



Case No. \_\_\_\_\_

Date \_\_\_\_\_

# Map Amendment Application

## Contact Information

Property Owner Elizabeth Broughton Heirs

Address 2281 Columbia Drive City/State/Zip Auburn, Alabama 36830-4275

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer KDM Development Corporation

Contact Name Kenyon Burnham

Address 1080 Pittsford Victor Road City/State/Zip Pittsford, NC 14534

Phone 585-465-0099 Email kburnha2@u.rochester.edu

## Property Information

Address 0 N. Main Street

Wake County PIN(s) 1769-02-9362

Current Zoning District R-1 Requested Zoning District R-3-CZ

Total Acreage 7.21

## 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 Ray Broughton Date 09-29-2020

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Ray Broughton personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 29<sup>th</sup> day of September 2020.

My commission expires April 24, 2022.

Signature Sandi Beltrani Seal



Town of Rolesville Planning

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



DESCRIPTION OF ELIZABETH S. BROUGHTON HEIRS PROPERTY – PIN: 1769029362

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN RIGHT-OF-WAY OF WEST YOUNG STREET, A 60 FT. PUBLIC RIGHT-OF-WAY, SAID PIPE BEING THE NORTHWEST CORNER OF TRACT 1 AS REFERENCED IN BOOK OF MAPS 2002, PAGE 1740, AND BEING THE SOUTHWEST CORNER OF THE MARY C. PERRY PROPERTY AS REFERENCED IN DEED BOOK 2022, PAGE 249, SAID PIPE ALSO HAVING N.C. GRID NAD '83 COORDINATES OF N=792765.4848 FEET AND E=2160643.6612 FEET; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID PERRY PROPERTY, N89°30'10"E A DISTANCE OF 364.35 FEET TO A POINT IN THE LINE OF LOT 52 OF THE TERRELL PLANTATION AS REFERENCED IN BOOK OF MAPS 2012, PAGE 158; THENCE S23°18'36"E A DISTANCE OF 730.70 FEET TO A POINT IN THE NORTHWESTERN RIGHT-OF-WAY OF NORTH MAIN STREET - US 401, A VARIABLE PUBLIC RIGHT-OF-WAY; THENCE WITH THE SAID NORTH MAIN STREET RIGHT-OF-WAY, S47°04'48"W A DISTANCE OF 13.22 FEET TO A POINT; THENCE S46°17'02"W A DISTANCE OF 75.48 FEET TO A POINT; THENCE S45°42'52"W A DISTANCE OF 44.33 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF LITTLE HOUSE, LLC AND REFERENCED IN DEED BOOK 14739, PAGE 2454; THENCE WITH THE COMMON LINE OF THE SAID LITTLE HOUSE, LLC PROPERTY, N43°20'26"W A DISTANCE OF 175.10 FEET TO AN EXISTING IRON PIPE; THENCE S45°18'24"W A DISTANCE OF 124.99 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF MILDRED F. MATHENY, HEIRS AS REFERENCED IN DEED BOOK 614, PAGE 245; THENCE WITH THE SAID MATHENY HEIRS LINE, N43°20'12"W A DISTANCE OF 239.77 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF DENISE BROWN AS REFERENCED IN DEED BOOK 17010, PAGE 41; THENCE WITH THE COMMON LINE OF THE SAID BROWN PROPERTY, N01°16'09"E A DISTANCE OF 31.03 FEET TO AN EXISTING IRON PIPE; THENCE N89°00'59"W A DISTANCE OF 181.74 FEET TO A POINT IN THE AFOREMENTIONED RIGHT-OF-WAY OF WEST YOUNG STREET; THENCE WITH THE SAID WEST YOUNG STREET RIGHT-OF-WAY, N00°12'54"E A DISTANCE OF 81.17 FEET TO A POINT; THENCE N00°08'34"E A DISTANCE OF 101.84 FEET TO A POINT; THENCE N00°09'08"W A DISTANCE OF 102.45 FEET TO A POINT; THENCE N00°47'19"W A DISTANCE OF 104.25 FEET TO A POINT; THENCE N00°49'13"W A DISTANCE OF 122.35 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 314,148 SQUARE FEET OR 7.2118 ACRES.

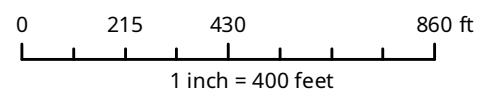
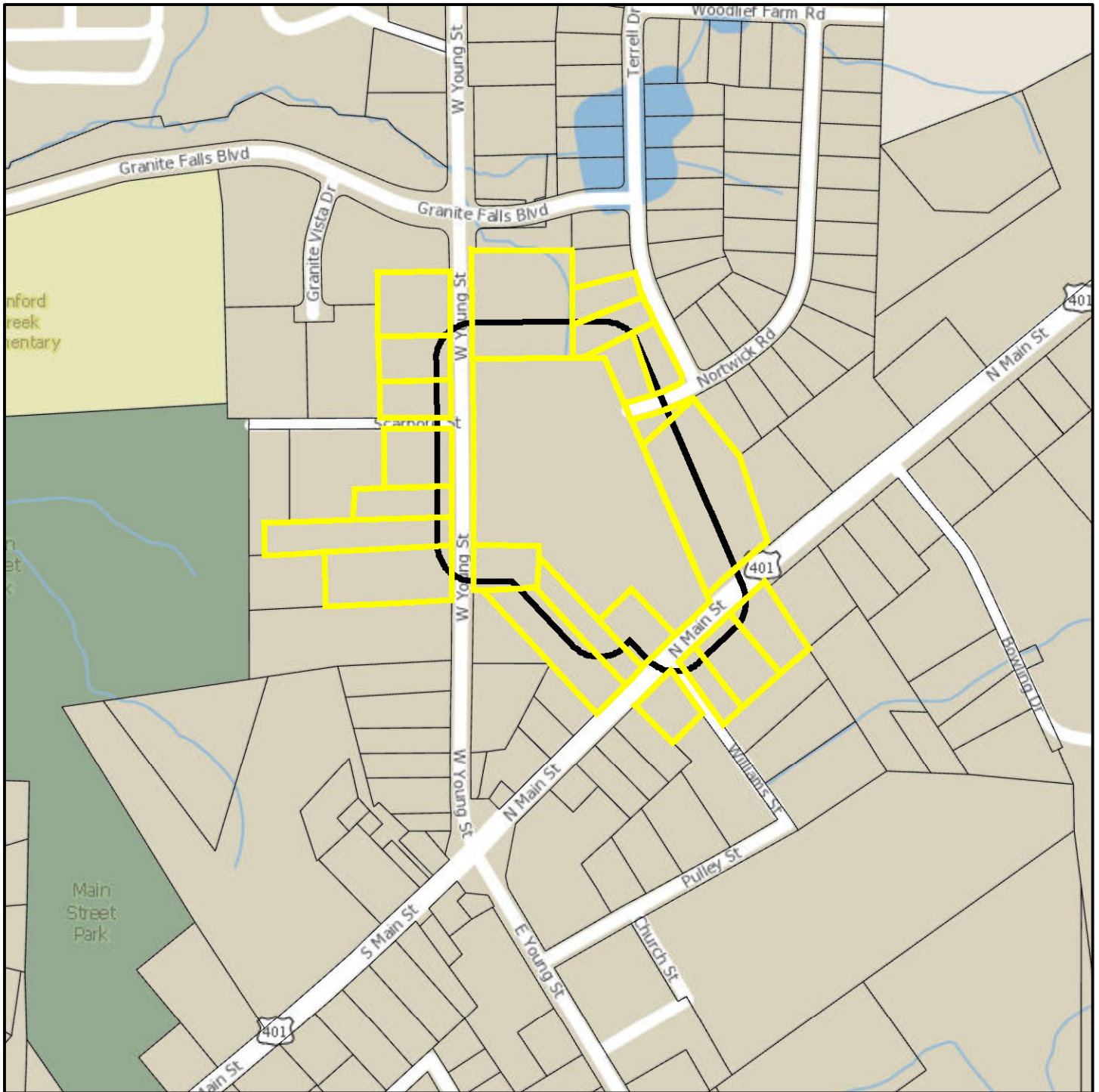




## Map Amendment Application

### Property Owner Information

Wake County PIN	Property Owner	Mailing Address	Zip Code



***Disclaimer***

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*

PIN	Owner	Mail Address 1	Mail Address 2	Mail Address 3		
1769018978	RAT PROPERTIES LLC	400 WATKINS FARM RD	ROLESVILLE NC 27571-9449			
1769023248	PEARCE, CHARLES EDWARD PEARCE, LINDA WILLIAMS	1100 SILENT BROOK RD	WAKE FOREST NC 27587-7138			
1769024116	WOODLIEF, DONNIE LEE WOODLIEF, PATSY EDDINS	6609 FOWLER RD	ZEBULON NC 27597-8303			
1769024347	HESS, LESTER W III HESS, LORI ANN	6624 RIDGE SPRING RD	ZEBULON NC 27597			
1769024499	PRIVETTE, RODNEY M	1225 LOUISBURG RD	WAKE FOREST NC 27587-6891			
1769024676	EDDINS FAMILY LLC	6105 HOPE FARM LN	WAKE FOREST NC 27587-8426			
1769024777	ALFORD, LOIS	1013 MINGO PL	KNIGHTDALE NC 27545-9223			
1769024971	VIA, JOSH VIA, TASHA	207 W YOUNG ST	ROLESVILLE NC 27571-9561			
1769027139	BROWN, DENISE	721 DINEHART CROSS RD	MIDDLESEX NY 14507-9793			
1769027985	PERRY, MARY C	204 W YOUNG ST	ROLESVILLE NC 27571-9517			
1769029063	MATHENY, MILDRED F HEIRS	C/O DAWN HENDERSON SHAR	7909 RIVER RIDGE RD	WAKE FOREST NC 27587-9355		
1769029362	BROUGHTON, ELIZABETH S HEIRS	2281 COLUMBIA DR	AUBURN AL 36830-4275			
1769111881	WOOD, MATTHEW DAVID WOOD, MISTY LEE	112 N MAIN ST	ROLESVILLE NC 27571-9643			
1769112896	COOK, ALICE FAULKNER	PO BOX 124	ROLESVILLE NC 27571-0124			
1769113963	WALL, EDWARD ANTHONY WALL, SHELBY	202 N MAIN ST	ROLESVILLE NC 27571-9645			
1769120094	LITTLE HOUSE LLC	PO BOX 239	ROLESVILLE NC 27571-0239			
1769120764	DC & EC HOLDINGS LLC	129 NORTWICK RD	ROLESVILLE NC 27571-9247			
1769120825	DICKENS, STEPHEN DICKENS, ANTOINETTE	1201 GRAEDON DR	RALEIGH NC 27603-3986			
1769120903	RIVERA, REBECCA	111 TERRELL DR	ROLESVILLE NC 27571-9223			
1769121549	LAWRENCE, DONALD H III	205 N MAIN ST	ROLESVILLE NC 27571-9646			
1769121756	PURVIS, ERIC L PURVIS, TONIA L	133 NORTWICK RD	ROLESVILLE NC 27571-9247			
1769123307	LAWRENCE, DONALD H III	205 N MAIN ST	ROLESVILLE NC 27571-9646			
1769124062	STROMAN, BEVERLY B	204 N MAIN ST	ROLESVILLE NC 27571-9645			

PROPERTY NAME: PIN #1769029362  
VACANT LAND  
7.21 Acres  
Rolesville, NC 27571

SELLER: Broughton, Eliz and Heirs  
2281 Columbia Drive  
Auburn, AL 36830

**AMENDMENT TO AGREEMENT OF PURCHASE AND SALE**

An Agreement of purchase as sale was executed with an effective date of August 1, 2019 for parcel #1769029362 in the Town of Rolesville between Purchaser and Sellers.

Purchaser and Seller hereby agree to amend said Agreement to set the closing date of the transaction as January 12, 2021.

Seller agrees that Purchaser may, as agent for the Seller make the necessary applications to the Town of Rolesville Planning and Zoning Board to allow and approve the use of the parcel for Townhome development.

**EXECUTED IN MULTIPLE COUNTERPARTS**, each of which shall have the force and effect of an original, by the Seller this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and by the Purchaser this 15<sup>th</sup> day of September, 2020.

**SELLER:** Attached signature pages

Roy Broughton 09-29-2020  
Roy M Broughton

Deborah Broughton 09-29-2020  
Deborah Broughton

Kathryn Ann Broughton 09-17-2020  
Kathryn Ann Broughton

Mark Martin 09-29-2020  
Mark Martin

**PURCHASER:**

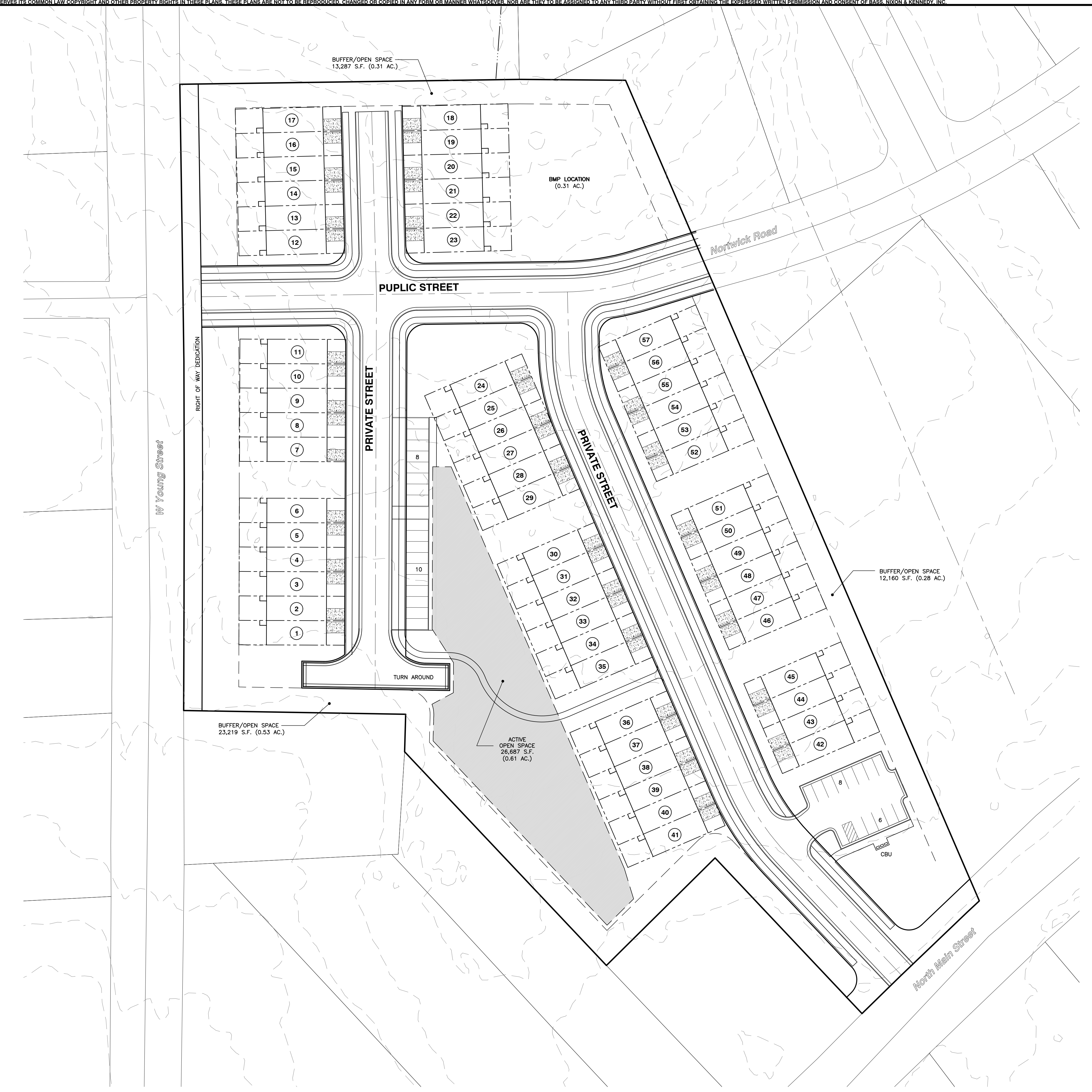


Very truly yours,

A handwritten signature in black ink, appearing to read "Ken Burnham". The signature is written in a cursive style with a large, prominent initial "K".

Kenneth C Burnham

R:\2019\19203 - Broughton Townhomes\Civil\03 Preliminary\00 - GIS Original.dwg, SITE PLAN, 10/1/2020 3:56:04 PM, gerry



**SITE DATA:**

PROJECT AREA:	7.21 ACRES
EXISTING ZONING:	R-1 DETACHED
PROPOSED ZONING:	R-3 TOWNHOMES
OPEN SPACE REQUIRED:	7.21 AC x 15% = 1.08 ACRES
ACTIVE OPEN SPACE REQUIRED:	1.08 x 35% = 0.38 ACRES
ACTIVE OPEN SPACE PROVIDED:	0.61 ACRES
LANDSCAPE BUFFERS:	1.12 ACRES
BMP AREA:	0.31 ACRES
TOTAL OPEN SPACE PROVIDED:	2.04 ACRES (28.3%)


  

**REQUIRED PARKING:**

2 SPACES PER UNIT PLUS 1/2 SPACE/BEDROOM	114
OVER 2 PLUS 1/4 UNITS FOR GUEST PARKING	3 (INCLUDES 1 H/C SPACE)
CBU PARKING 3 REQUIRED FOR 57 UNITS	34
GUEST PARKING:	151 SPACES
TOTAL PARKING REQUIRED:	152 SPACES
TOTAL PARKING PROVIDED:	152 SPACES

BNK EX TREE TYPE ABBREVIATIONS

APPLE	AP
ASH	AS
BEECH	BE
BLACK WALNUT	BW
BRADFORD PEAR	BP
BURFORD HOLLY	BH
CATALPA	CP
CEDAR	CR
COTTONWOOD	CW
CRABAPPLE	CA
CREPE MYRTLE	CM
CYPRESS	CY
DOGWOOD	DW
ELM	EL
GUM	GM
HACKBERRY	HB
HICKORY	HK
HOLLY	HY
IRONWOOD	IW
LOCUST	LC
MADONIA	MG
MAPLE	MP
MIMOSA	MM
PEAR	PR
PECAN	PC
PERSIMMON	PS
REDTIP	RT
PINE	PN
POPULAR	PP
REDBUD	RB
RED OAK	RO
SOURWOOD	SW
SWEETBAY	SB
SYCAMORE	SY
WAX MYRTLE	WM
WHITE OAK	WO
WILD CHERRY	WC
WILLOW	WW
ZELKOVA	ZK



**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
 TELEPHONE: (919)851-1222 FAX: (919)851-8866  
 CERTIFICATION NUMBERS: NCBELLS (C-0110); NCBOLA (C-0267)

NO.	DATE	DESCRIPTION	BY

10-02-20  
DATE

10-02-20  
DRAWN BY

03-19-2003  
JOB NO.

CONCEPTUAL  
SITE PLAN

10-02-20  
DATE

10-02-20  
CHK BY: MDB

03-19-2003  
JOB NO.

SCALE: 1" = 50'

**BROUGHTON TOWNHOMES**  
**NORTH MAIN STREET**  
 TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

SHEET  
**C1.0**

XXXX OF XXXX PROJECT NO. XX-XX-XX