

REZONING AND ANNEXATION OF PROPERTY CONSISTING OF +/- 93 ACRES,
LOCATED SOUTHWEST OF THE JONESVILLE ROAD AND UNIVERSAL DRIVE
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
OCTOBER 24, 2022

Pursuant to applicable provisions of the Unified Development Ordinance, a meeting was held with respect to a potential rezoning and annexation with adjacent neighbors on Tuesday, October 24, 2023, at 5:30 p.m. The property considered for this potential rezoning totals approximately 93 acres and is located southwest of the Jonesville Road and Universal Drive intersection, in the Town of Rolesville. This meeting was held at the Rolesville Community Center. All owners and tenants of property within 1000 feet of the subject property were invited to attend the meeting. Attached hereto as **Exhibit A** is a copy of the neighborhood meeting notice. A copy of the required mailing list for the meeting invitations is attached hereto as **Exhibit B**. A summary of the items discussed at the meeting is attached hereto as **Exhibit C**. Attached hereto as **Exhibit D** is a list of individuals who attended the meeting.

EXHIBIT A – NEIGHBORHOOD MEETING NOTICE



To: Neighboring Property Owners and Tenants
From: Samuel Morris
Date: October 13, 2023
Re: Neighborhood Meeting for Annexation and Rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08)

You are invited to attend a meeting to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). We have scheduled an informational meeting with surrounding neighbors on October 24, 2023 from 5:30 PM until 6:30 PM at the following location:

Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571

The purpose of this meeting is to discuss the proposed annexation and rezoning of Harris Creek Farm (f.k.a. 4928 Universal) (ANX 22-05 & MA 22-08). The property assemblage totals approximately 93 acres in size and is located southwest of the Jonesville Road and Universal Drive intersection.

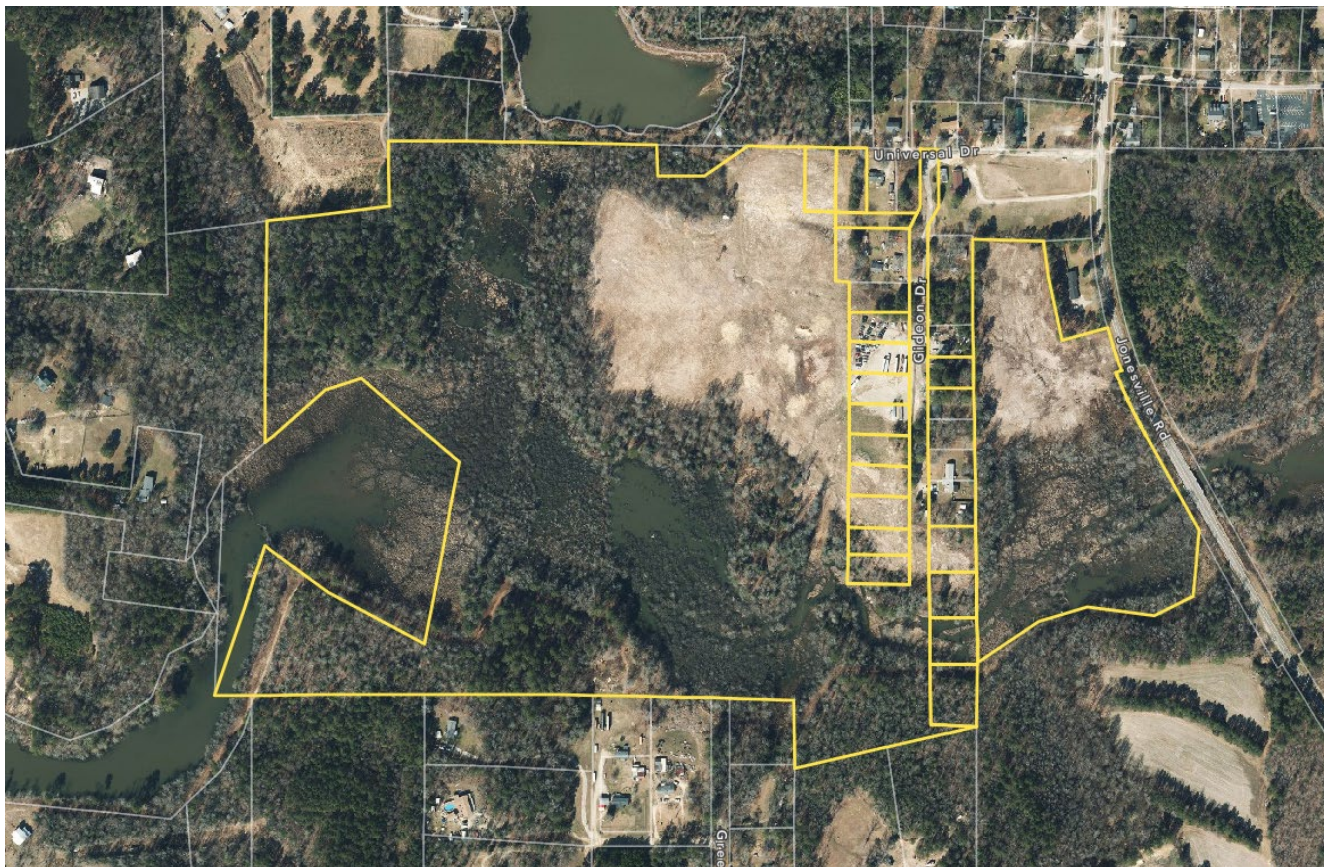
The property is currently zoned Residential-30 (R-30) under Wake County zoning. The proposed rezoning would change the zoning to Residential Medium Density Conditional Zoning and Residential High Density Conditional Zoning (RM-CZ & RH-CZ) under the Town of Rolesville zoning. The purpose of the rezoning is to allow for the development of single family homes and townhomes.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919.780.5438 and smorris@longleaflp.com. Also, for more information about the rezoning, you may visit <https://www.rolesvillenc.gov/projects/harris-creek-farm-fka-4928-universal> or contact the Town of Rolesville Planning Department at 919.554.6517.

Attached to this invitation are the following materials:

1. Subject Property Current Aerial
2. Proposed Zoning Map

CURRENT PROPERTY MAP



PROPOSED ZONING

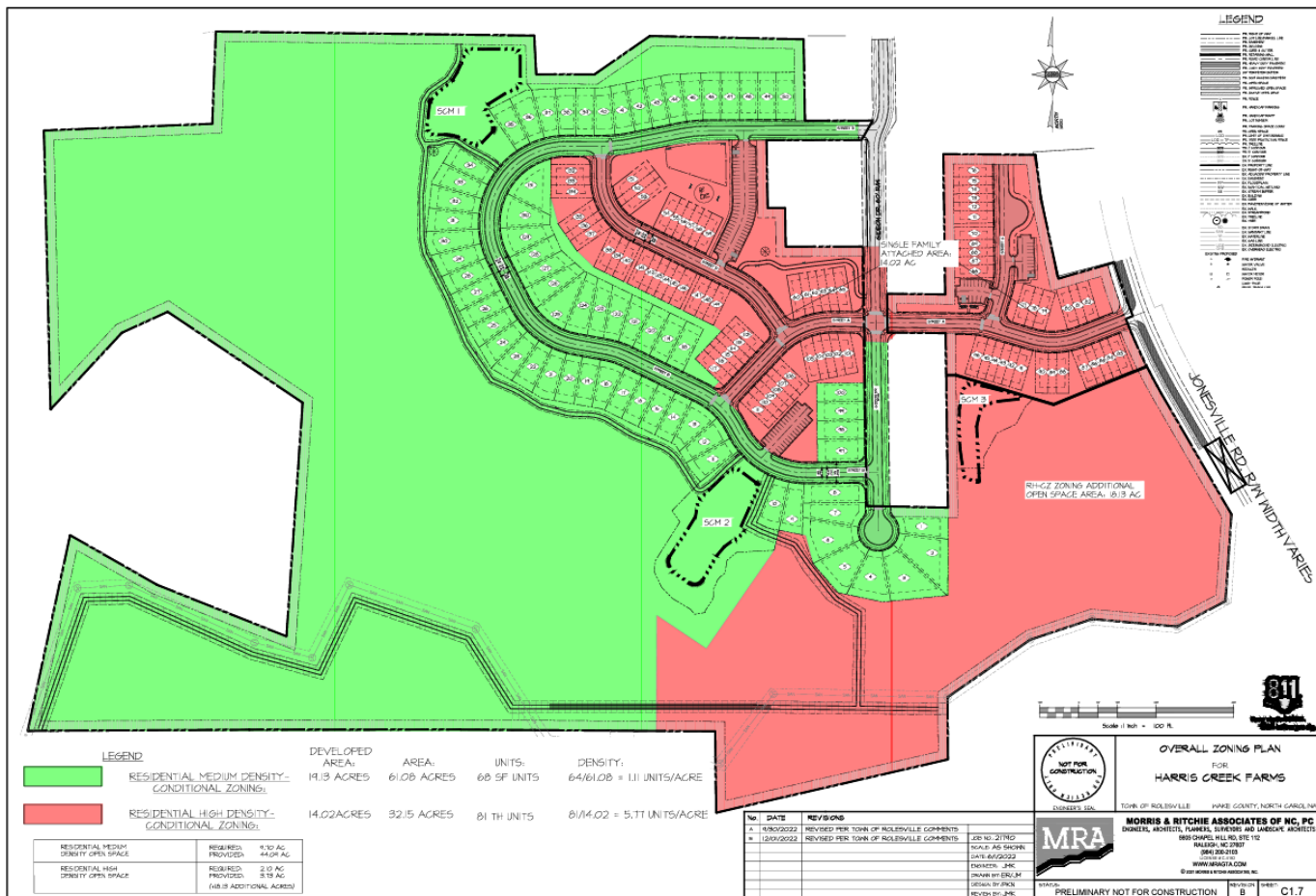


EXHIBIT B – NOTICE LIST

JONES, CHARLES ALFONSO JONES, ALLIE V
3800 JONESVILLE RD
WAKE FOREST NC 27587-8180

JONES, CHARLES E JONES, DARLENE C
3816 JONESVILLE RD
WAKE FOREST NC 27587-8180

BADGETT, ROBIN D BADGETT, TANA F
4817 MITCHELL MILL RD
WAKE FOREST NC 27587-7242

HUNT, FERDINAND V HUNT, LYDIA L
1000 SIMPSON ST APT 6B
BRONX NY 10459-3348

FERRELL, CHARLES E FERRELL, GRETTA L
3805 JONESVILLE RD
WAKE FOREST NC 27587-8181

WALKER, ALESHIA FERRELL WALKER, AARON
5012 HARTSFIELD DR
WAKE FOREST NC 27587-9638

HOWE, MARK JAMES JR
PO BOX 61122
RALEIGH NC 27661-1122

JARVIS, MARIE D CURTIS, HURLEY MAE
3704 GIDEON DR
WAKE FOREST NC 27587-6360

JARVIS, MARIE D CURTIS, HURLEY MAE
3704 GIDEON DR
WAKE FOREST NC 27587-6360

DONAN, JESUS CORDON, LUCY DONAN
3617 GREEN FARM LN
WAKE FOREST NC 27587-6828

WATKINS POND INC
ANTHONY BRIDGES
98 BERKSHIRE LN
HAMPSTEAD NC 28443-0480

PRUDENT, VIRGINIA PRUDENT, ULRICK JR
3104 BILLIARD CT
WAKE FOREST NC 27587-9388

TODD, JOAN M
4180 STELLS RD
WAKE FOREST NC 27587-6306

FERRELL, BRIAN L
3807 JONESVILLE RD
WAKE FOREST NC 27587-8181

PERRY, LISA R
PO BOX 581
ROLESVILLE NC 27571-0581

CHAPPELL, CONNIE B PERRY, BETTY ANN
BLACKLEY
4025 LOUISBURY RD
WAKE FOREST NC 27587-8118

POWER ELEVEN CONSTRUCTION LLC
4125 DURHAM CHAPEL HILL BLVD STE 8A
DURHAM NC 27707-2666

SESSOMS, JOHN B
5021 HARTSFIELD DR
WAKE FOREST NC 27587-9638

WILDER, THOMAS H III WILDER, MAGGIE
104 DARTMOUTH RD APT 326
RALEIGH NC 27609-8409

CHRIST HOLINESS CHURCH NUMBER 1
C/O WILIAM WHITFIELD
5016 HARTSFIELD DR
WAKE FOREST NC 27587-9638

BROWN, JAMES A BROWN, SHELBY W
4141 STELLS RD
WAKE FOREST NC 27587-5242

GILMORE, JOSEPH H GILMORE, SARAH L
3833 JONESVILLE RD
WAKE FOREST NC 27587-8181

ASWELL, FREDRICA T
3508 GREEN FARM LN
WAKE FOREST NC 27587-6825

GASPER, REGUGIO TECHICAC
7817 S COLORADO DR
RALEIGH NC 27616-0905

JEFFERYS, CHRISTOPHER JEFFERYS, STEPHANIE
2933 CANDLEHURST LN
RALEIGH NC 27616-6250

MAYE, HILTON EUGENE MAYE, EVELYN YOUNG
4725 MITCHELL MILL RD
WAKE FOREST NC 27587-7240

BERRY, WILLIAM ROSSER BERRY, JULIA D
9249 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

HARTSFIELD, ROZELIA J HEIRS
HATTIE SMITH
2450 MINERAL SPRINGS RD
BOYDTON VA 23917-4404

HARTSFIELD, ROZELIA J HEIRS
HATTIE SMITH
2450 MINERAL SPRINGS RD
BOYDTON VA 23917-4404

HARTSFIELD, ROZELIA J HEIRS
HATTIE SMITH
2450 MINERAL SPRINGS RD
BOYDTON VA 23917-4404

HARTSFIELD, ROZELIA J HEIRS
HATTIE SMITH
2450 MINERAL SPRINGS RD
BOYDTON VA 23917-4404

PERRY, JAMES DONNELL PERRY, CYNTHIA D
3869 JONESVILLE RD
WAKE FOREST NC 27587-8181

HOLLINGSWORTH, JACOB BROOKS
3509 WOOD DUCK LN
WAKE FOREST NC 27587-6874

BOUTAVONG, KIT
3521 WOOD DUCK LN
WAKE FOREST NC 27587-6874

JONES, ERNESTINE
3848 JONESVILLE RD
WAKE FOREST NC 27587-8180

BUGG, SAMUEL WILLIAM
9245 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

BROWN, JAMES ALLEN BROWN, SHELBY W
4141 STELLS RD
WAKE FOREST NC 27587-5242

MEDLIN, LISA C
3520 BRIDGES POND WAY
WAKE FOREST NC 27587-5606

FERRELL, BRIAN L
3807 JONESVILLE RD
WAKE FOREST NC 27587-8181

HARTSFIELD, MARY HEIRS
C/O KAREN BUTLER
3816 7TH ST NW
WASHINGTON DC 20011-5902

MCDANIEL, STEPHEN MCDANIEL, SHARON K
4213 MILLPOINT DR
WAKE FOREST NC 27587-5239

BIRMINGHAM, JOHN DAVIS
3636 GREEN FARM LN
WAKE FOREST NC 27587-6827

REEVES, LISA CAROL CARTER
3604 GREEN FARM LN
WAKE FOREST NC 27587-6827

MAYE, HILTON EUGENE MAYE, EVELYN RUTH
4725 MITCHELL MILL RD
WAKE FOREST NC 27587-7240

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H
9237 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

BROWN, WILHELMINIA ANNETTE
7506 LINNET RD
WENDELL NC 27591-7279

BROWN, WILHELMINIA ANNETTE
7506 LINNET RD
WENDELL NC 27591-7279

BIRMINGHAM, JOHN D
3636 GREEN FARM LN
WAKE FOREST NC 27587-6827

LEITSCHUH, KARI DAWN
4605 MITCHELL MILL RD
WAKE FOREST NC 27587-7239

RUIZ, ALICIA GUADALUPE
3857 JONESVILLE RD
WAKE FOREST NC 27587-8181

WW OVERTIME LLC
3728 GIDEON DR
WAKE FOREST NC 27587-6360

MILLER, BERNARD
3516 WOOD DUCK LN
WAKE FOREST NC 27587-6873

PRINCE, TINA ATKINS ATKINS, JEFFREY RAY
PO BOX 111
WILLOW SPRING NC 27592-0111

BLACKMON, JOE
4805 MITCHELL MILL RD
WAKE FOREST NC 27587-7242

TOUTLOFF, KENNETH S TOUTLOFF, BILLIE ANNE
3512 WOOD DUCK LN
WAKE FOREST NC 27587-6873

DUNN, WILLIE JEAN
4821 MITCHELL MILL RD
WAKE FOREST NC 27587-7242

COVINGTON, LINDA MANNING
3812 JONESVILLE RD
WAKE FOREST NC 27587-8180

CHRIST HOLINESS CHURCH
5016 HARTSFIELD DR
WAKE FOREST NC 27587-9638

FERRELL, BENJAMIN
C/O JESSE FERRELL
248 CALIFORNIA AVE
PROVIDENCE RI 02905-2815

BOYD, KATHERINE B PAYNE, M TRAVIS
4220 MILLPOINT DR
WAKE FOREST NC 27587-6377

RIVERS, SUSAN MARSHALL
3627 GREEN FARM LN
WAKE FOREST NC 27587-6828

RIVERS, SUSAN M
3627 GREEN FARM LN
WAKE FOREST NC 27587-6828

LEE, BRENDA HEIRS
BRENDEX MEEKS
3861 JONESVILLE RD
WAKE FOREST NC 27587-8181

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN HOPE
9237 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

MCGEE, LORIE ANN MCGEE, BILLY RAY
3621 GREEN FARM LN
WAKE FOREST NC 27587-6828

BERGDOLT, BRIAN H
3612 MEDLIN WOODS RD
WAKE FOREST NC 27587-7202

COTTON, DIANE MAYO
5020 MISTLETOE DR
WAKE FOREST NC 27587-6373

LEE, WILLIE O'KELLY LEE, EDITH M
3845 JONESVILLE RD
WAKE FOREST NC 27587-8181

PULLEN, MAGGIE H
C/O SAREN GILMORE
3833 JONESVILLE RD
WAKE FOREST NC 27587-8181

CARPENTER, BOBBY RAY CARPENTER, ALBERTA L
3629 GREEN FARM LN
WAKE FOREST NC 27587-6828

CHRIST HOLINESS CHURCH # 1
C/O WILIAM WHITFIELD
5016 HARTSFIELD DR
WAKE FOREST NC 27587-9638

CARELOCK, TABATHA R
3513 GREEN FARM LN
WAKE FOREST NC 27587-6826

CARELOCK, TABATHA R
3513 GREEN FARM LN
WAKE FOREST NC 27587-6826

FOWLER, JAMES ROBERT III BRIGHT, JILL F
7400 FOWLER RD
ZEBULON NC 27597-8318

JONES, TANYA ELISHA
3517 WOOD DUCK LN
WAKE FOREST NC 27587-6874

PAYNE, JEFFREY
3808 JONESVILLE RD
WAKE FOREST NC 27587-8180

MARTINEZ, ROBERTO ZETINA SANDOVAL,
MARIA DE LOS ANGELES ORTIZ
4916 LASHERAL RD
WAKE FOREST NC 27587-6375

HOLDEN, MARCIE L
3524 WOOD DUCK LN
WAKE FOREST NC 27587-6873

VAN GORDER, JAMES
3200 MAYEVILLE LN
WAKE FOREST NC 27587-5637

JONES, CHRISTOPHER D JONES, SHAWN
MICHAEL
5108 CHRISTIAN SCHOOL RD
PANTEGO NC 27860-9255

HOCUTT, JOHN E
3517 GREEN FARM LN
WAKE FOREST NC 27587-6826

BOSTIC, BILLIE D BOSTIC, JOHN J
9413 WHITE CARRIAGE DR
WAKE FOREST NC 27587-7046

WATKINS POND INC
ANTHONY BRIDGES
98 BERKSHIRE LN
HAMPSTEAD NC 28443-0480

CARTER, LISA CAROL
3604 GREEN FARM LN
WAKE FOREST NC 27587-6827

BIRMINGHAM, JOHN D
3636 GREEN FARM LN
WAKE FOREST NC 27587-6827

JARVIS, MYRON JARVIS, MARIE
3704 GIDEON DR
WAKE FOREST NC 27587-6360

BLACKLEY LAKE FISHING CLUB
C/O GLENN BARHAM
9001 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8110

FERRELL, CHARLES E FERRELL, SHARON R
3805 JONESVILLE RD
WAKE FOREST NC 27587-8181

BURNHAM, ABRAHAM T BURNHAM, KYLA L
3803 JONESVILLE RD
WAKE FOREST NC 27587-8181

JONES, CHARLES E JONES, DARLENE
3816 JONESVILLE RD
WAKE FOREST NC 27587-8180

WHITLEY, CLEVELAND G HEIRS
DEBRA WHITLEY
3720 GIDEON DR
WAKE FOREST NC 27587-6360

CURTIS, HENDELL HEIRS
4917 UNIVERSAL DR
WAKE FOREST NC 27587-6357

HAUFLER, DARREL EUGENE
4340 MILLPOINT DR
WAKE FOREST NC 27587-6384

HARRIS, OLLIE VIRGIN HEIRS HARRIS, LORINE B
LORINE B HARRIS
PO BOX 225
FRANKLINTON NC 27525-0225

CHRIST HOLINESS CHURCH NUMBER 1
5016 HARTSFIELD DR
WAKE FOREST NC 27587-9638

KULAWIAK, MEGAN
3533 WOOD DUCK LN
WAKE FOREST NC 27587-6874

KULAWIAK, MEGAN
3533 WOOD DUCK LN
WAKE FOREST NC 27587-6874

GREENE, JOE L
6415 HAWTHORNE ST
HYATTSVILLE MD 20785-1711

DALEY, JOSEPH P
3619 GREEN FARM LN
WAKE FOREST NC 27587-6828

BARHAM, LARRY H. BARHAM, MICHAEL D.
5821 WILD ORCHID TRL
RALEIGH NC 27613-8549

PHILLIPS, BRETT LEE JR PHILLIPS, KRISTEN HOPE
9237 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

DUNN, JAMES WILLIAM HEIRS MONTAGUE,
BUNNIE DUNN
2390 W RIVER RD
FRANKLINTON NC 27525-7217

PERRY, ELWOOD RYAN
2004 TRAWICK RD
RALEIGH NC 27604-3841

ALSTON, CHRISTOPHER
2172 WARRENTON RD
HENDERSON NC 27537-9359

QUIRINO, MARIA ESTELA
4916 UNIVERSAL DR
WAKE FOREST NC 27587-6356

KENNETH INVESTMENT LLC
10030 GREEN LEVEL CHURCH RD STE 802
CARY NC 27519-8195

KENNETH INVESTMENT LLC
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CARY NC 27519-8195

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CARY NC 27519-8195

KENNETH INVESTMENT LLC
10030 GREEN LEVEL CHURCH RD STE 802
CARY NC 27519-8195

ROUSE, ELLEN CURTIS
4009 TRESKO XING
RALEIGH NC 27616-8473

HOLLOWAY, ROY D HOLLOWAY, MARTHA L
3613 GREEN FARM LN
WAKE FOREST NC 27587-6828

SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN
3636 BRIDGES POND WAY
WAKE FOREST NC 27587-5611

KELLY, NICOLAS KELLY, PEARLINE L
5025 HARTSFIELD DR
WAKE FOREST NC 27587-9638

WILSON, TIMOTHY LEE
5409 KNOLLWOOD RD
RALEIGH NC 27609-4552

JP MORGAN MORTGAGE ACQUISITION CORP
4817 LONG GREEN DR
WAKE FOREST NC 27587-5244

GHOLSON, RYAN PATRICK
7924 MANDREL WAY
RALEIGH NC 27616-9503

SUAREZ, HELENA TRUSTEE THE HELENA SUAREZ
FAMILY TRUST
9660 FALLS OF NEUSE RD # 138-286
RALEIGH NC 27615-2473

INTROINVEST LLC
4921 UNIVERSAL DR
WAKE FOREST NC 27587-6357

TYNER, BRENDA W TRUSTEE NANCY H WATKINS
IRREVOCABLE TRUST
PO BOX 221
ROLESVILLE NC 27571-0221

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H
9237 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

PHILLIPS, BRETT L JR PHILLIPS, KRISTEN H
9237 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

GARCIA, SALVADOR
4901 OLD POOLE RD
RALEIGH NC 27610

SOUTTER, SUSAN R SOUTTER, ROBERT QUENTIN
3636 BRIDGES POND WAY
WAKE FOREST NC 27587-5611

KENNETH INVESTMENT LLC
10030 GREEN LEVEL CHURCH RD STE 802
CARY NC 27519-8195

KENNETH INVESTMENT LLC
10030 GREEN LEVEL CHURCH RD STE 802
CARY NC 27519-8195

BERRY, WILLIAM R BERRY, JULIA D
9241 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

NC FARM AND FORAGE LLC
9261 BLACKLEY LAKE RD
WAKE FOREST NC 27587-8196

MAYE, EVELYN Y MAYE, HILTON EUGENE
4725 MITCHELL MILL RD
WAKE FOREST NC 27587-7240

UNIVERSAL CHURCH OF PRAYER &
4912 UNIVERSAL DR
WAKE FOREST NC 27587-6356

EXHIBIT C – MEETING MINUTES

- **Introduction of Development Team:**

- Developer Steve George with The CSC Group, Attorney Samuel Morris with Longleaf Law Partners, and Engineer Jeremy Keeney with Morris & Ritchie Associates.

- **Development Team Presentation:**

- Purpose of this neighborhood meeting and past meetings.
- Discussion regarding rezoning and annexation process in Rolesville.
- Description and location of the Subject Property.
- Discussion regarding current zoning of the property under Wake County.
- Discussion regarding Rolesville Future Land Use Map and Comprehensive Plan guidance
- Description of proposed rezoning and reasons for the request.
- Explanation of proposed building types and densities on the Subject Property.
- Discussion regarding wetlands and open space that will be preserved on the property.
- Forecast future meetings and public hearings.

- **Q & A:**

- What is the name of the development company?
 - The CSC Group, which is a local real estate development group.
- What is the price point and square footage of the townhomes and single-family homes?
 - Developer explained potential projections on cost per unit for townhouses and detached units. They will likely be between 1,800 and 3,000 square feet. Do not have final pricing due to potential market changes.
- Was there a traffic impact analysis?
 - The development team explained that a Traffic Impact Analysis was done by Ramey Kemp, who was retained by the Town. The NCDOT signed off on this. Based on increased trips and conditions on site they make

recommendations on monitoring and approved intersections. The results and requirements have been included in the rezoning request.

- Will Universal Dr Gideon Dr be paved/improved?
 - The town is requiring the developer to pave and improve all of Gideon Drive, not Universal, but we are working privately with the Church regarding Universal Drive.
- What measure will be taking place for privacy to neighboring properties? Will there be any natural buffers?
 - The development team explained that there will be 25' vegetative buffers around all adjacent private property.
- Will there be sidewalks Gideon Drive?
 - The engineer explained the town street requirements will require sidewalk improvements along Gideon.
- What is proposed timeline for the development?
 - Development team explained the typical rezoning timeline with development plan and permits, and that construction would not likely occur over a year.
- Inquiry regarding the size, location, and purpose of stormwater ponds.
 - The engineer explained the details and purpose of the proposed stormwater pond.
- Questions regarding density, configuration, and approval process for nearby Mitchell Mill Reserve development.
 - The development team explained the details and nature of the approved Mitchell Mill Reserve case. Engineer explained that background traffic data from that rezoning was considered and used during our TIA.
- Will the homes be built-to-rent, or will they be for sale? What is to stop an owner from renting out a unit that they purchase?
 - The homes will be for sale. NC law limits the ability to prohibit people from leasing their property. Individual owners could buy a unit as an investment.

EXHIBIT D – MEETING ATTENDEES

1. Sam Morris
2. Steven George
3. Jeremy Keeny
4. John Birmingham
5. Guy Jones
6. Myron Jarvis
7. Marie Jarvis
8. Matthew Jarvis
9. Darlene Jones
10. Bryan Harris