

Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Mitchell Mill Road Investors, LLC

Address 105 Weston Estates Way City/State/Zip Cary, NC 27513

Phone 919-481-3000 Email bubba@prestondev.com

Developer Mitchell Mill Road Investors, LLC

Contact Name Karl Blackley

Address 105 Weston Estates Way City/State/Zip Cary, NC 27513

Phone 919-481-3000 Email karl@prestondev.com

Property Information

Address 1832 Rolesville Road

Wake County PIN(s) 1767083228; 1767185055; 1767178299; 1768002153; 1767295866

Current Zoning District R - 2 SUD Requested Zoning District R & PUD CZ

Total Acreage 282.7 (Includes Watkins property)

Owner Signature

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

Signature *Julian W Rawl* Date 9-26-19

STATE OF NORTH CAROLINA

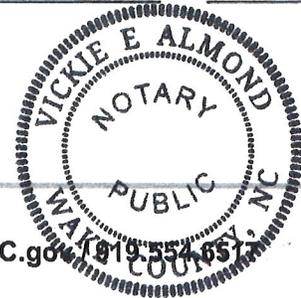
COUNTY OF WAKE

I, a Notary Public, do hereby certify that Julian W Rawl

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 26 day of September 20 19

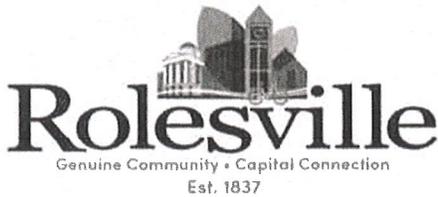
My commission expires June 26, 2021

Signature *Vickie E Almond* Seal



Town of Rolesville Planning

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



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner The Watkins Family, LLC

Address 6528 Wilshire Drive City/State/Zip Fuquay-Varina NC 27526-9087

Phone _____ Email _____

Developer Mitchell Mill Road Investors, LLC

Contact Name Karl Blackley

Address 105 Weston Estates Way City/State/Zip Cary, NC 27513

Phone 9198-481-3000 Email karl@prestondev.com

Property Information

Address Manly Farm Road

Wake County PIN(s) 1757994300

Current Zoning District R-30 Wake County Requested Zoning District R & PUD CZ

Total Acreage _____

Owner Signature

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

Signature [Signature], manager Date 9/26/19

STATE OF NORTH CAROLINA

COUNTY OF Harnett

I, a Notary Public, do hereby certify that Richard Watkins personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 26th day of September 2019.

My commission expires 2-28-2022.

Signature [Signature] Seal

ANGELA MORGAN
Notary Public
Harnett Co., North Carolina
My Commission Expires Feb. 28, 2022

Town of Rolesville Planning

**PROPERTY DESCRIPTION
FOR
ANNEXATION OF PROPERTY
OWNED BY MITCHELL MILL ROAD INVESTORS LLC**

The following is a metes and bounds description of property that is the subject of a request by Mitchell Mill Road Investors LLC for annexation into the Town of Rolesville, North Carolina. All recording references in this description are to the office of the Register of Deeds for Wake County, North Carolina.

LYING AND BEING in Wake Forest Township, Wake County, North Carolina, adjoining the western margin of the right of way of Rolesville Road (North Carolina State Road 1003) and being more particularly described as follows:

BEGINNING at an iron pipe set on the western margin of the right of way of Rolesville Road at the northeast corner of property owned now or formerly by Sue Scarboro Parker (see deed recorded in Book 3599, Page 618 and map recorded in Book of Maps 1947, Page 78); then running the following lines:

1. With the northern boundary line of said property of Parker, North 87 degrees 05 minutes 58 seconds West 1632.42 feet to an iron pipe found at the northeast corner of property owned now or formerly by Bernard B. Bailey (see deed recorded in Book 3235, Page 171 and Lot 6 on map recorded in Book of Maps 1984, Page 114);

2. With the northern boundary line of said property of Bailey, North 89 degrees 18 minutes 35 seconds West 277.34 feet to an iron pipe found at the northeast corner of another property owned now or formerly by Bailey (see deed recorded in Book 10888, Page 2739 and Lot 5 on map recorded in Book of Maps 1984, Page 114);

3. With the northern boundary line of said property of Bailey, North 89 degrees 18 minutes 35 seconds West 158.25 feet to an iron pipe found at a corner in the eastern boundary line of property owned now or formerly by Annie H. Moody Heirs (see Estate File 00 E 955 in the office of the Wake County Clerk of Court and see map recorded in Book of Maps 1986, Page 862);

4. With the eastern boundary line of said property of Moody, the following three (3) lines:
a. North 89 degrees 27 minutes 47 seconds West 204.40 feet to an iron pipe found;
b. North 01 degree 13 minutes 56 seconds East 626.19 feet to an iron pipe found, and
c. North 01 degrees 21 minutes 45 seconds East 458.28 feet to an iron pipe found at the northeast corner of said property of Moody;

5. With the northern boundary line of said property of Moody, South 89 degrees 43 minutes 28 seconds West 1251.07 feet to an iron pipe found at the southeast corner of property owned now or formerly by William Frank Hodge (see deed recorded in Book 15305, Page 2406);

6. With the eastern boundary line of said property of Hodge, the following two (2) lines:
a. North 00 degrees 13 minutes 03 seconds East 37.93 feet to an iron pipe found; and
b. North 00 degrees 27 minutes 20 seconds East 412.56 feet to an iron pipe found at the northeast corner of Hodge and at the southeast corner of property owned now or formerly by The Watkins Family LLC (see deed recorded in Book 5931, Page 93 and Tract 1B on map recorded in Book of Maps 1925, Page 52);

7. With the eastern boundary line of said property of The Watkins Family LLC, the following four (4) lines:
a. North 00 degrees 10 minutes 48 seconds West 746.47 feet to an iron pipe found, said iron pipe having North Carolina Grid Coordinates of N=778,911.042 and E=2,159,804.854, and said iron pipe being located the following lines from N.C.G.S. Monument "Deisel", which monument has North Carolina Grid Coordinates (NAD 83) of N=789,627.371 and E=2,134,362.972: South 67 degrees 09 minutes 32 seconds East 27,606.69 feet (grid distance) and 27,608.56 feet (ground distance);
b. South 88 degrees 51 minutes 34 seconds East 855.49 feet to an iron pipe found;
c. North 01 degrees 02 minutes 00 seconds West 870.96 feet to an iron pipe found at a rock;
and
d. South 87 degrees 39 minutes 19 seconds West 408.23 feet to an iron pipe set at a corner of an "Overlap Area" (see deed recorded in Book 14103, Page 2365);

8. With the eastern boundary of the Overlap Area, the following three (3) lines:
 - a. North 01 degrees 01 minutes 29 seconds West 231.03 feet to an iron pipe set;
 - b. North 88 degrees 28 minutes 45 seconds East 165.00 feet to an iron pipe set; and
 - c. North 06 degrees 51 minutes 15 seconds West 264.00 feet to an iron pipe found at the southwest corner of property owned now or formerly by Joseph E. Wall and Betty R. Gunz (see deed recorded in Book 5178, Page 858 and map recorded in Book of Maps 1985, Page 1306);
9. With the southern boundary line of said property of Wall and Gunz, South 87 degrees 57 minutes 13 seconds East 1023.41 feet to an iron pipe found on the western boundary line of property owned now or formerly by Tar Heel Blue Farm LLC (see deed recorded in Book 12866, Page 2353 and map recorded in Book of Maps 2007, Page 1479);
10. With the western boundary line of said property of Tar Heel Blue Farm LLC, South 00 degrees 09 minutes 21 seconds East a total distance of 973.01 feet to an iron pipe found at the northwest corner of property owned now or formerly by Lyda Sue Moody (see Estate File 88 E 1618 and Lot 6A on map recorded in Book of Maps 1928, Page 142);
11. With the western boundary line of said property of Moody, the following two (2) lines:
 - a. South 00 degrees 09 minutes 21 seconds East 60.99 feet to an iron pipe found in the centerline of a creek, and
 - b. South 27 degrees 36 minutes 56 seconds East 258.11 feet to an iron pipe found at the northwest corner of property owned now or formerly by Benny Lawrence Moody et al. (see deed recorded in Book 14297, Page 1583 and maps recorded in Book of Maps 2016, Page 38, Book of Maps 1986, Page 968, and Book of Maps 1928, Page 142);
12. With the western boundary line and then the southern boundary line of said property of Moody, the following five (5) lines:
 - a. South 29 degrees 16 minutes 51 seconds East 103.15 feet to an iron pipe found;
 - b. South 24 degrees 05 minutes 29 seconds West 371.97 feet to an iron pipe found;
 - c. South 02 degrees 53 minutes 11 seconds East 246.17 feet to a point;
 - d. South 47 degrees 16 minutes 10 seconds East 515.62 feet to a point; and
 - e. North 88 degrees 05 minutes 26 seconds East a total distance of 1591.92 feet to an iron pipe found at the northwest corner of property owned now or formerly by Pennina B. Rowell and Rachel K. Rowell (see deed recorded in Book 15779, Page 229);
13. With said property of Rowell, the following two (2) lines:
 - a. With the western boundary line, South 11 degrees 50 minutes 07 seconds West 214.01 feet to a rebar found, and
 - b. With the southern boundary line, North 88 degrees 07 minutes 12 seconds East 209.76 feet to a point on the western margin of the right of way of Rolesville Road;
14. With the western margin of the right of way of Rolesville Road the following four (4) lines:
 - a. South 11 degrees 29 minutes 36 seconds West 157.04 feet to a point;
 - b. South 11 degrees 42 minutes 08 seconds West 299.70 feet to a point;
 - c. South 11 degrees 53 minutes 37 seconds West 499.99 feet to a point; and
 - d. South 12 degrees 04 minutes 19 seconds West 295.34 feet to the BEGINNING POINT, and containing 144.200 acres, more or less, according to a survey by Withers & Ravenel entitled "Satellite Annexation Map For The Town Of Rolesville Property Of Mitchell Mill Road Investors LLC", dated 01-19-2016 (CAD FILE: BD_16003 AND PROJECT NO. 150229).

Mitchell Mill Overlap

Annexation Area

BEGINNING AT AN EXISTING IRON PIPE, SAID PIPE BEING SOUTH 69°05'38" EAST 27,688.52 FEET FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) OF N=789,627.371', E=2,134,362.972', THENCE FROM SAID BEGINNING POINT NORTH 05°36'20" WEST 242.19 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 89°43'51" EAST 163.13 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 05°27'45" WEST 257.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°36'05" EAST 24.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 06°51'15" EAST 264.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 88°28'45" WEST 165.00 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 01°01'29" EAST 231.03 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 87°39'19" WEST 9.67 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 12923 SQ. FT., 0.297 ACRES MORE OR LESS.

0.97 ACRE PARCEL (P.I.N. 1767-00-2153)

BEGINNING AT AN EXISTING IRON PIPE, SAID PIPE BEING THE FOLLOWING TWO CALLS FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) OF N=789,627.371', E=2,134,362.972', SAID CALLS ARE SOUTH 69°05'38" EAST 27,688.52 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 05°36'20" WEST 242.19 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID BEGINNING POINT THENCE NORTH 05°57'55" WEST 259.57 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°36'05" EAST 165.60 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 05°27'45" EAST 257.42 FEET TO AN EXISTING IRON PIPE; THENCE SOUTH 89°43'51" WEST 163.13 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 42271 SQ. FT., 0.970 ACRES MORE OR LESS.

Legal Description

The Watkins Family, LLC.

BEGINNING AT AN IRON PIPE THE SOUTHEAST CORNER OF PROPERTY, SAID IRON PIPE BEING SOUTH 65°44'54" EAST 27,908.94 FEET FROM NCGS SURVEY MONUMENT "DEISEL", SAID MONUMENT HAVING NC GRID COORDINATES (NAD 83 – 1986) N= 789,627.37, E= 2,134,362.97, THENCE FROM SAID POINT OF BEGINNING SOUTH 85°28'28" WEST 837.76 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 03°13'41" WEST 2297.25 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 42°00'12" EAST 185.54 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°46'42" EAST 653.62 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 89°30'45" EAST 555.84 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 05°57'55" EAST 259.57 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 05°36'20" EAST 242.19 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 87°39'19" EAST 417.90 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 01°02'00" EAST 870.96 FEET TO AN EXISTING IRON PIPE, THENCE NORTH 88°51'34" WEST 855.49 FEET TO AN EXISTING IRON PIPE, THENCE SOUTH 00°10'48" EAST 746.47 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 2825122 SQ. FT., 64.856 ACRES MORE OR LESS.



Map Amendment Application

Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code
1767.01-26-4441	Sue Scarboro Parker	7312 Featherstone Ct	Wilmington 28411
1767.01-15-6769	Bernard B. Bailey	5809 Mitchell Mill Rd	Wake Forest 27587
1767.01-15-3885	Barnard B. Bailey		
1767.01-06-9438	Annie H. Moody Heirs	c/o Michael W. Moody 1312 Hickory Hollow Ln	Raleigh 27610
1758.04-90-8610	Jonathan V. Gillis	5028 Upchurch Ln	Wake Forest 27587
1768.03-21-6907	Joseph E. W Bill	1409 Maryland Ave	Charlotte 28209
	Betty R. Gunz		
1767.01-29-5866	Tar Heel Blue Farm	Mitchell Mill Rd Investors	
1767.01-28-8924	Lynda Sue Moody	c/o Melodee M. Stokes 2900 Watkins Town Rd	Raleigh 27616
	Estate File 1618-E-88		
1767.01-28-4304	Benny Lawrence Moody	1716 Rolesville Rd	Wake Forest 27587
	Jeffrey Lynn Moody		
1767.01-37-4878	Pennina B. Rowell	1756 Rolesville Rd	"
	Rachel K. Rowell		
1767.01-17-8299	Mitchell Mill Road Investors, LLC		
1767.01-08-3228	Mitchell Mill Road Investors, LLC		
1757.02-97-4973	Jones Properties, LLC	3933 Manly Farm Rd	Wake Forest 27587
1757.02-87-8878	Jones Properties, LLC	3933 Manly Farm Rd	"
1757.02-88-7363	Fredy Moreno Cortes	3804 Manly Farm Rd	"
1757.02-88-7850	Rebecca R. McLamb	3816 Manly Farm Rd	"
1757.02-89-7244	Robert Ashley II	3904 Manly Farm Rd	"
1757.02-89-5774	RGA Consulting, LLC	3916 Manly Farm Rd	"
1758.04-80-5145	Jones Properties, LLC	3933 Manly Farm Rd	"
1758.04-90-1417	Michael W. Ritter	5008 Upchurch Ln	"
	Heather D. Ritter		
1758.04-90-8610	Jonathan V. Gillis	5028 Upchurch Ln	"

Kalas Falls Map Amendment Application
 Adjacent Property Owners Information

PIN	OWNER	ADDRESS
1767-36-5508	Edward A. Rountree Jr. Mary M. Rountree	3820 Hartland Manor Ct. Zebulon 27597
1767-36-6802	Tony Gray Swift Susan A. Swift	3504 Taviswood Way Wake Forest 27587
1767-37-5046	Michael Charles Terry Donna Dare Terry	2001 Rolesville Rd “
1767-37-5272	Ernest Lloyd Lee, Jr.	1809 Rolesville Rd. “
1767-37-7076	Gary F. Klinker Lesley P. Klinker	3509 Taviswood Way “
1767-37-7282	Alfred C. Thomas Lynn L. Thomas	3813 Taviston Ct. “
1767-38-5959	Rico D. Glover Tiffany N. Glover	1632 Rolesville Rd. “
1767-38-7170	Mildred B. Moody Rachel E. Moody	1725 Rolesville Rd. “
1767-38-8313	Elmo R. Moody	1721 Rolesville Rd. “
1767-39-2250	Christian C. Wilder Cindy E. Wilder	1628 Rolesville Rd. “
1767-48-3143	Giny F. Wheeler Jill F. Bright	1801 Rolesville Rd. “
1768-20-4762	Jonathan Scott Edwards Connie W. Edwards	3508 Catlett Farm Rd. “

Kalas Falls Map Amendment Application
 Adjacent Property Owners Information

<u>PIN</u>	<u>OWNER</u>	<u>ADDRESS</u>
1768.03-10-8786	Donald B. Pearce Joyce B. Pearce	3500 Catlett Farm Rd Wake Forest 275
1768.03-20-1771	Spencer Maynard Aycock	108 Catlett Farms "
1768.03-20-4762	Jonathan Scott Edwards Connie Waller Edwards	3508 Catlett Farm Rd "
1768.03-20-7753	Daniel E. Line Lara D. Line	3512 Catlett Farm Rd "
1768.03-30-0717	Michael Bethea Eugene Bethea Jennifer Lanier	3520 Catlett Farm Rd "
1768.03-30-3733	Dalton R. Stephenson Lorraine Stephenson	3532 Catlett Farm Rd "
1768.03-309-6321	Harrell Stallings Gayle F. Stallings	1512 Rolesville Rd "
1767.01-39-2250	Christian Wilder Cindy E. Wilder	1628 Rolesville Rd Wake Forest 27585
1767.01-39-4250	Christian Wilder Cindy E. Wilder	
1767.01-29-2250	Christian Wilder Cindy E. Wilder	
1767.01-28-3460	Phillip L. Moody	7312 Featherstone Ct Wilmington 284
1767.01-26-4441	Sue Scarboro Parker Betsy Scarboro Gardner	
1758.90-2622	Eileen M. Miller Edwin R. Miller	5016 Upchurch Ln. Wake Forest

Proposed Zoning Conditions for Kalas Falls

- a. The maximum development density shall be 2.1 dwelling units per acre
- b. Permitted uses shall only include single family detached dwellings, townhouses, neighborhood recreation center, open space, greenway, and associated accessory uses
- c. Total number of dwelling units on the subject property shall not exceed 595
- d. Development of the subject property shall include 250% of the UDO required Open Space, as such requirements exist as of the date of this zoning
- e. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, prior to request for the first Building permit for the Property, the following improvements shall be constructed and installed as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville:
 - Rolesville Road at Site Driveway A
 - i. Construct Driveway A as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
 - ii. Construct an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper on Driveway A;
 - iii. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and
 - iv. Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
- f. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, prior to request for the first Building permit for the Property, the following improvements shall be constructed and installed as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville:
 - Rolesville Road at Site Driveway B
 - i. Construct Driveway B as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
 - ii. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and
 - iii. Construct an exclusive southbound right-turn lane with 50 feet of full-width storage and appropriate taper on Rolesville Road.
- g. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, prior to request for the first Building permit for the Property, the following improvements shall be

constructed and installed as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville:

Rolesville Road at Site Driveway C

- i. Construct Driveway C as a full-movement access point onto Rolesville Road with one ingress lane and one egress lane;
 - ii. Construct an exclusive eastbound right-turn lane with 100 feet of full-width storage and appropriate taper on Driveway C;
 - iii. Construct an exclusive northbound left-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road; and
 - iv. Construct an exclusive southbound right-turn lane with 100 feet of full-width storage and appropriate taper on Rolesville Road.
- h. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, the property owner or developer will provide for the following improvement in accordance with and subject to the North Carolina Department of Transportation (NCDOT) and Town of Rolesville (Town) approval and Standards and Specifications as recommended by the Kalas/Watkins Family Property TIA dated August 24, 2019, on file with the Town of Rolesville in accordance with the following:

Rolesville Road at Mitchell Mill Road

- i. The Town may provide a full signal warrant analysis ("Town Warrant Analysis") prior to approval of the plat containing the 100th lot to be developed upon the subject property. If a signal is warranted as part of the Town Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.
- ii. If the signal is not warranted by the Town Warrant Analysis, the owner or developer shall provide a full signal warrant analysis ("Owner Warrant Analysis") prior to approval of the plat containing the 300th lot to be developed upon the subject property. If a signal is warranted as part of the Owner Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.

- iii. If the signal is not warranted by the Owner Warrant Analysis, the Town may provide a final full signal warrant analysis (“Final Warrant Analysis”) prior to approval of the plat containing the 400th lot to be developed on the subject property. If a signal is warranted as part of the Final Warrant Analysis, traffic signal easements to accommodate traffic signal equipment shall be provided by the owner or developer to the extent such property is owned and controlled by the owner or developer and, within 12 months of being warranted and approved by the Town of Rolesville and the NCDOT, the property owner or developer shall design, construct and install a traffic signal subject to final approval by the Town of Rolesville and the NCDOT.