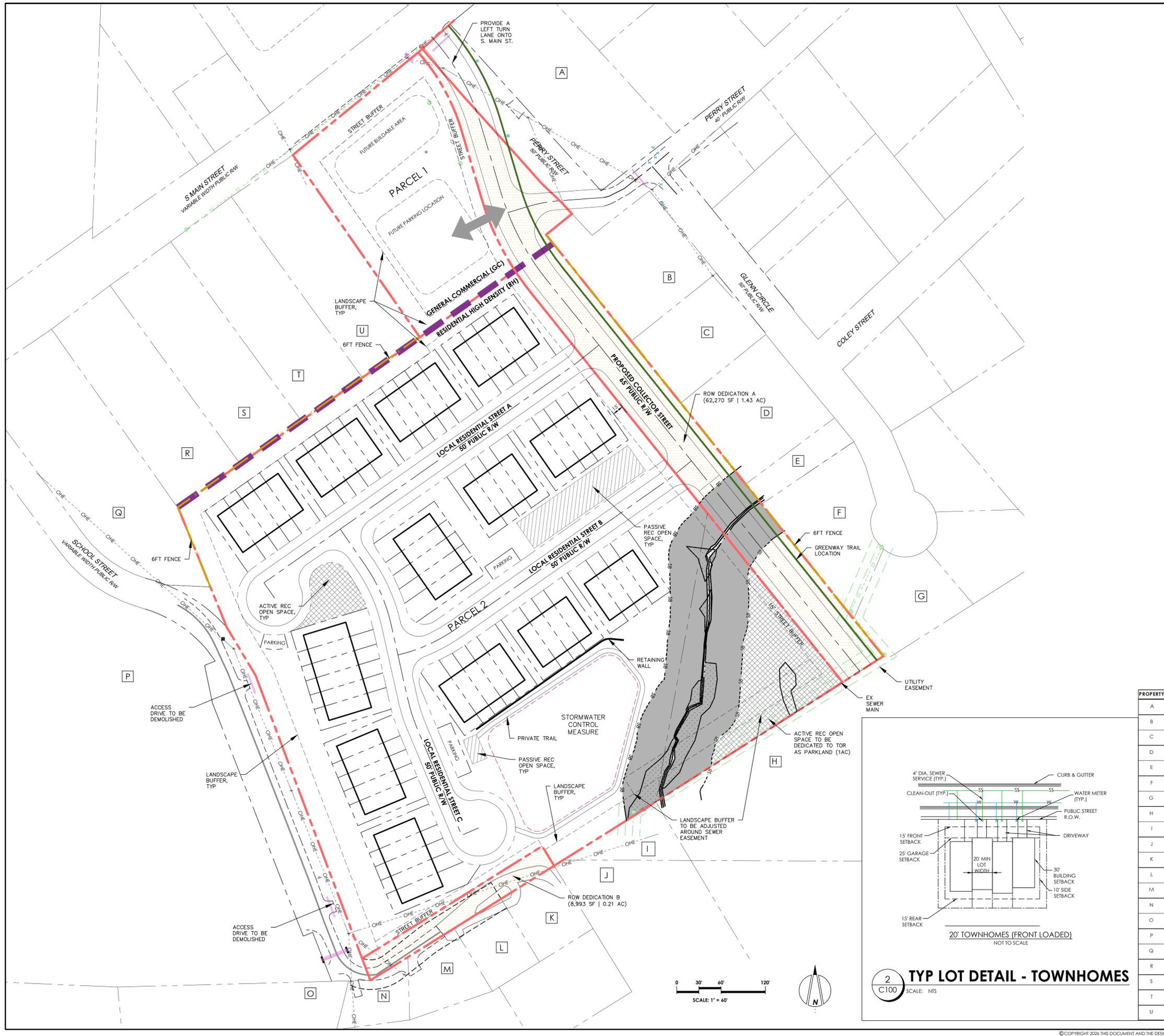
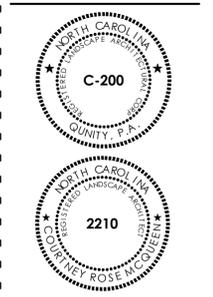
SCARBORO VILLAGE
0 MAIN ST., 201 S MAIN ST.,
200 SCHOOL ST
ROLESVILLE, NORTH CAROLINA

PROJECT INFORMATION	
CASE REZ-25-05	
SITE SUMMARY	
GROSS LAND AREA:	572,727 SF (13.1479 AC)
EXISTING ZONING:	RL
PROPOSED PARCEL 1 GC ZONING AREA:	(1,2294 AC)
PROPOSED PARCEL 2 RH ZONING:	(11,4185 AC)
PROPOSED RIGHT OF WAY DEDICATION A: 62,270 SF (1.43 AC)	
PROPOSED RIGHT OF WAY DEDICATION B: 8,993 SF (0.21 AC)	
PROPOSED PARCEL 1 AREA:	58,828 SF (1.35 AC)
PROPOSED PARCEL 2 AREA:	442,273 SF (10.15 AC)
PARCEL 1 LOT SUMMARY	
MAXIMUM BUILDING HEIGHT:	42' **
SETBACKS DETERMINED AT THE TIME OF SITE PLAN	
**MAX 50' HEIGHT ALLOWED WITH DESIGN ALTERNATIVES	
PARKING	
VEHICULAR REQUIRED:	2.5 SPACES / 1,000 SF
BICYCLE REQUIRED:	MIN: 1 SPACES / 5,000 GFA MAX: 20 SPACES
OPEN SPACE SUMMARY	
REQUIRED:	2,942 SF (5% MIN TO INCLUDE 1 SMALL SPACE TYPE)
PARCEL 2 LOT SUMMARY	
MAXIMUM ALLOWED DENSITY:	9 UNITS/ AC
PROPOSED DENSITY:	5.51 UNITS/ AC (63 UNITS/ 11.4185 AC) 63 FRONT LOADED
MAXIMUM BUILDING HEIGHT: 35'	
FRONT SETBACK:	15'
SIDE SETBACK:	10' END UNIT, 0' INTERNAL
REAR SETBACK:	15'
CORNER SETBACK:	15'
BUILDING SEPARATION:	30'
LOT WIDTH:	20' MIN
LOT AREA:	2,000 SF MIN
PARKING	
REQUIRED:	140 SPACES
RESIDENTIAL BUILDING:	2 / UNIT = 126 SPACES
GUEST PARKING:	287 UNIT = 16 SPACES
PROPOSED:	126 GARAGE / DRIVEWAY SPACES 16 SURFACE SPACES
OPEN SPACE SUMMARY	
REQUIRED:	66,341 (11.5%) MIN TO INCLUDE 1 SMALL & 1 MEDIUM OPEN SPACE TYPES
PROPOSED:	66,341 SF
ACTIVE RECREATION:	48,215 SF
DEDICATED PARKLAND:	43,578 SF (65%)
PRIVATE ACTIVE REC:	4,637 SF (7%)
PASSIVE RECREATION:	18,126 SF
STORMWATER FACILITY:	9,237 SF (13.8%)
GREENS & PICNIC AREA:	8,389 SF (12.5%)

LEGEND

- JURISDICTIONAL STREAM BUFFER
- ACTIVE RECREATIONAL OPEN SPACE AREA
- PASSIVE RECREATIONAL OPEN SPACE AREA
- RIGHT OF WAY DEDICATION
- STORMWATER FACILITY AREA
- ZONING BOUNDARY
- GREENWAY TRAIL LOCATION
- FUTURE ACCESS POINTS

CONCEPT PLAN



PROPERTY	PN	RED	OWNER	ZONING	USE
A	176900577	0053005	NC FOR THE FUTURE LLC 248 CHARACTER DR ROLESVILLE NC 27079-9384	RL	SINGLFA/A
B	1769001347	0001209	ECOR'S FAMILY LLC 6105 HOPKIN FARM LN WAKE FOREST NC 27677-8426	RL	SINGLFA/A
C	1769002216	0007256	FORREBY, JESSIE B 902 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
D	1769002188	0014661	COOKE, DOROTHY F 814 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
E	1759083719	0316781	BECTON, WILLIAM BRYANT BECTON, AMIE W 8917 OLD COLLEGE DR WAKE FOREST NC 27677-3823	RL	SINGLFA/A
F	1769003095	0024237	ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 703 GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
G	1768094992	0047017	HENDERSON, ECOLIE HENDERSON, PATRICK A TR GLENN CIR ROLESVILLE NC 27079-9408	RL	SINGLFA/A
H	1768098727	0001209	PO BOX 290 ROLESVILLE NC 27079-0290	RL	SINGLFA/A
I	1768091558	0219717	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR ROLESVILLE NC 27079-9408	RL	N/A
J	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR ROLESVILLE NC 27079-9408	RL	N/A
K	1768090437	0033179	BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 832 OHM GROVE CHURCH RD WAKE FOREST NC 27677-7803	RL	N/A
L	1758999444	0023551	DUNN, RICHARD T WOODS, MARLENA 204 SCHOOL ST ROLESVILLE NC 27079-8439	RL	SINGLFA/A
M	1758998440	0022033	DEBBAN, MICHAEL T 248 WOODROW AVE BIRDSBORO CT 06036-2938	RL	SINGLFA/A
N	1758997386	0037218	FRANKLIN, ROBERT W 2109 US HWY FRANKLIN NC 27625-8710	RL	SINGLFA/A
O	1758988411	0053006	PARKER, W H PARKER, DORIS FAYE 145 STONEBRIDGE DR ROLESVILLE NC 27079-9408	RL	N/A
P	1758997885	0102701	WAKE COUNTY BOARD OF EDUCATION RE SERVICES DIRECTOR 950 ROCK QUARRY RD ROLESVILLE NC 27079-9408	RL	SCHOOL
Q	1759904024	0054369	ECOR'S FAMILY LLC 6105 HOPKIN FARM LN WAKE FOREST NC 27677-8426	RL	SINGLFA/A
R	1759904168	0027130	BREWSTER REAL ESTATE HOLDINGS LLC 100 SILVER CREEK CT RALEIGH NC 27614-9399	RL	RES/BUS
S	1759905245	0067163	COOPER, JERRY LEE PO BOX 811 WAKE FOREST NC 27677-8111	RL	TWOFA/A
T	1759906321	0060273	EL-KARSI, OTHMAN EL-KARSI, SUZE E 207 S MAIN ST ROLESVILLE NC 27079-8660	RL	SINGLFA/A
U	1759907307	0060335	EABLES, COLUMBUS F EABLES, PAMELA S 215 S MAIN ST ROLESVILLE NC 27079-8660	RL	SINGLFA/A

811 - CALL BEFORE YOU DIG

DRAWN BY: CRM **CHECKED BY:** JEW

DATE: 2/5/2026

PROJECT NO.: 2273

SHEET NO.: C100

<CONCEPT SITE PLAN>

Scarboro Village | Conditional Rezoning: Voluntary List of Proposed Conditions 02/05/2026

1. The Development shall be in general compliance with the Concept Site Plan dated February 5, 2026. Approval of this rezoning and Concept Site Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Site Plan as prescribed in LDO Section 6.9.
2. Prior to the submittal of a demolition permit for the removal of the existing 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.
3. If the Development chooses not to relocate the existing 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.
4. Vehicular ingress and egress via School Street are prohibited. Any existing access shall be removed. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
5. The development shall construct the proposed collector road, as shown on the Community Transportation Plan, beginning at the S. Main Street intersection to shared boundary line of that property with PIN 1768-09-8727. Construction of the proposed collector road as shown on the Concept Plan shall be conditioned on obtaining all necessary local, State and/or Federal permits or approval.
6. 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 the Concept Site Plan. 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.
7. The Development shall provide a fence at least six feet (6') 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, 1759-90-7307, and 1759-90-4024, even if not required by the LDO. The location of the fence is shown on the Concept Site Plan.
8. To provide a buffer for the single-family homes along Glenn Circle from the new Collector Street right-of-way, the Development shall provide an opaque fence at least six feet (6') 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 the Concept Site Plan.

9. The development shall dedicate one (1) acre of parkland located south of the stream in the southeastern corner as outlined on the Concept Site Plan to the Town of Rolesville at the time of final plat.
10. At the time of final subdivision plat, the development shall dedicate that area from the southwestern corner of the development to the shared boundary line of that parcel with PIN 1768090437 (Deed Book 15944, Page 1564, Wake County Registry) as right-of-way, as shown on the Concept Site Plan. This condition shall not require the construction of any roadway improvements within this dedicated right-of-way.
11. The following Principal Uses as listed in LDO Section 5.1 that are permitted or special uses in the GC district shall be prohibited on Parcel 1: (i) Dwelling, Upper Story Unit; (ii) Schools (K-12); (iii) Bars and Nightclubs; (iv) Breweries and Distilleries; (v) Commercial Parking; (vi) Carwash; (vii) Gas Station; (viii) Golf Course; (ix) Retail Sales and Services, Community; (x) Retail Sales and Services, Shopping Center; (xi) Tattoo Establishment; (xii) Vape and Tobacco Store; (xiii) Vehicle, Rental and Sales; (xiv) Vehicle, Minor Service; (xv) Flex; (xvi) Fulfillment Center; (xvii) Major Utility; (xviii) Major Transportation Installation; (xix) Telecommunication Tower; and (xx) Water Storage Tower; (xxi) Day Care; (xxii) Government Office; (xxiii) Public Safety Facility; (xxiv) Funeral Home; (xxv) Lodging; (xxvi) Animal Care; (xxvii) Hospital; (xxviii) College/University; (xxix) Cultural Facility; (xxx) Social Services; (xxxi) Event Center; and (xxxii) Eating Establishment with Drive-Thru Window.
12. Within the GC-CZ district, building height shall not exceed two (2) stories and thirty feet (30').
13. Within the GC-CZ district, development shall not exceed 16,000 square feet of gross floor area. No individual floor shall have more than 10,000 square feet of gross floor area.
14. Within the GC-CZ district, at least sixty percent (60%) of any street-facing, non-glass building façade shall be composed of either natural or man-made brick or stone (or a combination thereof).
15. Within the GC-CZ district, no vehicular parking areas shall be allowed between future buildings and the S. Main Street right-of-way.
16. The Development shall construct a lefthand turn lane within the new Collector Street right-of-way to S. Main Street, subject to Town of Rolesville and NCDOT approval.
17. Within the GC-CZ district, the Development shall perform a Traffic Impact Analysis ("TIA") for a site development plan that includes nonresidential uses. This Condition shall only apply to the first nonresidential site development plan. Future TIAs shall be required pursuant to LDO Section 8.C.

ORDINANCE ORD-2026-01

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF ROLESVILLE TO CHANGE THE ZONING OF APPROXIMATELY 13.15 ACRES LOCATED AT 200 SCHOOL STREET, 0 SOUTH MAIN STREET, 201 SOUTH MAIN STREET BEING WAKE COUNTY TAX PINS 1758998560, 1759909525, 1758998909 FROM RESIDENTIAL LOW ZONING DISTRICT (RL) TO RESIDENTIAL HIGH CONDITIONAL ZONING DISTRICT (RH-CZ) AND GENERAL COMMERCIAL CONDITIONAL ZONING DISTRICT (GC)

REZ-25-05

200 SCHOOL STREET, 0 SOUTH MAIN STREET, 201 SOUTH MAIN STREET – SCARBORO VILLAGE

WHEREAS, the application submitted by Comm Dev, LLC for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board was presented the application for Recommendation on September 22, 2025, and the Board of Commissioners held Legislative hearings on November 6, 2025, January 6, 2026, and January 20, 2026, and continued February 17, 2026;

WHEREAS, mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending Approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Rolesville, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in **Exhibit 1 – Legal Description** and shown in **Exhibit 2 – Rezoning Plat**, which is

incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1759909525, 1758998909, 1758998560, and described and observed in **Exhibits 1 and 2**, are located within the Town’s Corporate Limits OR Extraterritorial Jurisdiction OR in Wake County.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning District Map, which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from existing RL zoning district to a proposed RH-CZ and GC-CZ zoning districts.

Section 4: The “Rezoned Lands” are subject to all the standards and conditions in **Exhibit 3 – Conditions of Approval dated February 5, 2026, and associated and referenced Exhibits**, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative hearing and the Town of Rolesville plans, policies and ordinances, the Rolesville Board of Commissioners find the Rezoning map amendment request reasonable and consistent with the 2017 Comprehensive Plan and Rolesville 2050 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

Section 7: The “Rezoned Lands” shall be perpetually bound to the Conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this the 17th day of February, 2026.

Ronnie Currin
Mayor

ATTEST:

APPROVED AS TO FORM:

Christina Ynclan-Frazier
Town Clerk

Dave Neill
Town Attorney



Office Use Only

ANX-

Date received:

Application to Petition for Voluntary Annexation into Rolesville Town Limits

Planning Department • 502 Southtown Circle | Rolesville, NC 27571 | planning@rolesville.nc.gov | 919-554-6517

Section A Submittal

Applications to petition for voluntary annexation are accepted by the Planning Department according to our [submittal process](#). Please submit your complete application by the next deadline date (typically the 1st of the month unless it is a weekend day). [Fees](#) are invoiced and review will start after receipt of a complete application.

The items below are **required** to complete your application. ***Your application will not be processed until all documents are received.**

1. Please complete a **separate application for each Parcel** Identification Number/Real Estate Identification Number/Property Owner.
2. A copy of the last **deed of record stamped with the Register of Deeds Book of Maps and Page number**.
3. A clear and legible **annexation boundary plat or map prepared by a professional land surveyor** showing the boundaries of the area or property requested for annexation into the Town of Rolesville.
4. A **written legal description of the metes and bounds** based on the annexation boundary map or plat.
5. A complete **Property Owner Consent Form**.

Section B Legal Disclosure

Voluntary Annexation- A voluntary process initiated by landowners to join the towns limits and acquire city services.

§ 160A-31. Annexation by petition.

The governing board of any municipality may annex by ordinance any area contiguous to its boundaries upon presentation to the governing board of a petition signed by the owners of all the real property located within such area. The petition shall be signed by each owner of real property in the area and shall contain the address of each such owner. The town shall advertise in the local newspaper at least 10 (ten) but no more than (25) twenty-five days prior to the public hearing.

Vested Rights – Site-specific vesting plans are commonly tied to existing development approvals such as special use permits, and subdivision plats. Vesting rights must include a sufficient level of detail, as outlined in the statutes, and must be identified and approved through a legislative hearing.

NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. §160D-108 and G.S. §160D-108.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition?

Yes **No**

If yes, please submit proof that vested rights have been granted by the governing board. I hereby declare that my failure to disclose the existence of a vested right terminates any vested right previously acquired for this property.

Section C Project and Property Information

- ❖ **If no project name is given, the primary address will be used.**
- ❖ **Additional parcel information may be attached if multiple properties are owned by one person (attachment A).**

Development Project Name:

Street Address(es) of property requesting to be annexed:

- 1.
- 2.
- 3.
- 4.
- 5.

PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
Total Acreage of Requested Annexation Site		Linear Feet of New Public Streets within Annexation Boundaries:		

Section D Property Owner Information

Applicant/Owner or Project Contact Information

We, the undersigned owners of the real properties contained in the legal metes and bounds description and plat/map attached, request that the area described be annexed into the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- * NOTE: If the property is owned by Individuals, all legal owners must sign the application for each parcel including both spouses. If the property is owned by multiple owners, please attach a separate Applicant/Owner Contact Information sheet (attachment B).
- * NOTE: If the property is owned by a Company or Corporation, the Company or Corporation must be legally registered with the State of North Carolina- Office of the Secretary of State.
- * Please attach a separate notarization of signature sheet for a Company or Corporation.

Applicant/Owner Contact Information

Property Owner(s) Printed Name(s):

1. Comm Dev LLC, Attn Matthew Shuey 2. _____

Applicant/Property Owner mailing address:

1. 1340 Clifton Pond Rd, Louisburg, NC 27549 2. _____

Phone Number(s) and email address(es):

1. Matt@commandcs.com 2. _____

1. Matt@commandcs.com 2. _____

Property Owner Signature(s)

1. [Signature] 2. _____

Project Contact Information (if different than the property owner)

Name of Corporation:

Qunity PA

Name of Registered Agent:

Courtney McQueen, PLA

Corporation Address:

16 Consultant Place, Suite 201, Durham NC 27707

Corporation Phone Number and email address:

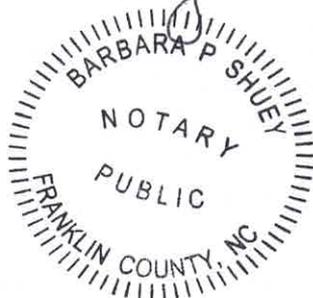
9191-490-4990; cmcqueen@qunity.com

I, Barbara P Shuey, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and official seal, this 28th day of June, 2025.

Notary Public

Barbara P Shuey

Notary Seal



My commission expires: _____

My Commission Expires December 12, 2027

Section E Annexation Petition

State of North Carolina, County of Wake, Petition of Annexation of Property to the Town of Rolesville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section D) respectfully request the annexation of said property to the Town of Rolesville, North Carolina. **The petitioners understand and agree that all streets and utilities within the annexed area will be constructed and installed by the developer according to the Subdivision Ordinance and any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.**
The property to be annexed is:

Contiguous to the present corporate limits of the Town of Rolesville, NC, or

Non Contiguous to the municipal limits of the Town of Rolesville, NC and is located within three miles of the municipal limits of the Town of Rolesville, NC (pursuant to [Chapter 989 of the Sessions Law of North Carolina, 1967](#)).

Distance in miles to closest parcel located in town limits: [Click or tap here to enter text..](#)

Section F Submittal (Application Packet) Checklist

Annexation Petition Each parcel/property requires a separate annexation petition (application packet).

Property Owner Consent Form Please complete a separate [form](#) for each Annexation Petition (application). All real property owners must sign and date the application. Please confirm the **Correct Parcel Identification Number(s) (PIN)**. Call Wake County Geographic Information Services at 919-856-6360, if there are any questions about the parcel identifier. **This is very important; Please indicate if the property being requested for annexation is only a portion of an existing parcel.**

Property Owned by a Corporation must include a Corporate Seal (refer to **Section D**).

DEED- A copy of the last deed of record stamped with the Register of Deeds Book of Maps and Page number for proof of ownership.

Annexation Boundary Survey or Plat showing above written metes and bounds description of the property to be annexed must be submitted electronically in .pdf format, if possible. The survey or plat, if not already recorded, must be 18 x 24 and signed by a land surveyor licensed in the State of NC. The survey must be valid for the purposes of recording as set forth in NC General Statute § 47-30.

Metes and Bounds- A legal description of the written metes and bounds description based on the annexation boundary plat/map.

Property Owner's Consent & Authorization Form

A 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. **Each owner or spouse must sign a separate copy of this form for a property with more than one owner.** For Applications with more than one Applicant/representative, enter one name on each form and submit separate forms if the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (i.e., Secretary of State business registration) must be attached to this form.

I, Matthew Alan Shuey
(property owner's **printed** legal name), swear and affirm that I am the owner of the property at

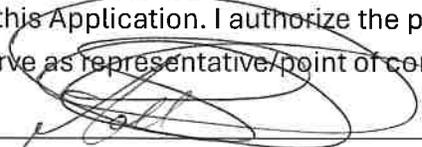
200 School St.
(Property Address)

1758-99-8560

(PIN)
0.5824 ac

(Acreage)
as shown in the records of Wake County, North Carolina, which is the subject of this Application Case # ANX-_____.

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 person(s) listed below to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: 

Date: 6/26/2025

Scarboro Village | Annexation: Justification Statement

This request seeks the Town Board's approval to voluntarily annex a 0.58-acre triangle-shaped parcel located at 200 School Street, assigned Wake County PIN 1758-99-8560, along the edge of Rolesville's current municipal boundary. Although this parcel remains unincorporated, it is contiguous to the present corporations limits and it is part of a larger group of parcels under the same ownership that are already fully annexed into the Town.

Bringing this remaining parcel into the Town's jurisdiction will create a consistent boundary, support unified planning and development under a single municipal authority, and align with the Town's long-range growth goals outlined in its adopted Comprehensive Plan. This annexation will also improve the efficiency of municipal service delivery and land use regulation for the collective property.

We respectfully request the Town Board's approval to annex this parcel to support cohesive planning, coordinated development, and Rolesville's vision for orderly, connected growth.

METES AND BOUNDS DESCRIPTION

200 SCHOOL STREET

Beginning at a Control Point in the southwestern corner of that parcel with PIN 1758-99-8560, the POINT OF BEGINNING, thence N 20° 43'10" W 167.77 feet to a point, thence S 89°02'14" W 320.84 feet to a point, thence S 58°02'43" W 14.50 feet to a point, thence S 58°12'26" W 84.72 feet to a point, thence S 57°50'19" W 74.89 feet to a point, thence S 58°20'21" W 73.62 feet to a point, thence S 58°20'21" W 60 feet to the POINT OF BEGINNING containing 0.5824 acres and being owned by Comm Dev LLC 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.

Revenue : \$ 3600.00 (For Recording Data)

Parcel Identifier/Tax Account/PIN No.: 1758998909, 1758998560 and 1759909525

Brief Description for the Index:

Prepared by: Edward W. Scarboro, Jr., Attorney at Law

Return to: Grantee

Property Address: 201 S. Main Street, Rolesville, NC

All or a portion of this property _____ was or _____ was not used as the primary residence of the Grantor.

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed is made as of this the 2 day of December, 2021 by and between **EDWARD W. SCARBORO, JR. AND SPOUSE, KIMBERLY MOORE SCARBORO with a mailing address of 4325 JONESVILLE ROAD, WAKE FOREST, NC 27587 AND SPENCER PULLEY SCARBORO AND SPOUSE, DONNA M. SCARBORO with a mailing address of 6625 Pulley Town Road, Wake Forest, NC 27587 ("Grantors") and COMM DEV LLC, a North Carolina Limited Liability Company with a mailing address of 1340 Clifton Pond Road, Louisburg, NC 27549("Grantee").**

For valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple absolute all of that certain lot, parcel of land or unit of ownership (the "Premises") located in WAKE County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

ALSO, BEING the same Premises conveyed to Grantor by deed recorded in **Book 01112 page 65**, **WAKE** County Registry.

TO HAVE AND TO HOLD all of that interest in the Premises and all privileges and appurtenances thereto belonging to Grantee in fee simple absolute.

And 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 against the lawful claims of all persons whomsoever, and valorem taxes for the year **2021** and subsequent years, easements, restrictions and rights of way of record, if any, affecting the Property herein described; and utility lines, easements and rights of way located over, under or upon the subject property.

SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS AND RIGHTS OF WAY OF RECORD, WAKE COUNTY REGISTRY.

The designation of Grantor and Grantee as used in this Deed includes the parties expressly named herein, their heirs, successors, and assigns and shall include the singular, plural, masculine, feminine or neuter as required by context.

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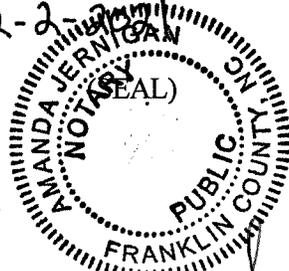
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Edward W. Scarboro, Jr. (SEAL)
EDWARD W. SCARBORO, JR.

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **EDWARD W. SCARBORO, JR.**

Date: 12-2-2021



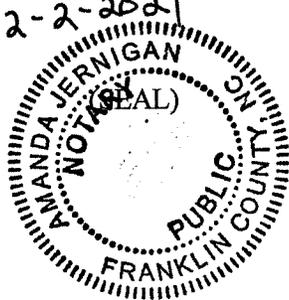
Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Kimberly Moore Scarboro (SEAL)
KIMBERLY MOORE SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **KIMBERLY MOORE SCARBORO**

Date: 12-2-2021



Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

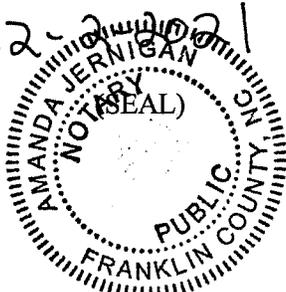
IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals all as of the day and year first above written.

Spencer Pulley Scarboro (SEAL)
SPENCER PULLEY SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **SPENCER PULLEY SCARBORO**

Date: 12-2-2021



Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Donna M. Scarboro (SEAL)
DONNA M. SCARBORO

STATE OF North Carolina
COUNTY OF wake

I, a Notary Public of wake County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **DONNA M. SCARBORO**

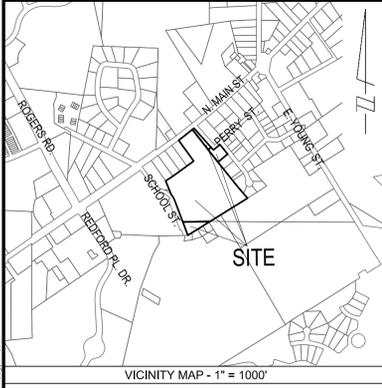
Date: 12-2-2021



Amanda Jernigan
Printed Name of Notary:
Notary Public Amanda Jernigan
My commission expires: 09-15-2023

Exhibit A

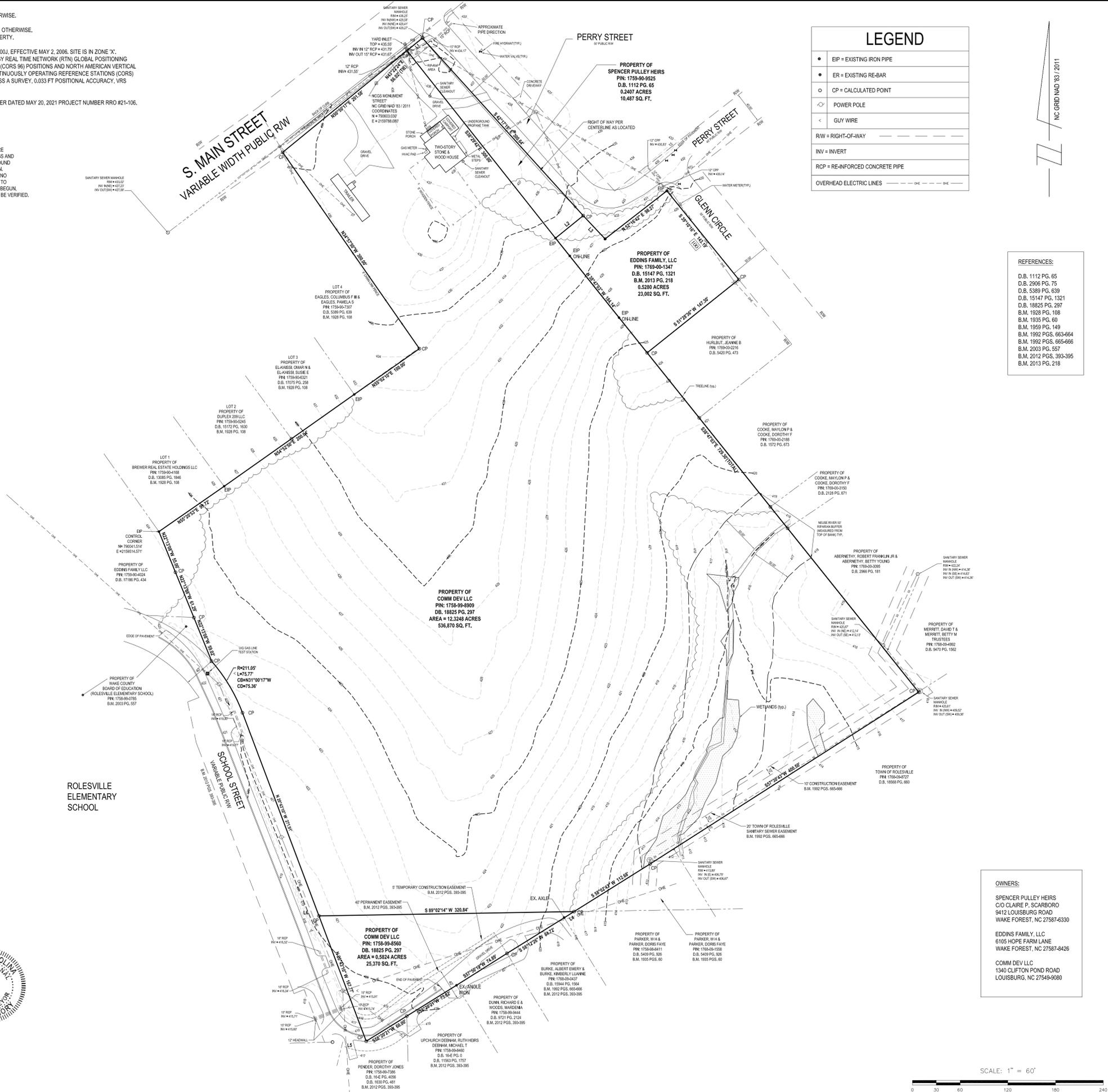
COMMENCING AT NCGS MONUMENT 'STREET' HAVING NC GRID NAD '83 / 2011 COORDINATES OF N=790,603.030 FT. AND E=2,159,788.080 FT.; THENCE N 43°22'24"E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING IN THE SOUTHERN RIGHT-OF-WAY OF S. MAIN ST, A VARIABLE PUBLIC RIGHT-OF-WAY, SAID POINT BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE SPENCER PULLEY HEIRS AS REFERENCED IN D.B. 1112, PAGE 65; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID SPENCER PULLEY HEIRS PROPERTY, S38°29'42"E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE BEING THE NORTHWEST CORNER OF THE PROPERTY OF THE EDDINS FAMILY, LLC AS REFERENCED IN B.M. 2013, PG. 218; THENCE S38°47'03"E A DISTANCE OF 729.30 FEET TO A POINT BEING THE SOUTHERN MOST CORNER OF THE PROPERTY OF DAVID T. MERRITT AND BETTY M. MERRITT, TRUSTEES AS REFERENCED IN D.B. 9470, PG. 1562, SAID POINT ALSO BEING IN THE COMMON LINE OF THE PROPERTY OF DONNIE L. WOODLIEF AS REFERENCED IN D.B. 2906, PG. 75; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID WOODLIEF PROPERTY, S57°30'43"W A DISTANCE OF 400.50 FEET TO A POINT IN THE LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN D.B. 5409, PG. 926; THENCE S58°02'43"W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE BEING THE NORTHEAST CORNER OF THE PROPERTY OF ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN D.B. 15944, PG. 1564; THENCE S58°12'26"W A DISTANCE OF 84.72 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN D.B. 9721, PG. 2124; THENCE S57°50'19"W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OF RUTH DEBNAM UPCHURCH HEIRS; THENCE WITH THE COMMON LINE OF THE SAID UPCHURCH HEIRS PROPERTY, S58°20'21"W A DISTANCE OF 73.62 FEET TO A POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OF DOROTHY JONES PENDER; THENCE WITH THE COMMON LINE OF THE SAID PENDER PROPERTY, S58°20'21"W A DISTANCE OF 60.00 FEET TO A POINT IN THE WESTERN RIGHT-OF-WAY OF SCHOOL STREET, A VARIABLE PUBLIC RIGHT-OF-WAY; THENCE ALONG SAID SCHOOL STREET RIGHT-OF-WAY, N20°43'10"W A DISTANCE OF 439.68 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 211.05 FEET; THENCE WITH THE SAID CURVE AS IT TURNS TO THE LEFT AN ARC LENGTH OF 75.77 FEET AND HAVING A CHORD BEARING OF N31°00'17"W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE LEAVING THE SAID SCHOOL STREET RIGHT-OF-WAY, N22°13'08"W A DISTANCE OF 59.02 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF EDDINS FAMILY LLC AS REFERENCED IN D.B. 17186, PG. 434; THENCE CONTINUING WITH THE COMMON LINE OF THE SAID EDDINS FAMILY LLC PROPERTY, N22°13'08"W A DISTANCE OF 61.29 FEET TO A POINT; THENCE N22°13'08"W A DISTANCE OF 55.00 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN D.B. 13085, PG. 1846; THENCE N55°20'53"E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF DUPLEX 209 LLC AS REFERENCED IN D.B. 15172, PG. 1630; THENCE N54°52'50"E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE BEING THE SOUTHWEST CORNER OF THE PROPERTY OF COLUMBUS F. EAGLES, III AND PAMELA S. EAGLES AS REFERENCED IN D.B. 5389, PG. 639; THENCE WITH THE SAID EAGLES COMMON LINE, N55°02'10"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE N34°57'50"W A DISTANCE OF 300.00 FEET TO A POINT IN THE SOUTHERN RIGHT-OF-WAY OF AFOREMENTIONED S. MAIN ST.; THENCE WITH THE SAID S. MAIN ST. RIGHT-OF-WAY, N50°50'17"E A DISTANCE OF 201.58 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 12.9073 ACRES OR 562,241 SQ. FT, as shown on that survey entitled "Boundary Survey for Scarboro Property" dated December 28, 2020 and prepared by Bass, Nixon & Kennedy, Inc.



- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 372017500J, EFFECTIVE MAY 2, 2006. SITE IS IN ZONE 'X'.
 7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.
 8. WETLANDS DELINEATED BY SAME APRIL, 2021.
 9. STREAM BUFFER ON PROPERTY PER DETERMINATION LETTER DATED MAY 20, 2021 PROJECT NUMBER RRO #21-106.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°50'17" E	25.00'
L2	S 51°06'44" W	44.89'
L3	S 43°21'26" E	40.01'
L4	S 58°02'43" W	14.50'
L5	S 88°32'59" W	42.37'
L6	N 89°02'14" E	42.50'



LEGEND	
•	EIP = EXISTING IRON PIPE
•	ER = EXISTING RE-BAR
○	CP = CALCULATED POINT
⊙	POWER POLE
<	GUY WIRE
---	RW = RIGHT-OF-WAY
---	INV = INVERT
---	RCP = RE-REINFORCED CONCRETE PIPE
---	OVERHEAD ELECTRIC LINES

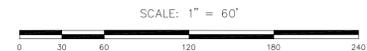
REFERENCES:

D.B. 1112 PG. 65
D.B. 2906 PG. 75
D.B. 5389 PG. 639
D.B. 15147 PG. 1321
D.B. 18825 PG. 297
B.M. 1928 PG. 109
B.M. 1935 PG. 60
B.M. 1959 PG. 149
B.M. 1992 PGS. 663-664
B.M. 1992 PGS. 665-666
B.M. 2003 PG. 557
B.M. 2012 PGS. 393-395
B.M. 2013 PG. 218

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AS AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000:1; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."



THIS 22 DAY OF APRIL, 2022.
SEAL
PROFESSIONAL LAND SURVEYOR



BANK

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6510 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
 TELEPHONE: 919.951-4422 or (603)954-1679
 FAX: 919.951-4422
 CERTIFICATION NUMBERS: NCELS (C-0110), NGBLA (C-0267)

NO.	DATE	DESCRIPTION	BY
1	4-1-2022	ADDITIONAL BOUNDARY & TOPO	CWC
2	4-22-2022	REMOVED SCHOOL ST ANNEX LINES	CWC

20373 JOB NO. DATE DRAWN BY
 3-31-2022 CWC

1" = 60'
 SCALE: 1" = 60'
 CHK BY: DG

BOUNDARY & TOPOGRAPHIC SURVEY
 FOR
 SCARBORO PROPERTY
 WAKE COUNTY
 TOWN OF ROLESVILLE
 NORTH CAROLINA

SHEET 1 OF 1

After Recording Mail to: Town of Rolesville
P. O. Box 250
Rolesville, NC 27571

AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF ROLESVILLE UNDER THE
AUTHORITY GRANTED BY PART 1, ARTICLE 4A
CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA

ORDINANCE ORD-2026-02
CASE ANX-25-03 - 200 SCHOOL STREET

WHEREAS, the Mayor and Board of Commissioners for the Town of Rolesville, North Carolina has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, the petition has been certified by the Town Clerk as to its sufficiency of meeting G.S. 160A-31; and

WHEREAS, a legislative hearing on the question of this annexation was held in the Town Board Room at Rolesville Town Hall located at 502 Southtown Circle, Rolesville, NC 27571 at 6:30 pm or thereafter on November 6, 2025, continued to January 6, 2026, continued to January 20, 2026, and continued to February 17, 2026 after due notice; and

WHEREAS, the Mayor and Board of Commissioners finds that the proposed annexation meets the requirements of G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Commissioners of the Town of Rolesville, North Carolina that:

Section 1. By the authority granted by G.S. 160A-31, the following described contiguous property owned by Comm Dev LLC is hereby annexed and made part of the Town of Rolesville effective as of September 03, 2024:

All that tract or parcel of land lying and being in Rolesville, Wake County North Carolina and being more particularly described as follows;

PARCEL PIN# 1758998560

COMMENCING AT EXISTING NCGS 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 A POINT AT THE SOUTHERN RIGHT-OF-WAY OF S. MAIN STREET, SAID POINT BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY COMM DEV LLC AS RECORDED IN DEED BOOK 19072, PAGE 155, WAKE COUNTY REGISTRY; THENCE LEAVING SAID SOUTHERN RIGHT-OF-WAY S 38°29'42" E A DISTANCE OF 300.00 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE NORTHWESTERN PROPERTY CORNER OF LOT 2 AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE S 38°47'03" E A DISTANCE OF 15.36 FEET TO A POINT; THENCE S 38°47'03" E A DISTANCE OF 713.94 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY EDDIE C. HENDERSON AND PATRICIA A. HENDERSON AS RECORDED IN DEED BOOK 19208, PAGE 2339, WAKE COUNTY REGISTRY; THENCE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 112.68 FEET TO THE POINT OF BEGINNING AT THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY LENNAR CAROLINAS, LLC AS RECORDED IN DEED BOOK 19559, PAGE 276, WAKE COUNTY REGISTRY; THENCE S 58°02'43" W A DISTANCE OF 14.50 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHEASTERN PROPERTY CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 2012, PAGES 393-395, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEASTERN PROPERTY CORNER OF LANDS NOW OR FORMERLY OWNED BY MICHAEL T. DEBNAM AS SHOWN IN BOOK OF MAPS 2012, PAGES 393-395, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 73.62 FEET TO A POINT; THENCE S 58°20'21" W A DISTANCE OF 60.00 FEET TO A POINT AT THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG AND WITH SAID EASTERN RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 167.77 FEET TO A POINT; THENCE LEAVING SAID EASTERN RIGHT-OF-WAY N 89°02'14" E A DISTANCE OF 320.84 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5824 ACRES.

Section 2. That the Mayor and Board of Commissioners direct a duly certified copy of this ordinance and annexation boundary map be submitted for filing to the Office of the Register of Deeds of Wake County and the Office of the Secretary of the State of North Carolina.

Adopted this 17th day of February, 2026.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Christina Ynclan-Frazier, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this 17th day of February, 2026.

Christina Ynclan-Frazier
Town Clerk



Memo

To: Mayor Currin and Rolesville Town Board
From: Mical McFarland, Economic Development Manager
Date: February 17, 2026
Re: Economic Development Incentives

Introduction

N.C. General Statute (G.S. 158-7.1) allows local governments to offer incentives under certain conditions to attract commercial development and recruit industry. Both statutory authority and case law, specifically the 1996 case, *Maready v. City of Winston-Salem*, provide local governments guidance on the type of incentives allowed, along with things to consider when deciding to offer incentives.

Tonight's discussion will cover a general overview of economic development incentives and delve into what municipalities like Rolesville can and cannot do with regard to providing incentives to a private company or developer.

Recommended Action

N/A

Attachments

1. Rolesville's Incentive Policy
2. Coates' Canons NC Local Government Law Article: *When May NC Local Governments Pay an Economic Development Incentive?*
3. Summary of North Carolina state taxes and incentives

Town of Rolesville Business Incentive Policy

Purpose

The Town of Rolesville wishes, when necessary, to promote economic development by assisting in the location and expansion of industry and business in the Town. The Town desires such industry and business that will provide new employment opportunities, aid or encourage the location of new business or industry in Rolesville, and enhance the overall quality of life in Rolesville.

Disclaimer

Appropriations for economic development are not made as a matter of right but are made as a privilege to the industry or business in the sole discretion of the Town of Rolesville Board of Commissioners. This policy provides guidance but is not binding upon the Town Board of Commissioners. Even if the industry or business meets all the requirements, the Town is not obligated to give an incentive. Changes in economic conditions may necessitate the Town Board of Commissioners to modify, amend, or even terminate this incentive policy, subject to compliance with any incentive agreements in effect at the time. This policy will be reviewed for possible updates at least every two years. Requests for incentives will be evaluated and negotiated on a case by case basis by the Town of Rolesville Board of Commissioners.

Review

The Incentive Committee, comprised of those appointed annually by the Mayor, shall review the request and information on an individual basis. The Town Manager shall present the Incentive Committee recommendation to the Mayor and Town Board of Commissioners.

In reviewing requests, among the things the Town will consider are:

- Amount of new investment in the community.
- Number and type of new jobs being created.
- Average wage rate.
- Level of state or county participation.
- Timeframe for investment/job creation.
- Potential for expansion and/or additional investment in Rolesville.
- Reputation of the company.
- Competition for the project.
- Impact on the quality of life for Rolesville citizens.
- Corporate headquarters.
- Past record of community involvement.

The Incentive Committee may recommend full, partial, or no incentive based upon its review of the application, the applicant's consistency with the criteria described in this policy, and any other criteria the Incentive Committee deems appropriate.

Written Agreement and Performance Requirements

All Incentive agreements approved under this policy will be in the form of a written agreement approved by the Town Board of Commissioners in consultation with the Town Attorney and Town Auditor. The written agreement shall clearly state the respective responsibilities of the parties under the agreement. The written agreement shall further provide remedies for breach of the agreement by the recipient business or industry, including the recapture of sums appropriated or expended by the Town if the recipient business or industry fails to meet performance requirements in the agreement. Performance requirements shall specify, at a minimum, the number of jobs to be created within a period of time specified in the agreement, the amount of capital investment expected, the level of operations to be maintained for a period of time specified in the agreement. Additional performance requirements shall address, to the satisfaction of the Town Board of Commissioners, the following items:

- 1) That the industry or business will locate within the Town limits or an area to be annexed into the Town;

- 2) That the industry or business will build or expand its proposed facility within a time specified;
- 3) That the industry or business will exist and operate its facility at a stated employment capacity for a time specified;
- 4) That the industry or business will identify the size, type and cost of its capital investment (of a proposed facility and equipment), the anticipated uses therefore, the number of employees to be hired, the number of work shifts and the term of such employment;
- 5) That the remuneration paid to employees shall be equal to or greater than the median wage then existing in Wake County as computed by the Department of Commerce;
- 6) That the Town will recoup all appropriations within 36 months from the beginning date of operation. Recoupment shall mean town tax revenue generated by the industry equal to the appropriation of funds, services or other form;
- 7) That the industry or business will adopt an internal policy whereby, it will be (i) a "community involved" industry or business and (ii) will encourage its employees to reside in Rolesville and to become involved in community organizations and programs;
- 8) That the industry and/or business repay the Town for appropriations upon default of any contractual obligation.

Amount of Incentive

A benchmark of one percent (1%) of the total investment of new or expanded tax base will be used by staff to guide discussions and make recommendations to the Town Board of Commissioners. (These funds will be budgeted in the long-range financial plan and be paid by the new or expanded tax base from an Economic Development Fund.) Other incentives will be considered.

Public Hearing

The Town Board of Commissioners will advertise and conduct a public hearing as required by G.S.158-7.1(a) prior to approving any incentive authorized by this Policy. After review and recommendation by the Incentive Committee and compliance with notice and public hearing requirements, the Town Board of Commissioners may approve in full, in part or decline to offer an incentive, in its sole discretion.

Indemnity

All incentive agreements approved by the Rolesville Town Board of Commissioners shall require the recipient to indemnify and hold harmless the Town of Rolesville from legal challenges to the agreement.

This policy was adopted and approved by the Town of Rolesville Board of Commissioners on January 3, 2012.



Coates' Canons NC Local Government Law

When May NC Local Governments Pay an Economic Development Incentive?

Published: 12/17/13

Author: Tyler Mulligan



News outlets regularly report about the latest company that was lured to North Carolina through the payment of a cash economic development incentive by a local government and the state. Local government cash incentives often take the form of an annual cash payment to a company that is contingent on the company's creation of jobs, investment in taxable property in the jurisdiction, and timely payment of property taxes, among other conditions. The statutory authority for making the incentive payment is supplied by G.S. 158-7.1, and the local government is required to approve and account for how the incentive payment is expended by the recipient company pursuant to G.S. 158-7.2. The accounting of payments is accomplished through an incentive agreement in which the recipient company agrees, typically, to create jobs at a facility that involves leasing or purchasing land, constructing a building, and/or installing equipment in the jurisdiction.

For most of the last century, however, North Carolina local governments were not permitted to make such incentive payments. It wasn't until 1996, following the loss of economic development projects to other states, that the North Carolina Supreme Court finally decided that economic development incentives serve a constitutionally-permitted public purpose—*under certain conditions*. These conditions continue to impose limitations on incentives today, so this post reviews the relevant limitations and summarizes the conclusions of a 2013 North Carolina Law Review article entitled, *Economic Development Incentives and North Carolina Local Governments: A Framework for Analysis*.

NC Constitution: Exclusive Emoluments and Public Purpose

As a threshold matter, local governments are not permitted to provide “exclusive emoluments”—in

other words, gifts of public property—to private entities (Section 32 of Article I of the North Carolina Constitution). Exclusive emoluments are permitted only “in consideration of public services.” That is, the public must get something in return—known as “consideration” in contract law—for a payment to a private entity. A separate set of constitutional provisions requires that expenditures by local governments and contractual payments to private entities must serve a public purpose (Section 2 of Article V of the North Carolina Constitution). As long as a payment or expenditure serves a valid public purpose, it not only satisfies the constitutional provisions regarding public purpose, but also the exclusive emoluments provision as well. The courts alone—not the legislature, not statutes—decide what is a valid public purpose under the constitution.

G.S. 158-7.1: Broad Statutory Language and Procedural Requirements

Local governments may act only pursuant to statutory authority. In the economic development context, statutory authority for offering incentive payments to companies is found within the remarkably broad language of the Local Development Act of 1925 (G.S. 158-7.1 et seq.). When local governments make economic development expenditures involving the purchase or improvement of property (G.S. 158-7.1(b)), strict procedural requirements are imposed by statute, such as notice and hearing requirements (G.S. 158-7.1(c)). When a local government turns funds over to a company for expenditure (such as an incentive payment), those same procedural requirements are imposed. Additionally, the expenditures must be approved and accounted by the local government (G.S. 158-7.2) and the funds made subject to recapture in an incentive agreement in the event the company fails to create the required jobs and tax revenue and fails to maintain operations (G.S. 158-7.1(h)). If the local government turns funds over to a company for the purchase or improvement of property, and the company keeps the property rather than returning the local government’s interest, then this is the economic equivalent of transferring the local government’s interest in property to the company, and additional requirements are imposed regarding job creation and wages (G.S. 158-7.1(d)-(d2)). Professor David Lawrence makes this “economic equivalent” argument on p. 107 of his text on economic development law.

The restrictions imposed by statute, however, are not the final word. Economic development incentives involve payments of *public* funds to *private* entities in service of a mix of public and private purposes, thereby colliding with the constitutional provisions regarding exclusive emoluments and public purpose. This makes economic development different from other *purely public* activities of local governments and results in far more constitutional scrutiny from the

courts. For this reason, the statute alone cannot be our guide—it is necessary to look closely at case law to determine the extent of a local government’s authority to offer economic development incentives.

Case Law on Economic Development Incentives: *Maready* and *Progeny*

If we assume that a local government has adequate statutory authority for offering a particular incentive (an assumption that in practice should not be taken lightly), how do we determine whether it also serves a public purpose and avoids running afoul of the state constitution? The answer is found in the seminal case on economic development incentives, *Maready v. City of Winston-Salem*, 342 N.C. 708, 467 S.E.2d 615 (1996), and in subsequent cases decided by the North Carolina Court of Appeals. Those cases examined dozens of economic development incentives provided by local governments to private companies pursuant to G.S. 158-7.1. In *Maready*, the court opined that economic development incentives authorized by G.S. 158-7.1 are constitutional “so long as they primarily benefit the public and not a private party.” The requisite “net public benefit,” according to the court, is generated by providing jobs, increasing the tax base, and diversifying the economy. Furthermore, the court was comforted by the “strict procedural requirements” of G.S. 158-7.1. As pointed out in the [law review article](#), the court essentially assumed that cash payments to companies for the purchase or improvement of property were subject to the same procedural requirements as if the local government engaged in those activities directly (supporting the economic equivalent argument).

Additionally, the incentives in *Maready* are particularly important, because in subsequent cases at the North Carolina Court of Appeals, the court has refused to strike down incentives that are “parallel” to those approved in *Maready*. As described in the [law review article](#), the key characteristics of the *Maready* incentives can be summarized as follows:

Consideration Obtained by Local Government in Exchange for Incentive

- *Job creation*: Every incentive approved by *Maready* and subsequent cases involved the creation of a substantial number of permanent jobs. Additionally, cases outside of North Carolina, on which the *Maready* court explicitly relied, referred to job creation more than any other factor as a basis for finding that incentives serve a public purpose.
- *Increasing the tax base*: Every incentive in *Maready* was designed such that the increase in the tax base and resultant tax revenue would pay for the incentive within three to seven years.

Procedural Requirements for Approval of Incentives

- An initial “but for” or necessity determination is made that the incentive is required for a project to go forward, typically in a competitive situation.
- A written guideline or policy is applied to determine the maximum amount of incentive that can be given to the receiving company.
- Expenditures take the form of reimbursements, not unrestricted cash payments.
- Final approval is made at a public meeting, properly noticed.
- A written agreement governs implementation.

Secondary Characteristics

- *Competition with other states*: A driving force behind the *Maready* decision was the sense that, without incentives, job-creating facilities “might otherwise be lost to other states.” The court openly fretted about “the actions of other states” and “inducements ... offered in other jurisdictions.” There was, therefore, an underlying assumption that all of the incentives in *Maready* involved interstate competition. A requirement for out-of-state competition is not unique to North Carolina. *See, e.g. State ex rel. Ohio Cty. Comm’n v. Samol*, 165 W. Va. 714 (1980) (revenue bonds, which are a form of debt financing, authorized for private facility due to competition with another state). The North Carolina Court of Appeals was asked to assess the importance of interstate competition directly in the 2010 case, *Haugh v. County of Durham*, but the court was not forced to decide the issue for reasons explained in my [law review article](#) and this [blog post about interstate competition](#).
- *Diversifying the economy*: The *Maready* court listed diversification of the economy alongside job creation and increasing the tax base as an indicator of “net public benefit” arising from an incentive, and subsequent case law has included this factor in its public purpose analysis, but no further elaboration of the term’s meaning has been supplied. The absence of further explanation makes it difficult to determine the relative importance of this factor. In cases outside of North Carolina on which the *Maready* court explicitly relied, “diversification of the economy” has referred to significant impacts on sectors of the economy, such as locating an advanced automobile manufacturing plant, or improving the state’s aviation system, or making a port more attractive to seaborne commerce.

Conclusion

We know that the North Carolina Court of Appeals will uphold incentives that are “parallel” to the incentives approved in *Maready*. At a minimum, this involves following the strict procedural requirements described above and ensuring that incentives attain adequate jobs and increase the tax base. A conservative approach would also ensure that the secondary characteristics—diversification of the economy and interstate competition—are present. The *Maready* case represents an expansion of public purpose into an area that has long been off-limits in North Carolina, so incentives venturing beyond the boundaries of *Maready* would invite a new assessment by the courts as to public purpose.

For projects that do not offer sufficient jobs or other forms of consideration mentioned above, there

may be alternative sources of statutory authority in pursuit of different public purposes.

Alternatives are explored in the [law review article](#) and in blog posts [here](#) and [here](#).

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Coates Canons

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NORTH CAROLINA INCENTIVES



North Carolina combines a highly competitive tax climate with targeted, performance-based incentive programs to support business growth. Beginning in 2013, North Carolina eliminated tax credits in exchange for a substantial reduction in corporate and personal income tax rates, and other business friendly tax reforms. Since 2013, the corporate income tax rate has dropped from 6.9% to 2% in 2026. The personal income tax rate has also reduced from a top rate of 7.75% to a flat rate of 3.99% for the year 2026. Additional tax reforms have been passed by the North Carolina legislature that will gradually reduce the corporate income tax rate until it reaches 0% in 2030. As a result, North Carolina now offers one of the strongest business climates in the US that is validated by well-respected publications, such as CNBC, Site Selection Magazine, Business Facilities, and the Tax Foundation.

The North Carolina Department of Commerce annually ranks the state's 100 counties based on economic well-being and assigns each a tier designation. The 40 most distressed counties are designated as Tier 1, the next 40 as Tier 2, and the 20 least distressed as Tier 3. This tier system is incorporated into various state programs to encourage economic activity in the less prosperous areas of the state.

The Economic Development Partnership of North Carolina assists companies in navigating the incentive process and connects companies to other resources available at the state and local levels.

JOB DEVELOPMENT INVESTMENT GRANT (JDIG)

JDIG is a performance-based, discretionary incentive program that provides cash grants directly to new and expanding companies to help offset the cost of locating or expanding a facility in the state. The amount of the grant is based on a percentage of the personal income tax withholdings associated with the new jobs. The amount of a JDIG award is calculated by weighing several factors to determine its potential value, including the location of the project, the county tier designation, the number of net new jobs, the wages of the jobs compared to the county average wage, the level of investment and whether the industry is one of the state's targeted industry sectors. Grant funds are disbursed annually, for up to 12 years, to approved companies following the satisfaction of performance criteria set out in grant agreements. The project must be competitive with locations outside North Carolina and remain competitive until the grant is formally awarded. A company can use JDIG funds for any purpose.

ONE NORTH CAROLINA FUND (ONE NC)

The One North Carolina Fund (OneNC) is a discretionary cash-grant program that allows the Governor to respond quickly to competitive job-creation projects. The North Carolina Department of Commerce administers OneNC on behalf of the Governor. OneNC requires a local match. Awards are based on the number of jobs created, level of investment, location of the project, economic impact of the project and the importance of the project to the state and region. The project must be competitive with locations outside North Carolina and remain competitive until the grant is formally awarded. Awards may be used for improvements such as installation or purchase of equipment, structural repairs and renovations, and construction or improvements to utility lines and associated equipment.

PUBLIC INFRASTRUCTURE AND TRANSPORTATION PROGRAMS

North Carolina offers a range of state and federal, competitive to fund public infrastructure development tied to job creation and business expansion, including the Community Development Block Grant Economic Development Program, Utility Account, the Rural Infrastructure Program, NCDOT's Rail Industrial Access Program, North Carolina Railroad Company's NCRRI Invests program, and the NC Department of Commerce's Joint Economic Development Program with the NCDOT. These programs are typically administered through local governments or other public entities and often require local or private matching funds.

BUILDING REUSE PROGRAMS

North Carolina offers two different programs to provide grants to help local governments renovate and upfit vacant and existing industrial and commercial buildings for new or expanding business operations including the Community Development Block Grant (CDBG) Building Reuse Program and the Rural Economic Development Division's Building Reuse Program.

WORKFORCE DEVELOPMENT AND TRAINING PROGRAMS

No state has more experience in providing customized training. North Carolina pioneered the nation's first customized training program in 1958, and has since supported thousands of companies across nearly every industry. The Customized Training Program provides tailored training solutions for new, expanding, and existing businesses, supporting full-time production and direct customer service positions. Resources provided may support training needs assessment, instructional design, training delivery, and related instructional costs, delivered through the state's network of 58 community colleges serving all 100 counties. North Carolina will also assist with recruiting, screening, and testing.

OTHER INCENTIVE PROGRAMS

- Golden LEAF Foundation
- NC Biotechnology Center Economic Development Award
- Recycling Business Development Grants
- Building Demolition Programs
- Foreign Trade Zones

CONTACT

For more information about North Carolina, contact the Economic Development Partnership of North Carolina at **919.447.7777** or visit **edpnc.com**.

#1

TOP STATE FOR BUSINESS

(CNBC, 2022, 2023, 2025)

#2

STATE BUSINESS CLIMATE

SITE SELECTION, 2025

#3

2025 BEST BUSINESS CLIMATE

(BUSINESS FACILITIES MAGAZINE)

#3

CORPORATE TAX RANK

TAX FOUNDATION, 2026

CORPORATE INCOME TAX

2%
Of the 44 states that levy a corporate income tax, North Carolina has the lowest rate

The corporate income tax rate will decrease in 2028 to 1% and will reach 0% in 2030.

Single Sales Factor Apportionment
North Carolina has single sales factor apportionment.

PROPERTY TAX

Real and personal property are taxed exclusively at the local level, with one assessment per county. The county-assessed value serves as the basis for all local levies, including municipal property taxes. Property is assessed at 100% of its appraised value.

North Carolina offers a number of property tax exemptions, including:

- Inventories are exempt from property taxes.
- Commercial solar electric systems.
- Recycling equipment and facilities used exclusively for recycling and resource recovery are exempt from property taxes.
- Brownsfields property improvements.

SALES AND USE TAX

6.75-7.5% (State: 4.75%, County: 2-2.75%; Mecklenburg County is a combined 8.25%)
North Carolina offers a number of sales and use tax exemptions, for example:

Manufacturing

- Manufacturing machinery and equipment used for manufacturing.
- Fuel, piped natural gas and electricity used for manufacturing.
- Raw materials used for manufacturing.

Large Fulfillment Facility

- Large fulfillment facility equipment (Invests more than \$100 million and creates 400 jobs).

Data Centers

- Electricity and support equipment at a 'Qualifying Data Center'
- Computer software at any data center.

Other Exemptions

- Pollution control and abatement equipment.
- Equipment for Research and Development in the Physical, Engineering, and Life Sciences companies (NAICS 54171) and Software Publishers (NAICS 5112).

FRANCHISE TAX

\$500 on the first \$1 million in net worth apportioned to North Carolina and \$1.50 per \$1,000 on net worth in excess of \$1 million. The franchise tax rate on net worth over \$1 million for C corporations will be reduced to \$0.10 per \$1,000 each year until it reaches \$1.00 per \$1,000 in 2029.

For an S Corporation, the tax rate is \$200 for the first \$1 million dollars of the corporation's tax base and \$1.50 per \$1,000 of the tax base that exceeds \$1 million.

PERSONAL INCOME TAX

3.99% flat rate

Standard Deduction

Starting in tax year 2022, the standard deductions increased for all filing classes. The standard deduction is \$25,500 for married couples & surviving spouses, \$19,125 for heads of households, and \$12,750 for single taxpayers and those married filing separately.

UNEMPLOYMENT INSURANCE (UI)

1.0% (first 2 years) - New Employer Tax Rate
0.06% - Minimum Tax Rate

5.76% - Maximum Tax Rate
\$34,200 - Taxable Wage Base (per employee)

Financial Update

For month ending January 31, 2026

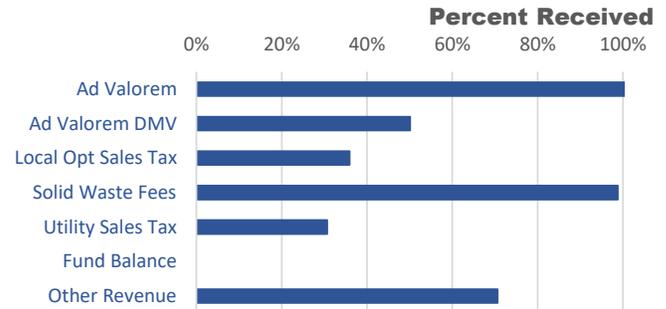


General Fund

The General Fund budget is established by the annual budget ordinance. These appropriations expire on June 30 of each year.

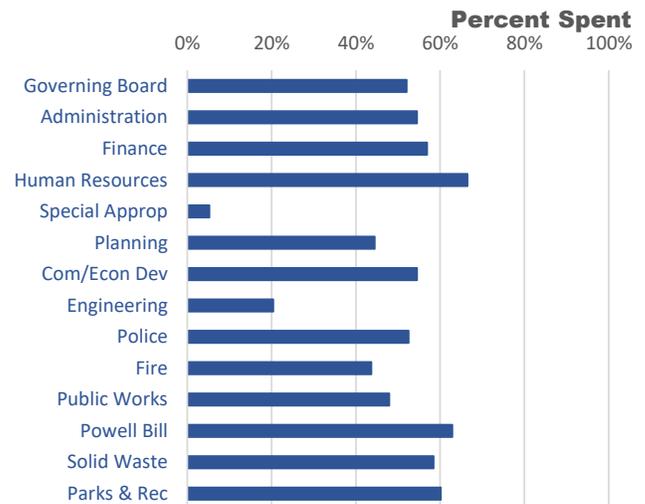
Revenues

	FY24-25	FY25-26	FY25-26	YTD %
	Actual	Budget	YTD	
Ad Valorem	9,178,620	9,570,000	9,708,440	101%
Ad Valorem DMV	800,705	820,000	410,675	50%
Local Opt Sales Tax	3,624,139	3,615,000	1,298,024	36%
Solid Waste Fees	1,123,622	1,237,100	1,221,813	99%
Utility Sales Tax	702,465	670,000	205,342	31%
Fund Balance	-	7,538,035	-	0%
Other Revenue	2,947,633	5,382,600	3,800,698	71%
Total	18,377,184	28,832,735	16,644,992	58%



Expenditures

	FY24-25	FY25-26	FY25-26	YTD %
	Actual	Budget	YTD	
Governing Board	179,372	236,330	123,085	52%
Administration	1,035,601	1,233,330	672,053	54%
Finance	758,107	891,140	506,924	57%
Human Resources	345,874	388,610	258,404	66%
Special Approp	2,006,966	11,590,490	605,204	5%
Planning	1,313,211	1,337,435	594,496	44%
Com/Econ Dev	199,205	271,770	148,151	55%
Engineering		485,800	98,983	20%
Police	4,291,721	4,758,520	2,498,996	53%
Fire	1,384,487	2,753,950	1,202,888	44%
Public Works	1,093,696	1,309,840	627,701	48%
Powell Bill	16,325	1,050,000	660,749	63%
Solid Waste	1,531,717	1,223,000	714,544	58%
Parks & Rec	1,270,943	1,302,520	784,139	60%
Total	15,427,224	28,832,735	9,496,317	33%
<i>Fund Balance Change</i>	<i>2,949,960</i>		<i>7,148,675</i>	



GENERAL FUND NOTES

- Overall, the General Fund is performing as expected. Some revenues have up to a 3-month lag in receipt.
- Department expenditures are generally within expected levels.

Administrative Budget Transfers

The governing board has authorized the Town Manager to approve transfers up to \$50,000. The transfers below occurred during this reporting period.

Date	FROM: Department / Line-Item	TO: Department / Line-Item	Amount	Explanation
1/15	Parks & Rec / Salaries & benefits GLs	Public Works / Salaries & benefits GLs	\$50,000	Transfer of full-time employee
1/15	Parks & Rec / Temporary & FICA	Public Works / Temporary & FICA	\$15,810	Transfer of temporary employees
1/28	Admin / Computer Software & Services	Admin / Training & Travel	\$5,000	training needs

Financial Update

For month ending January 31, 2026



Capital Funds

Capital budgets are typically established by a project ordinance, and the budget appropriation is valid for the life of the project.

Capital Projects Fund (Current Fiscal Year)

Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
Streets-related	1,348,595		1,220,860	
Parks-related	1,468,122		1,364,544	
Fund Balance Approp		2,657,400		0%
All Other Revenues	58,543	803,470	39,426	5%
Transfer In	1,285,000	3,585,000		0%
Total	4,160,261	7,045,870	2,624,829	37%
Expenditures				
Streets & Sidewalks	293,188	1,048,177	346,202	33%
Parks & Greenways	1,491,434	2,012,790	265,534	13%
General	601,633	3,984,903	239,262	6%
Transfer Out	-			
Total	2,386,255	7,045,870	850,997	12%
<i>Fund Balance Change</i>	<i>1,774,006</i>		<i>1,773,832</i>	

LAPP Grants Fund (Current Fiscal Year)

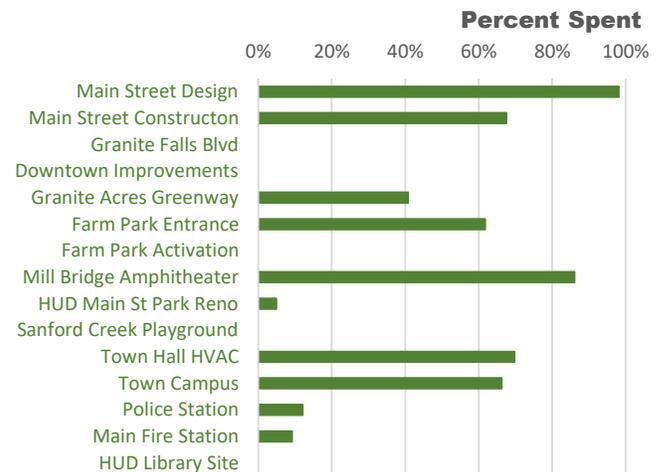
Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
All Other Revenues	227,189	540,000	129,225	24%
Grants - Federal	3,436,908	578,886	-	0%
Grants - State	117,263		-	
Grants - Local			-	
Reimbursements	423,312	363,641	-	0%
Transfer In	-	8,460,157	-	0%
Total	4,204,672	9,942,684	129,225	
Expenditures				
LAPP Project	4,462,699	6,071,208	2,482,299	41%
Wallbrook	423,312	2,115,510	95,924	5%
ADA Curb Ramps	189,472	23,247	-	0%
Water/Sewer	67,281	1,732,719	-	0%
Total	5,142,764	9,942,684	2,578,223	
<i>Fund Balance Change</i>	<i>(938,092)</i>		<i>(2,448,998)</i>	

Utility Projects Fund (Current Fiscal Year)

Revenues	FY24-25	FY25-26	FY25-26	
	Actual	Budget	YTD	YTD %
	92,916	-	51,690	
Expenditures				
	-	-	-	
<i>Fund Balance Change</i>	<i>92,916</i>		<i>51,690</i>	

Project Ordinances (Multiple Fiscal Years)

Project	Budget	Project to Date	
		Actual	% Spent
Main Street Design	2,873,994	2,822,019	98%
Main Street Constructon	25,508,339	17,244,234	68%
Granite Falls Blvd	200,000	-	0%
Downtown Improvements	450,000		0%
Granite Acres Greenway	323,500	131,893	41%
Farm Park Entrance	1,550,000	957,741	62%
Farm Park Activation	460,000	-	0%
Mill Bridge Amphitheater	470,000	404,727	86%
HUD Main St Park Reno	406,000	20,000	5%
Sanford Creek Playground	52,000	-	0%
Town Hall HVAC	80,000	55,825	70%
Town Campus	3,517,000	2,331,128	66%
Police Station	1,120,000	135,206	12%
Main Fire Station	1,350,000	124,200	9%
HUD Library Site	325,000	-	0%



Cash & Investments

By Fund

General Fund	25,238,082
Capital Projects Fund	12,605,039
LAPP Grants Fund	3,265,807
Utility Projects Fund	2,144,154
Total	43,253,082

By Type

Checking	1,541,186
Investment	41,711,896
Total	43,253,082