



Board of Commissioners

Item Memo

To: Mayor Currin and Town Board of Commissioners

From: Stephen Wensman, Planning Director

Date: Meeting Held August 18, 2026

Re: 10.b. ANX-26-0001 – 825 Averette Road

Background

The Town of Rolesville received a contiguous voluntary annexation petition for a 9.68-acre parcel located at 825 Averette Road with Wake County PIN 1860005632, to be annexed into Rolesville Town Limits.

The annexation petition was investigated by the Town Clerk as to its sufficiency of meeting G.S. 160A-31 – see Attachment 2.

The next step in the Annexation Process is for the Board of Commissioners to hold a legislative hearing on August 18, 2026.

Staff Recommendation

Staff recommends approval of annexation petition ANX 26-0001 received under G.S. 160A-31.

Suggested Motion

Motion to (approve or deny) annexation petition ANX 26-0001 received under G.S. 160A-31.

Attachments

1. Annexation Documents
2. ORD-26-____ for ANX-26-0001



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: Hope Baptist Church

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

1. 825 Averette Road

2.

3.

4.

5.

PIN 1860005632	REID 0150968	Deed BM# 016568	Deed PG# 01017	Acreage to be annexed 9.68
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
Total Acreage of Requested Annexation Site 9.68		Linear Feet of New Public Streets within Annexation Boundaries: 0		

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. Hope Baptist Church 2. Mike Kennon, Deacon - Construction Coordinator

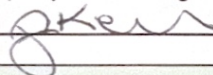
Applicant/Property Owner mailing address:

1. 1632 Oak Grove Church Rd, Wake Forest, NC 27587 2. _____

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

1. 919-625-1581; mkennon@pobox.com 2. _____

Property Owner Signature(s)

1.  2. _____

Project Contact Information (if different than the property owner)

Name of Corporation:

Name of Registered Agent:

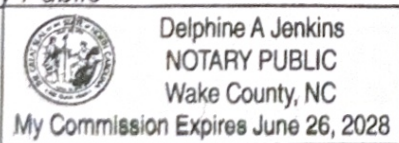
Corporation Address:

Corporation Phone Number and email address:

I, Delphine A. Jenkins, 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 6 day of April, 2026

Notary Public



Notary Seal

My commission expires: 06/26/2028

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 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.

Additional Property (PIN and REID) information (attachment A)

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

1.

2.

3.

4.

5.

PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed
PIN	REID	Deed BM#	Deed PG#	Acreage to be annexed

Additional Applicant/ Owner Contact Information (Attachment B)

*Please use this attachment only if the Deed has multiple names listed and all parties own one single parcel/property. Please submit a separate application/petition for each parcel/property requesting annexation.

Property Owner(s) Name(s):

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

Applicant/Property Owner mailing address:

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

Phone Number(s) and email(s):

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

Property Owner's Consent & Authorization Form

Property Owner's Consent is required for each Development Application. A completed and signed copy of this form is required to be included with every Application submittal.

For Property with more than one owner, each owner must sign a separate copy of this form.

For Applications with more than one Applicant/representative, enter all names in this form, or submit separate forms.

In the event that the Owner of Property is an organization/entity, proof of signature authority on behalf of the organization/entity (ie Secretary of State business registration) must be attached to this form.

	Authorization by Property Owner(s)	
--	------------------------------------	--

I, _____,

(property owner's printed legal name; include signatory name and title if signing for a company)

swear and affirm that I am the owner of property at _____,

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

as shown in the records of Wake County, North Carolina, which is the subject of this Application

(Type and Case # _____).

I further affirm that I am fully aware of the Town's Application, fee(s), and procedural requirements, and consent to this Application. I authorize the below listed person(s) to submit this Application and serve as representative/point of contact for this Application.

Property Owner's Signature: _____ Date: _____

Applicant/Agent/Contact persons:	
Print:	Signature:

I, L. JORDAN PARKER, JR. CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION FROM REFERENCES AS NOTED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION SHOWN IN THE REFERENCES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS GREATER THAN 1:10000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL

THIS _____ DAY OF _____ A.D. 2026.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4685
FOR REVIEW PURPOSES ONLY

THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSE NUMBER L-4685
FOR REVIEW PURPOSES ONLY

CERTIFICATE OF OWNERSHIP & DEDICATION.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAKE FOREST, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES TO THE TOWN OF WAKE FOREST OR OTHER PUBLIC AGENCY AS NOTED ON THIS PLAT.

DATE _____ OWNER(S) _____
ANNEXATION MAP: AN- _____, SOUTH FOREST, LLC
16.376± ACRES
TOWN OF WAKE FOREST
FULFILLS REQUIREMENTS OF N.C.G.S. 160A-29
ORDINANCE # _____
ADOPTED: N.C. NAD 83 (2011)
EFFECTIVE DATE OF ANNEXATION: _____

I, _____, TOWN CLERK, TOWN OF WAKE FOREST, NORTH CAROLINA CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF ANNEXATION ADOPTED THE _____ DAY OF _____, 20____, BY THE WAKE FOREST BOARD OF COMMISSIONERS. I SET MY HAND AND SEAL OF THE TOWN OF WAKE FOREST,

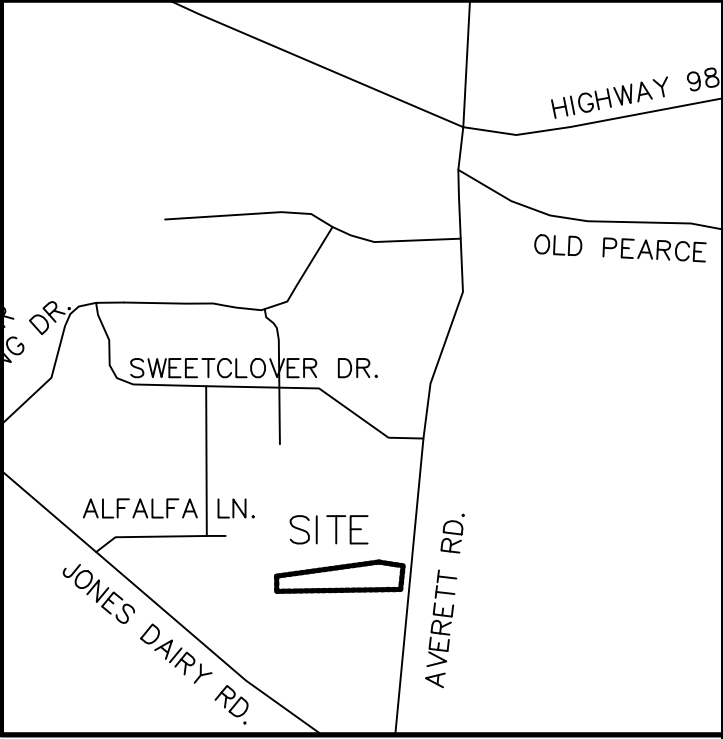
_____, 20_____

LINE TYPE LEGEND

---	PROPERTY LINE - LINE SURVEYED
---	RIGHT-OF-WAY
---	ADJOINING LINE - LINE NOT SURVEYED
---	OVERHEAD LINE
---	BUILDING SETBACK
---	EASEMENT
---	BUFFER
---	FLOOD HAZARD SOILS

LEGEND:

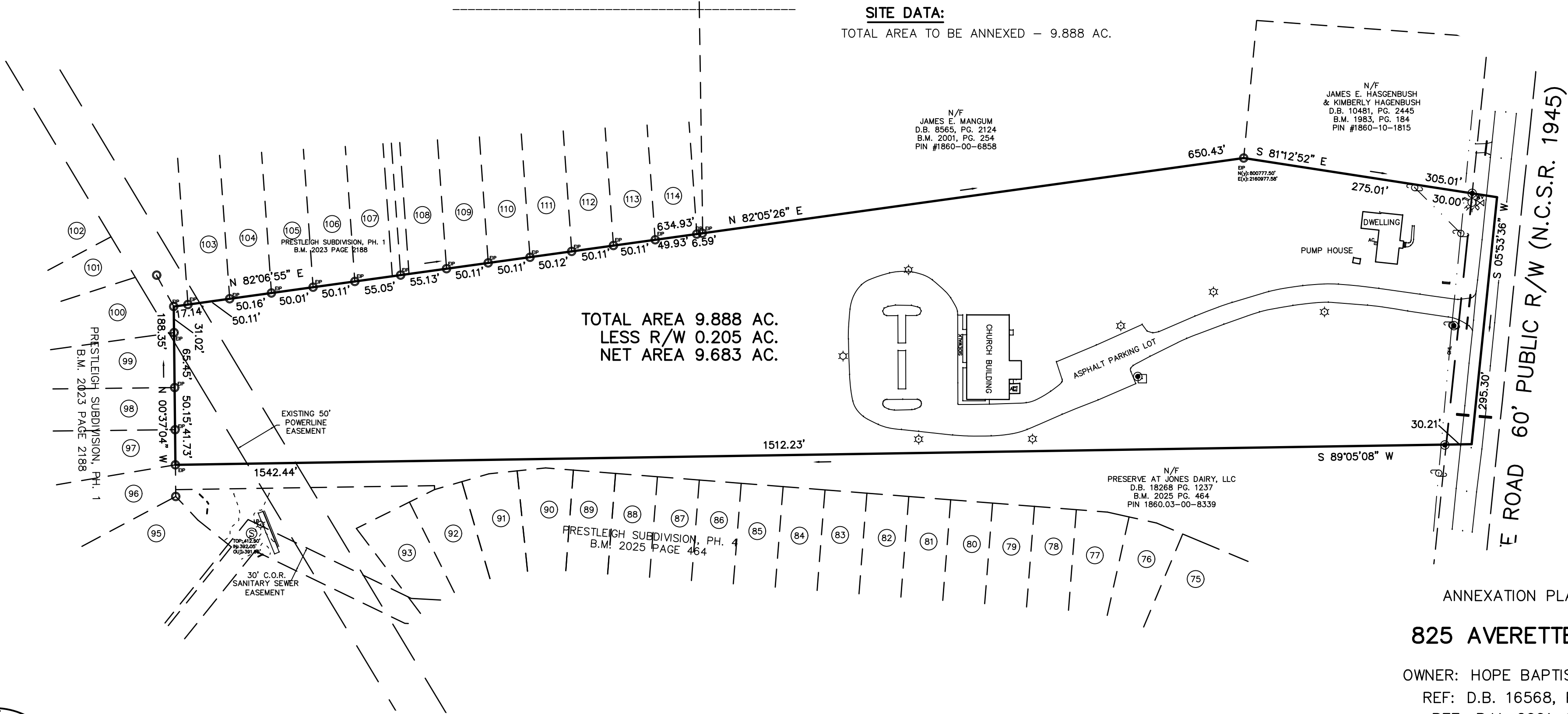
EIP - EXISTING IRON PIPE
EIB - EXISTING IRON BAR
BEIP - BENT IRON PIPE
BEIB - BENT IRON BAR
CM - CONCRETE MONUMENT
EPK - EXISTING PK NAIL
NIP - NEW IRON PIPE SET
R/W - RIGHT OF WAY
CATV - CABLE TV BOX
EB - ELECTRIC BOX
TEL - TELEPHONE PEDESTAL
PP - POWER POLE
OHL - OVERHEAD LINE
LP - LIGHT POLE
WM - WATER METER
WV - WATER VALVE
CO - SEWER CLEAN-OUT
CC - CONCRETE
CB - CATCH BASIN
MH - MANHOLE
FH - FIRE HYDRANT



VICINITY MAP

SITE DATA:

TOTAL AREA TO BE ANNEXED - 9.888 AC.



ANNEXATION PLAT FOR

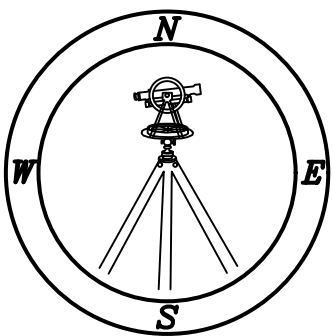
825 AVERETTE ROAD

OWNER: HOPE BAPTIST CHURCH
REF: D.B. 16568, PG. 1017
REF: B.M. 2001, PG. 591
WAKE FOREST TOWNSHIP
WAKE COUNTY, NORTH CAROLINA



SCALE 1"=100'

APRIL 23, 2026
PIN # 1860-00-5632



CMP

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148

This instrument prepared by: James S. Warren, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

HOLD FOR: Warren Shackleford, Attorneys, P.L.L.C.

PREPARED BY and RETURN TO: Warren Shackleford, Attorneys, P.L.L.C.,
P.O. Box 1187, Wake Forest, NC 27588

TAX IDENTIFICATION #: 0150968 REVENUE STAMPS \$ 884.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 12th day of October, 2016 by and between:

GRANTOR: **DATATEK PROPERTIES, LLC**

GRANTEE: **HOPE BAPTIST CHURCH**
1632 Oak Grove Church Rd., Wake Forest, NC 27587

Grantor, for valuable consideration paid by Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF _____, COUNTY OF WAKE

Being all of that 9.89 acre tract as shown on plat entitled "Oakview Christian Church" a copy of which is recorded in Book of Maps 2001, Page 591, Wake County Registry.

The above property was acquired by Grantor by instrument recorded in Book 15530, Page 1298.

All or a portion of the property herein conveyed ___ includes or / does not include the primary residence of a Grantor.

submitted electronically by "Warren Shackleford, Attorneys, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others except for the exceptions set out below.

Title to the property described herein is subject to the following exceptions:

1. Subject to 50' Right of Way to CP&L as shown on map.
2. Subject to the right of way of Averette Road.
3. Subject to Easement to Progress Energy Carolinas recorded in Book 10444 and Page 643, aforesaid county registry.
4. Subject to Alternative Sewage Disposal System Maintenance Schedule recorded in Book 1109, Page 755, Wake County Registry.

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

DATATEK PROPERTIES, LLC

By: [Signature]

MANAGING MEMBER (Title)

(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Durham

I, Ivette C. Gutierrez Romero, a Notary Public for the County of Durham, State of North Carolina, certify that Daniel Edward Horn personally appeared before me this day and acknowledged that he/she is Managing member of Datatek Properties, LLC, a **North Carolina limited liability company** and that by authority duly given, the foregoing instrument was signed by him/her in the Company name as the act of the Company..

Witness my hand and official stamp or seal, this the 14 day of October, 2016.

My Commission Expires Jan 23, 2019

[Signature]
Notary Public

IVETTE C GUTIERREZ ROMERO
Notary Public
Durham Co., North Carolina
My Commission Expires Jan. 23, 2019

CAWTHORNE, MOSS & PANCIERA, PC
MICHAEL A. MOSS, PLS
333 S. WHITE STREET
WAKE FOREST, NC 27587
(919) 556-3148
MIKE@CMPPLS.COM

**Annexation
Legal Description for
825 Averette Road**

BEGINNING at a point in the centerline of Averette Rd., said point being the North Eastern Corner of said parcel, said point having NC Grid NAD 83 (2011) coordinates N(y): 800,730.92' E(x): 2,161,279.00'; Thence S 05°53'36"W a distance of 295.30' to a point; Thence S 89°05'08"W a distance of 1,542.44' to an Existing Iron Pipe; Thence N 00°37'04"W a distance of 188.35' to an Existing Iron Pipe; Thence N 82°06'55"E a distance of 634.93' to an Existing Iron Pipe; Thence N 82°05'26"E a distance of 650.43' to an Existing Iron Pipe; Thence S 81°12'52"E a distance of 305.01' to a point; which is the point of beginning, containing an area of 430,725 square feet, 9.888 acre

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-____
CASE ANX-26-0001 – 825 AVERETTE ROAD – PIN 1860005632

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 August 18, 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 August 18, 2026:

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

BEGINNING at a point in the centerline of Averette Rd., said point being the North Eastern Corner of said parcel, said point having NC Grid NAD 83 (2011) coordinates N(y): 800,730.92' E(x): 2,161,279.00'; Thence S 05°53'36"W a distance of 295.30' to a point; Thence S 89°05'08"W a distance of 1,542.44' to an Existing Iron Pipe; Thence N 00°37'04"W a distance of 188.35' to an Existing Iron Pipe; Thence N 82°06'55"E a distance of 634.93' to an Existing Iron

Pipe; Thence N 82°05'26"E a distance of 650.43' to an Existing Iron Pipe; Thence S 81°12'52"E a distance of 305.01' to a point; which is the point of beginning, containing an area of 430,725 square feet, 9.888 acre

Section 2. That the Mayor and Board of Commissioners directs 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 18th day of August, 2026

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

I, Christina 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 18th day of August, 2026.

Christina Frazier
Town Clerk