

*After recording return to: Town of Rolesville  
P.O. Box 250  
Rolesville, NC 27571*

**WAKE COUNTY, NC 25  
CHARLES P. GILLIAM  
REGISTER OF DEEDS  
PRESENTED & RECORDED ON  
08/11/2020 10:07:38**

**BOOK:018011 PAGE:02658 - 02662**

**STATE OF NORTH CAROLINA  
TOWN OF ROLESVILLE**

**BEFORE THE TOWN OF ROLESVILLE  
BOARD OF COMMISSIONERS  
PR 18-02**

**WRIGHT-WHITLEY DEVELOPMENT  
COMPANY, LLC & MELISSA CORBIN  
NORDORF AND LINDA TRIPP-CORBIN  
APPLICATION FOR PRELIMINARY  
SUBDIVISION PLAT APPROVAL  
FOR 96-LOT RESIDENTIAL SUBDIVISION  
LOCATED AT 410 W. YOUNG STREET**

**EVIDENTIARY HEARING  
FINDING OF FACT AND  
CONCLUSIONS OF LAW**

This request from WRIGHT-WHITLEY DEVELOPMENT COMPANY, LLC & MELISSA CORBIN NORDORF AND LINDA TRIPP-CORBIN (together, the "Applicant"), pursuant to Rolesville Unified Development Ordinance (the "UDO") Section 6.3, for approval of a preliminary subdivision plat of a 96-lot residential subdivision located at 410 W. Young Street, Rolesville, North Carolina, known as "Chandler's Ridge" came before the Town of Rolesville Board of Commissioners (the "Board") on June 16, 2020. The real property located at 410 W. Young Street, Rolesville, North Carolina having Wake County Parcel Identification Number 1769-36-2758 (the "Property").

Based upon testimony of the witnesses, documentary evidence, exhibits and other evidence presented at the June 16, 2020 public hearings, the Board voted unanimously to APPROVE the preliminary subdivision plat, with the Conditions set forth below, allowing the development of a 96-lot residential subdivision as a conservation subdivision and as reflected on said approved plat.

The Board's decision to approve the preliminary subdivision plat application is based on the Findings of Fact and Conclusions of Law set forth below:

FINDINGS OF FACT

1. The Applicant is seeking Preliminary Subdivision Plat Approval for a 96-lot residential conservation subdivision located at 410 W. Young Street, Rolesville, North Carolina, known as "Chandler's Ridge".
2. The Property is approximately 171.53 acres.

3. The application and other records pertaining to the Preliminary Subdivision Plat Approval application are part of the record.
4. Notice has been provided as required by law.
5. The Property currently is zoned R-2 and R-40W.
6. Pursuant to the UDO, Preliminary Subdivision Plat Approval is required for Chandler's Ridge Subdivision.
7. The Applicant submitted Preliminary Subdivision Plat Approval Application to the Town of Rolesville requesting that the Town approve the preliminary subdivision plat reflecting a subdivision consisting of a 96-lot residential subdivision upon the Property (the "Application").
8. Following advertisement, the Board conducted a quasi-judicial public hearing on the Application on June 16, 2020 (the "Hearing").
9. The future land use classification for the Property is Low Density Residential which is consistent with the request in the Application.
10. Portions of the Property previously were annexed into the Town's corporate limits and the remainder is within the Town's extraterritorial jurisdiction ("ETJ") and will have fire and police protection as well as public water and sewer.
11. All applicable sections of the UDO are satisfied and met by the proposed plan.
12. The following witnesses were qualified as experts in their respective fields: Teddie Whitley – Land Developer; Pablo Reiter – Division President of Regional Home Builder Tarramor Homes; Tyler Probst – Civil Engineer with Bateman Civil Survey; Kevin Dean – Traffic Engineer with Kimley-Horn & Associates. Collectively, these expert witnesses' sworn testimony provided that:
  - a. Based upon market analysis, the proposed development will not have a negative impact on the value of adjoining property;
  - b. Based upon recent development approvals and trends in the area, the proposed development is compatible with the surrounding areas as to the scale, bulk, coverage, density and character of the surrounding neighborhood;
  - c. The proposed use will not cause any foreseeable traffic issues related to flow or parking because of existing and planned transportation infrastructure, including the commitments contained within the Application related to road improvements;
  - d. The proposed development is consistent with the Comprehensive Plan, other applicable official plans, manuals or documents adopted by the Town;
  - e. The proposed use of the Property complies with applicable requirements of the UDO;

- f. The proposed use of the Property is appropriately located with respect to public facilities and infrastructure; and
- g. The proposed use will not materially endanger the public health or safety.

CONCLUSIONS OF LAW

1. Based upon the uncontroverted competent, substantial, and material evidence appearing in the record at the Hearing and in the Application, the approval criteria of a Preliminary Subdivision Plat contained in Section 6.3 of the UDO have been met, specifically:
  - a. The proposed use of the Property will not materially endanger the public health or safety;
  - b. The proposed use of the Property will not substantially injure the value of the adjoining property;
  - c. The proposed use of the Property will be in harmony with the scale, bulk, coverage, density and character of the area or neighborhood in which it is located;
  - d. The proposed use of the Property generally conforms with the Comprehensive Plan and other official plans and manuals or documents adopted by the Town;
  - e. The proposed use of the Property is appropriately located with respect to transportation facilities, water supply, fire and police protection, wasted disposal and similar facilities;
  - f. The proposed use of the Property will not cause undue traffic congestion or create a traffic hazard; and
  - g. The proposed use of the Property will comply with all applicable requirements of the UDO.
2. That based upon the foregoing, the Applicant is entitled to approval of the requested preliminary subdivision plat for a 96-lot residential subdivision on the Property subject to those conditions set forth below.

CONDITIONS OF APPROVAL

The Preliminary Subdivision Plat is approved as motioned and subject to the conditions outlined below:

Moved by Commissioner Wilson to approve PR18-02 Chandler's Ridge Preliminary Plat subject to the Development Agreement with the addition of the following conditions: (i) a 6' tall fence running along the entirety of the rear property lines of lots 19-24 shall be

constructed and shown on all approved plans; and (ii) a 6' tall fence running 1000 along the rear property line of the along the Garcia Freeman property shall be constructed and shown on all plans; and (iii) neither the Bradford Pears, nor their canopies on the Rolesville Baptist Church cemetery property shall be disturbed. Motion was seconded by Commissioner Sutton and carried by unanimous vote.

ACCORDINGLY, based upon the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Town of Rolesville Board of Commissioners hereby approves the preliminary subdivision plat for a conservation subdivision consisting of 96-lot residential lots as set forth in application PR 18-02 subject to the conditions contained herein.

THIS THE 4<sup>th</sup> DAY OF August, 2020.

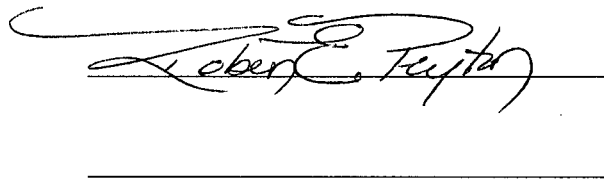
  
Mayor

**CERTIFICATION**

I, Robin E. Teyton, Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of a development order duly adopted at the meeting of the Town of Board of Commissioners held on the 4<sup>th</sup> day of August, 2020.

In witness hereof, I have hereunto set my hand and caused the seal of the Town of Rolesville to be affixed this 5<sup>th</sup> day of August, 2020.



  
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Rolesville Town Clerk



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**Please retain yellow trailer page**

It is part of the recorded document and must be submitted with the original for re-recording.

**Charles P. Gilliam  
Register of Deeds**

Wake County Justice Center  
300 South Salisbury Street, Suite 1700  
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

**This Customer Group**

\_\_\_\_\_ # of Excessive Entities

\_\_\_\_\_ # of Time Stamps Needed

**This Document**

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