



Memo

To: Town of Rolesville Mayor Currin and Board of Commissioners
From: Meredith Gruber, Planning Director; Michael Elabarger, Assistant Planning Director; and Michele Raby, Planner II
Date: November 07, 2024
Re: Rezoning Case REZ-23-05 & Voluntary Annexation Petition ANX-23-04
200 School Street, 0 South Main Street, 201 South Main Street
Scarboro Apartments

Background

Rezoning – REZ-23-05

The Town of Rolesville Planning Department received this Rezoning application (see Attachment 4) in June 2023 for 13.15 acres comprising three (3) properties located on the eastern side of S. Main Street just south of Perry Street; see Attachment 1, Vicinity Map. The property includes two (2) parcels located within the Town's Corporate Limits, and one (1) parcel that lies in the Town's Extraterritorial Jurisdiction (ETJ).

The request is to change the zoning of all three properties from the existing Residential Low (RL) Zoning District to a Town Center Conditional Zoning District (TC-CZ). The request includes a set of proposed Conditions of Approval and Concept Site Plan of a development. See Attachment 8; (also contained in Attachment 9 as exhibits to the Rezoning Ordinance).

Voluntary Annexation Petition – ANX-23-04

A contiguous, Voluntary Annexation petition for PIN 1758998560, being a 0.7366-acre tract, has been submitted, reviewed, and processed simultaneously with this Rezoning application request; see Attachments 10 and 11, the petition and proposed Ordinance 2024-O-14.

On August 06, 2024, the Town Board called for the Town Clerk to investigate the sufficiency of the petition in meeting GS 160A-31 and called for a date-certain Legislative hearing to occur on September 03, 2024. See Attachment 11 for the Town Clerk's Certificate of Sufficiency. On September 03, 2023, the Town Board accepted the Applicant's request to continue the Legislative hearing to October 08, 2024; on that date, the Town Board again continued the hearing to the November 05, 2024 Town Board meeting; *on October 22nd, the Town Board changed the date of the November business meeting from November 5th to November 7th, 2024.*

Applicant Statement of Justification

The Applicant provided a brief statement regarding the submittal, noting the desire to integrate seamlessly with the surrounding community (see Attachment 5).

Neighborhood Meetings

The Applicant conducted two neighborhood meetings for this current Rezoning request; the first was held on February 19, 2024, and the second was on April 15, 2024; see Attachment 6 for the Applicant's materials relative to these meetings.

Comprehensive Plan

Land Use

The 2017 Comprehensive Plan's Future Land Use Map designates the subject property – and multiple adjacent properties - as appropriate for **High-Density Residential (HDR)** development. See Attachment 3, Future Land Use Map. In 2017, when the Town planned for this property to be best suited for high-density residential use, these properties were zoned as a Residential 1 Zoning District under the Unified Development Ordinance (*UDO, no longer in effect, being replaced by the LDO*), which was a lower density designed Zoning District; the R-1 District translated into the RL (Residential Low Density) District under the LDO. Thus, at the time of that land use designation, the property was not zoned appropriately to fulfill that land use plan, and would have necessitated a Rezoning in order to achieve that plan.

Community Transportation Plan

The Town of Rolesville's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections.

Thoroughfare Recommendations (Figure 31)

- South Main Street is proposed to be a two (2) lane Divided with Curb & Gutter, Bike Lanes, and Sidewalk.

Collector Recommendations (Figure 32) – see clip below.

- A new (mostly running north/south) Collector roadway in this area is called for that generally connects S. Main Street (opposite Main Street Park) with a new (mostly running east/west) roadway, which would connect to E. Young Street.

As envisioned in the CTP and demonstrated in the Concept/Sketch Plan (in Attachment 8 & 9), the development is proposing to construct the north/south Collector road from S. Main Street to meet up with the planned east/west Collector that is conceptually approved for the Town's future campus property immediately and adjacent this site to the south. Per the CTP, this new road would over-top or replace the existing Perry Street, where Perry intersects with S. Main Street. The local residential Perry Street would then “T” intersect with this new Collector, still providing full access to S. Main Street same as the current condition. In the clip below, the subject property is outlined in red; the Yellow highlight is the North/South Collector, and the green highlight is the East/West Collector that would run from the Parker Ridge subdivision through the Town Campus property to an intersection with E. Young Street.



Greenway and Bike Plans

As per the 2022 Greenway Plan, the Concept Plan (in Attachments 8 & 9) details the north/south Greenway through the project parallel to the proposed Collector road, from S. Main Street to the east/west Collector off the subject property. This Greenway is the last link to reach S. Main Street, opposite Main Street Park, connecting to other Greenway segments that will ultimately provide a pedestrian pathway to, under, and beyond the 401 Bypass to the south.

The Bicycle Plan identifies S. Main Street to include bicycle lanes within the vehicle travel lanes; this property has just 200' of Main Street road frontage; generally, piecemeal striping of Bicycle lanes is not permitted by the NCDOT.

Traffic

The consulting firm, Stantec, performed the Traffic Impact Analysis (TIA) for this project on behalf of the Town; the study analyzed the development of 240 multifamily dwelling units and 20,000 square feet of 'retail' uses. The Draft Final Report, dated October 25, 2024, is included as Attachment 7 to this memo. Traffic conditions during weekday AM and PM peak hours were examined in four (4) scenarios: 2024 Existing Traffic Conditions, 2028 No-build Traffic Conditions, 2028 Build and 2028 Build-Improved Traffic Conditions.

Capacity analysis for the AM and PM peak hours in each scenario was performed for the following existing intersections:

- US 401 Business (South Main Street) at SR 2052 (Rogers Road)/Redford Place Drive
- US 401 Business (South Main Street) at Old Rogers Road/School Street
- US 401 Business (South Main Street) at Perry Street
- US 401 Business (South Main Street) at SR 1003 (Young Street)
- SR 1003 (Young Street) at Perry Street

Additionally, future (i.e., 2028) scenarios include the planned Young Street Connector and the following future intersections:

- Redford Place Drive at Parker Ridge Driveways
- SR 1003 (Young Street) at Young Street Connector
- Young Street Connector at Proposed Collector Street

The results of the capacity analysis at these intersections, are summarized in Tables ES-1:

Table ES-1: Level of Service Summary Table

Level of Service (Delay, sec/veh)	2024 Existing		2028 No-Build		2028 Build		2028 Build Improved	
	AM	PM	AM	PM	AM	PM	AM	PM
South Main Street at Rogers Road/Redford Place Drive	C (26.0)	C (24.6)	E (78.0)	D (38.9)	F (82.1)	D (44.7)	D (48.3)	D (45.1)
South Main Street at Old Rogers Road/School Street	E (49.5)	F (52.2)	F (##)	F (180.3)	F (##)	F (282.0)	F (77.5)	F (94.6)
South Main Street at Perry Street	B (13.8)	B (14.1)	F (78.0)	E (35.7)	F (##)	F (80.4)	F (153)	F (139.5)
South Main Street at Young Street	C (31.2)	C (27.0)	E (67.8)	D (41.7)	E (68.3)	D (43.0)	D (52.4)	D (43.1)
Young Street at Perry Street	C (16.9)	C (15.1)	C (21.6)	C (18.3)	D (28.3)	C (23.0)	D (28.1)	C (23.0)
Redford Place Drive at Parker Ridge Driveway			A (4.3)	A (4.7)	A (4.4)	A (5.0)	A (4.4)	A (5.0)
Young Street at Young Street Connector			C (18.5)	C (17.0)	C (23.4)	C (23.5)	C (23.7)	C (23.5)
Young Street Connector at Proposed Collector Street					A (9.5)	B (10.1)	A (9.5)	B (10.1)

	Signalized Intersection
	Stop Controlled Intersection
##	Delay Exceeds 300 Seconds

Recommendations

Based on the findings of this study, specific improvements have been identified and some should be completed as part of the proposed development. These recommendations are illustrated in Figure ES-1.

- **South Main Street & Rogers Road/Redford Place Drive**
 - Construct a westbound right-turn lane with 225' of full-width storage + appropriate taper.
 - The above recommendation will require the modification of the traffic signal at the intersection.
- **South Main Street & Old Rogers Road/School Street**
 - No improvements are recommended at this intersection.
- **South Main Street & Perry Street**
 - Construct an eastbound right-turn lane with 75' of full-width storage + appropriate taper.
 - Construct a northbound left-turn lane with 100' of full-width storage + appropriate taper.

- **South Main Street & Young Street**
 - No improvements are recommended at this intersection.
- **Young Street & Perry Street**
 - No improvements are recommended at this intersection.
- **Redford Place Drive at Parker Ridge Driveways**
 - No improvements are recommended at this intersection.
- **Young Street at Young Street Connector**
 - No improvements are recommended at this intersection.
- **Young Street Connector at Proposed Collector Street**
 - The Proposed Collector Street will be constructed between Perry Street and the Young Street Connector.
 - Construct the Proposed Collector Street with one lane in each direction.
 - Install a stop sign on the southbound approach of the Proposed Collector Street at the Young Street Connector Intersection.

Stantec representative will be present to discuss the traffic generation analysis of this project in more detail.

Development Review

The Technical Review Committee (TRC) reviewed five (5) versions of the Rezoning application, with all comments pertinent to considering the proposed Zoning District and the general development plan being resolved. Town Planning Staff and Town Attorney reviewed several further iterations of the Proposed Conditions of Approval leading to the set of Conditions contained with this Memo and the proposed Rezoning Ordinance.

NOTE: The project Concept Site Plan as part of the proposed Conditions of Approval has not been reviewed as a Site Development Plan (a construction document) for compliance with all applicable LDO site development regulations; it is a general conceptual plan and not an engineered and dimensioned layout. It was reviewed for compliance with major Town Policy elements relative to the Comprehensive Plan, Community Transportation Plan, and Greenway/Bicycle Plans. It was reviewed against the Land Development Ordinance (LDO) for major spatial aspects such as Bufferyards, and for identifying potential conflicts related to the proposed voluntary conditions. Should the Rezoning request be approved by the Town Board of Commissioners, the next development step is a Site Development Plan, where it will received complete and full review for compliance by the entire Technical Review Committee of the Town.

Planning Board Recommendation

The Planning Board met on July 22, 2024, to review and provide a recommendation on the Rezoning application. Following presentations by Staff and the Applicant, Board members asked about ingress and egress for the developments, traffic on Perry and School Street, fencing along School Street, and the plan for repurposing the Stone House located on this property.

The Planning Board made a recommendation for approval (to the Town Board of Commissioners) with a 4-1 vote (4 ayes / 1 nays / 2 absent.)

Staff Analysis / Recommendation

The Application seeks to establish the second Town Center (TC) District in the Town, the first being the TC District established at the inception of the Cobblestone multi-use project, including Main Street Park.

- The Non-Residential component is conditioned to be a **minimum of 10,000/maximum of 20,000 square feet**, with a minimum of 3,000 SF of non-residential uses within each of the mixed-use and stand-alone non-residential buildings.
- The Residential component entails a maximum of **240** multifamily dwelling units at a **density of 18.25** (multifamily residential units) per gross site acre.

The Land Development Ordinance (LDO) was adopted in 2021, four (4) years after the Comprehensive Plan and Future Land Use categories were adopted. In 2024, the Board of Commissioners began a review and revision process to the entirety of the Comprehensive Plan, including examining the appropriate residential density policies across the Town. At this time however, Rezoning must be compared to the 2017 policy direction of the Town Board.

LDO Section 3.4 for the TC District permits up to 20 units per acre for a 'single-use residential building' and has no density standard for 'upper story residential multifamily units' in a mixed-use building. While the 18.25 density is greater than envisioned for the HDR future land use category (which is 6-12 units per acre), that category does envision a variety of housing types – single-family detached, single-family attached (townhomes), and multifamily – and this application represents vertically aligned multifamily, some of which is in mixed-use buildings having upper-story units over ground floor (retail). The inherent nature of vertical multifamily directly relates to higher per-acre unit counts (i.e., density).

For comparative purposes, the Cobblestone development multifamily residential density is 16.2 (176 units over 10.84 acres), and provides 49,830 SF of non-residential space (thus from 2.5 to 4 times the amount of non-residential space proposed here, including 2 of the 7 buildings being exclusively non-residential).

The by-right residential development potential of the property under RL zoning is 20,000 SF minimum single-family detached lots. Theoretically, 13.15 acres divided by 20,000 SF lots yields 28 home lots. The reality is that major spatial requirements like minimum open space (10% for RL, or 1.3 acres), the Collector road right-of-way area (approx.. 1.5 acre), stormwater management (~1 acre), and unknown amounts of 50' wide right-of-way for local streets to achieve lot frontage for every lot, the practical yield is estimated to be more like 18 - 20 lots.

The Conditions of Approval make several voluntary commitments to development aspects up front, such as no vehicular connection to School Street, non-residential hours of operation limits, location of non-residential uses on the site to be known, an opaque 8' fence adjacent to existing single-family homes, greater-than-minimum landscaping plantings, several financial donations, up-stream/off-site stormwater improvements, and considerations for removal and re-use by others of the existing stone building on site. By-right development would yield no such conditions.

Staff finds the proposed Rezoning request REZ-23-05 is consistent with the Comprehensive Plan future land use category of High-Density Residential, as the project is a mixed-use development composed primarily of multifamily and upper-story residential dwelling units. The density thresholds in the Comprehensive Plan pre-date the Board of Commissioners adopting the Land Development Ordinance and its Mixed Use Districts which permit residential densities greater than the (Comprehensive Plan). The project

meets many of the goals of the Comprehensive Plan and the Main Street Vision, when compared to what the Existing Zoning (RL) would yield in single-family detached lots. The Rezoning provides a highly-certain development scheme versus uncertain by-right potentials.

Policy Plan Consistency

The Application's rezoning request is generally consistent with the Town of Rolesville's Comprehensive Plan and Main Street Vision Plan for the following reasons:

- The proposed mix of higher-density residential product type with a commercial element fits the High-Density Residential land use description.
- The permitted density under the TC District (20 dwelling units for residential-only buildings / unlimited for mixed-use buildings) exceeds the recommended density of the High-Density Residential FLU category (6-12 dwelling units).
- The proposed density (18.25 units per acre of vertical multifamily) complies with the TC District maximums but exceeds the High-Density Residential FLU category prescription.
- The proposed vehicular circulation network will establish Collector connections as the Town's Community Transportation Plan recommends.
- The proposed Greenway will establish pedestrian connections as Rolesville's Greenway Plan recommends.
- Multifamily housing fulfills Main Street Vision Goal #2: Promote Diverse Housing Stock for Multiple Age Groups and Income Levels.
- The mixed-use project works to fulfill Main Street Vision Goal #4, to Reestablish a Town Center.

Plan Consistency and Reasonableness Statement

As noted above under the Comprehensive Plan section of this report and the Staff analysis, the rezoning request for the subject parcels is consistent with Rolesville's vision in Policy documents and the Board of Commissioners' legislative decisions over the past several years. Rezoning application REZ-23-05 is thus consistent, and is therefore reasonable.

Proposed Motion

1. Motion to (approve or deny) rezoning REZ-23-05 – 0 South Main, PIN 1759909525, 201 South Main, PIN 1758998909, 200 School, PIN 1758998560.
2. (Following Approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for REZ-23-05.
3. Motion to (approve or deny) the Voluntary Annexation Petition ANX-23-04 received under GS 160A-31 for 200 School, PIN 1758998560.

Or

4. Motion to continue the Legislative Hearing and/or further consideration for REZ-23-05 and ANX-23-04 to a future date-certain Town Board of Commissioners' meeting.

Attachments

1	Vicinity Map
2	Zoning Map
3	Future Land Use Map
4	Rezoning Application with Attachments
5	Applicant Statement of Justification
6	Applicant Neighborhood Meeting Packages (02.19.2024 & 04.15.2024)
7	Traffic Impact Analysis dated 10-25-2024
8	Rezoning Proposed Conditions of Approval (10-24-2024) + Exhibits
9	Rezoning Ordinance 2024-O-18 + Attachment Exhibits
10	Voluntary Annexation Petition submittal
11	Voluntary Annexation Petition Ordinance 2024-O-14 + Exhibits + Certificate of Sufficiency

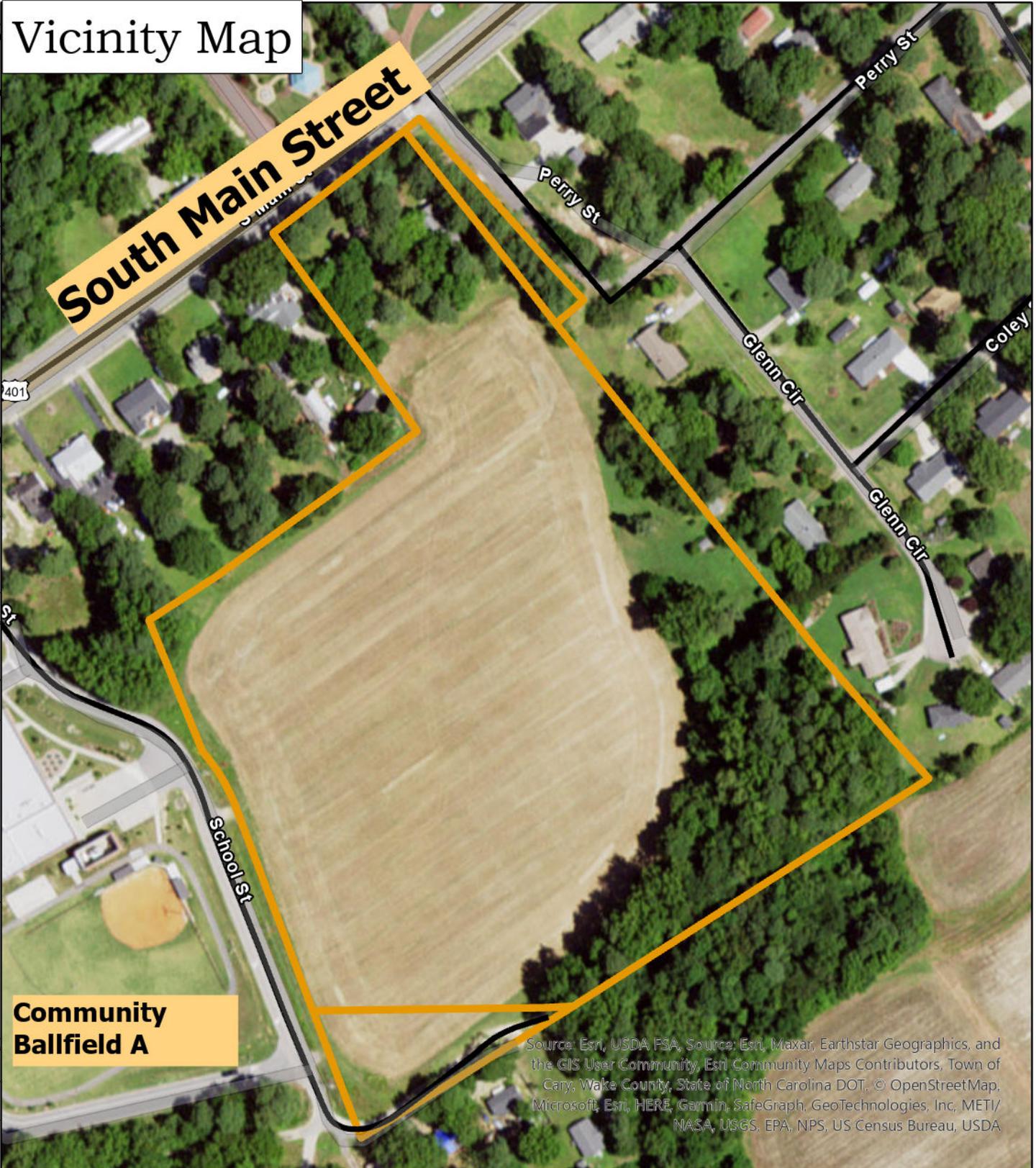
ATTACHMENT 1 - VICINITY MAP



Case: ANX-23-04 REZ-23-05
Address: 0 S. Main Street, 201 S. Main Street, 200 School Street
PIN 1758998560; 1758998909; 1759909525

Vicinity Map

Path: C:\Users\SRaby\State of North Carolina\Town of Rolesville\Documents\Development Projects\Annexations\2023-4\ANX_23-04-200 School 1758998560 GIS\ANX-23-04 REZ-23-05\Scarboro Apartment_Maps.aprx Date Saved: 7/12/2023 1:50 PM



Community Ballfield A

Source: Esri, USDA FSA, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA



ATTACHMENT 2 - EXISTING ZONING MAP



Case: ANX-23-04 REZ-23-05
Address: 0 S. Main Street, 201 S. Main Street, 200 School Street
PIN 1758998560; 1758998909; 1759909525

Path: C:\Users\SRaby\State of North Carolina\Town of Rolesville\Development Projects\Annexations\2023-4\ANX_23-04-200_School_1758998560_GIS\ANX-23-04-REZ-23-05_Searboro_Apartment_Maps.aprx Date Saved: 7/12/2023 1:40 PM

Zoning Map

Currently Zoned Residential Low (RL)- Requesting to change to Town Center (TC)

Legend

Rolesville_Zoning_2

Zoning Classification

- RL
- RM
- RM-CZ
- RH
- RH-CZ
- R&PUD
- R&PUD-CZ
- MH
- OP
- OP-CZ
- GC
- GC-CZ
- TC
- GI
- GI-CZ

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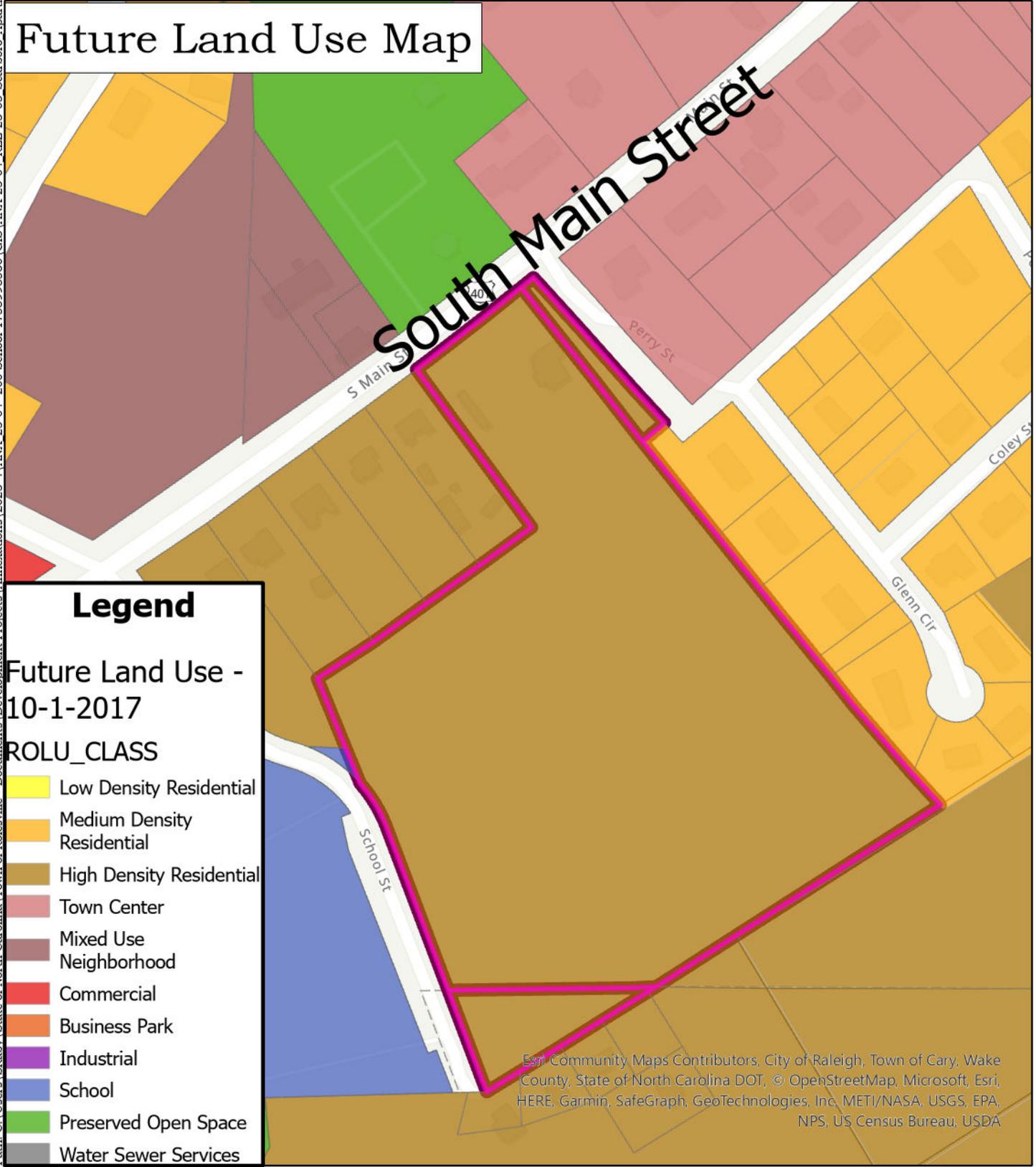
ATTACHMENT 3 - FUTURE LAND USE MAP



Case: ANX-23-04 REZ-23-05
Address: 0 S. Main Street, 201 S. Main Street, 200 School Street
PIN 1758998560; 1758998909; 1759909525

Future Land Use Map

Path: C:\Users\SRaby\State of North Carolina\Town of Rolesville\Development Projects\Annexations\2023-4\ANX_23-04-200 School 1758998560\GIS\ANX-23-04-REZ-23-05-Scarboro-Apartment_Maps.aprx



Legend

Future Land Use - 10-1-2017

ROLU_CLASS

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Town Center
- Mixed Use Neighborhood
- Commercial
- Business Park
- Industrial
- School
- Preserved Open Space
- Water Sewer Services

Esri Community Maps Contributors, City of Raleigh, Town of Cary, Wake County, State of North Carolina DOT, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA





Map Amendment Application

Contact Information

Property Owner Comm Dev LLC

Address 1340 Clifton Pond Rd City/State/Zip Louisburg, NC 27549

Phone (919) 495-0840 Email _____

Developer KDM Development Corp.

Contact Name Peter Crossett

Address 1080 Pittsford Victor Rd #202 City/State/Zip Pittsford, NY 14534

Phone 315-882-8440 Email peterc@kdmdevelopment.com

Property Information

Address 0 Main St; 201 S. Main St; and 200 School St.

Wake County PIN(s) 1759-90-9525; 1758-99-8909; 1758-99-8560

Current Zoning District RL Requested Zoning District TC

Total Acreage 13.15

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 [Handwritten Signature] Date 6/1/2023

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Matthew Alan Shuey personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 1st day of June 2023.

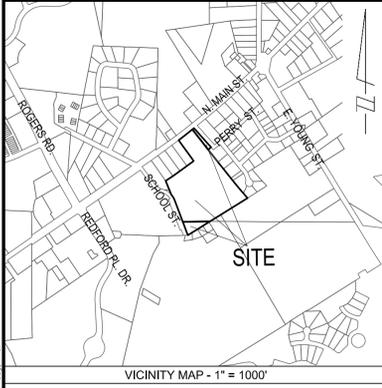
My commission expires 8/23/2025.

Signature Shannon Howell Seal

SHANNON HOWELL
 NOTARY PUBLIC
 Wake County
 North Carolina
 My Commission Expires 8/23/2025

AREA TO BE REZONED

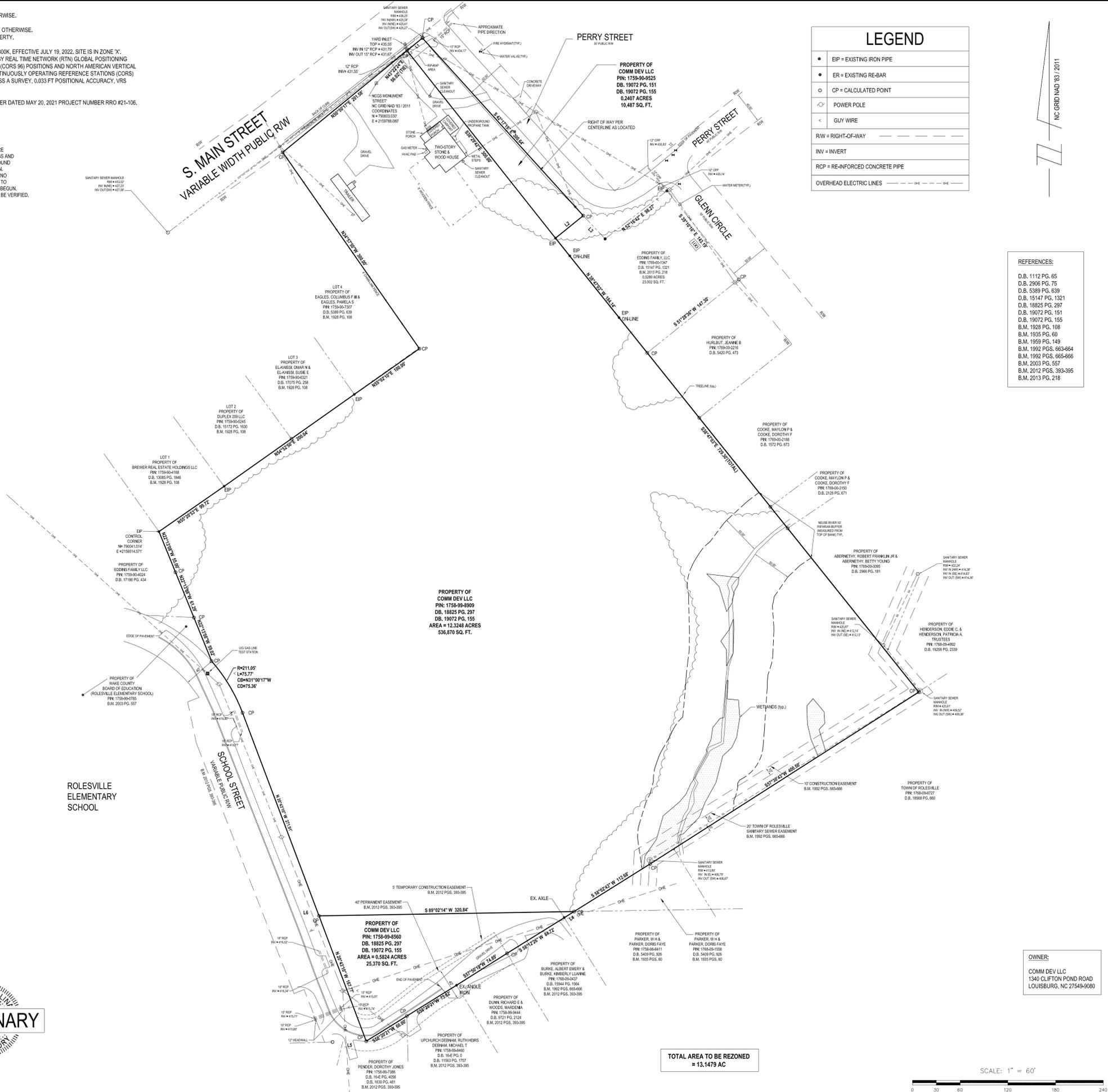
COMMENCING FROM N.C.G.S. MONUMENT "STREET", SAID MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N=790603.030 FEET AND E=2159788.080 FEET; THENCE N 43°22'24" E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF SOUTH MAIN STREET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF PERRY STREET; THENCE S 42°17'19" E A DISTANCE OF 300.64 FEET TO A POINT, SAID POINT ALSO BEING ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY EDDINS FAMILY, LLC AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY S 51°06'44" W A DISTANCE OF 44.89 FEET TO AN EXISTING IRON PIPE; THENCE S 38°47'03" E A DISTANCE OF 729.30 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY THE DAVID T. AND BETTY M. MERRITT REVOCABLE LIVING TRUST AS RECORDED IN DEED BOOK 9470, PAGE 1562, WAKE COUNTY REGISTRY AND ALSO BEING ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF ROLESVILLE AS RECORDED IN DEED BOOK 018568, PAGE 660, WAKE COUNTY REGISTRY; THENCE ALONG SAID NORTHERN LINE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHWESTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY W. H. PARKER AND DORIS FAYE PARKER AS SHOWN IN BOOK OF MAPS 1935, PAGE 60, WAKE COUNTY REGISTRY, AND ALSO BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY ALBER EMERY BURKE AND KIMBERLY LUANNE BURKE AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY RICHARD E. DUNN AND MARDENIA WOODS AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY MICHAEL T. AND RUTH UPCHURCH DEBNAM HEIRS AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 133.62 FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG SAID RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 167.77 FEET TO A POINT; THENCE N 20°43'10" W A DISTANCE OF 271.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF N 31°00'17" W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY WAKE COUNTY BOARD OF EDUCATION AS SHOWN IN BOOK OF MAPS 2003, PAGE 557, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY N 22°13'08" W A DISTANCE OF 175.31 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 55°20'53" E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE; THENCE N 54°52'50" E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE; THENCE N 55°02'10" E A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LOT 4 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 34°57'50" W A DISTANCE OF 300.00 FEET TO A POINT IN SAID SOUTHERN RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 201.58 FEET TO THE POINT OF BEGINNING CONTAINING 13.1479 ACRES AND BEING PARCELS OWNED BY COMM DEV LLC HEIRS AS SHOWN ON SURVEY ENTITLED "REZONING PLAT FOR COMM DEV LLC" BY BASS, NIXON & KENNEY, INC DATED AUGUST 14, 2024.



- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 372017500K, EFFECTIVE JULY 19, 2022. SITE IS IN ZONE "X".
 7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.
 8. WETLANDS DELINEATED BY SAME APRIL, 2021.
 9. STREAM BUFFER ON PROPERTY PER DETERMINATION LETTER DATED MAY 20, 2021 PROJECT NUMBER RRO #21-106.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°50'17" E	25.00'
L2	S 51°08'44" W	44.89'
L3	S 43°21'26" E	40.01'
L4	S 58°02'43" W	14.50'
L5	S 88°32'59" W	42.37'
L6	N 89°02'14" E	42.50'



LEGEND

- EIP = EXISTING IRON PIPE
- ER = EXISTING RE-BAR
- CP = CALCULATED POINT
- ⊕ POWER POLE
- < GUY WIRE
- RW = RIGHT-OF-WAY
- INV = INVERT
- RCP = RE-INFORCED CONCRETE PIPE
- OVERHEAD ELECTRIC LINES

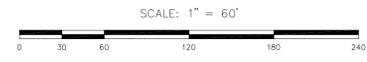
- REFERENCES:
- D.B. 1112 PG. 65
 - D.B. 2906 PG. 75
 - D.B. 5389 PG. 639
 - D.B. 15147 PG. 1321
 - D.B. 18825 PG. 297
 - D.B. 19072 PG. 151
 - D.B. 19072 PG. 155
 - B.M. 1928 PG. 108
 - B.M. 1935 PG. 60
 - B.M. 1959 PG. 149
 - B.M. 1992 PGS. 663-664
 - B.M. 1992 PGS. 665-666
 - B.M. 2003 PG. 557
 - B.M. 2012 PGS. 393-395
 - B.M. 2013 PG. 218

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS _____ DAY OF _____, 2024.
SEAL
PROFESSIONAL LAND SURVEYOR



TOTAL AREA TO BE REZONED
= 13.1479 AC



BANK

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6510 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
TELEPHONE: 919.995.7442 or (603)954-1679
FAX: 919.995.7443
CERTIFICATION NUMBERS: NCELS (C-0110), NCELA (C-0267)

NO.	DATE	DESCRIPTION	BY

202373

8-14-2024

CWC

DRAWN BY

DATE

SCALE: 1" = 60'

CHK BY: DG

REZONING PLAT FOR COMM DEV LLC

NORTH CAROLINA

SHEET 1 OF 1

TOWN OF ROLESVILLE WAKE COUNTY

Attachment 5 - Applicant Statement of Justification

REZ-23-05: Scarborough Apartments **Justification Statement**

1. Is the application consistent with the Comprehensive Plan / other applicable adopted town plans?

Response. The Town's Future Land Use Map designates these four properties as High Density Residential. The Comprehensive Plan defines this designation as "[m]ixed use neighborhood of single-family, duplex, condominium, townhouse or multifamily residential." The proposed rezoning to the Town Center District would permit both the Duplex and Multiple Family residential uses up to twenty (20) units per acre. While the High Density Residential designation recommends residential density only up to twelve (12) units per acre, the Developer has conditioned residential density down to 240 total units (18.25 units per acre). The Town's Greenway Plan shows a proposed greenway running from S. Main Street, through the site and ultimately connecting to E. Young Street. The proposed sketch plan (the "Project") incorporates the Greenway plan into the site, with a ten foot (10') wide multiuse path along the future right-of-way. The Project's greenway design incorporates the greenway into the new right-of-way, which helps activate the proposed mixed-use buildings and allows for efficient pedestrian travel. The Town's Transportation Plan shows a proposed street running perpendicular to S. Main Street, which will eventually create a new street block between S. Main Street and E. Young Street. The Project incorporates the new street into its design. This Project, along with the Parker Ridge development and the Town's Community Campus, will complete the new block and enhance vehicular and pedestrian connectivity.

2. Is it in conflict with any provision of the LDO or the Town Code of Ordinances?

Response. The Project intends to comply with all parts of the LDO and Town Code of Ordinances.

3. Does the application correct any errors in the existing zoning present at the time it was adopted?

Response. The application does not correct any errors in the existing zoning.

4. Does it allow uses that are compatible with existing and allowed uses on surrounding land?

Response. The proposed rezoning allows for ground-floor commercial uses along S. Main Street and that portion of the new right-of-way north of the stream buffer. The permitted commercial uses within this portion of the Property are compatible with existing commercial uses along this portion of S. Main Street between E. Young Street and Redford Place Drive. This assemblage of properties is also across S. Main Street from property currently zoned Town Center. The proposed rezoning to TC-CZ would permit similar and complimentary uses to those across S. Main Street. The balance of the Property would permit a variety of housing types with residential density up to 18.25 units an acre. The Project intends to develop this area with multifamily housing.

5. Would it ensure efficient development within the town, including the capacity and safety of the street network, public facilities, and other similar considerations?

Response. The proposed rezoning and development would ensure efficient development among adjacent properties. Parker Ridge is a proposed residential development south of the Property, and it shows a street connection to the west. That street connection leads to land owned by the Town of Rolesville, and is planned for the Town's Community Campus. The Community Campus project shows a street stub to the Scarborough Apartments. All three projects play an important role in establishing a new street block between S. Main Street and E. Young Street. These street

improvements should reduce congestion on the main streets and enhance connectivity among different properties. These three projects also facilitate the build-out of the greenway system in this area of Rolesville. Development of Scarboro Apartments, along with the two aforementioned projects, will have a synergistic effect on the Town's street infrastructure.

6. Would it result in a logical and orderly development pattern?

Response. As mentioned, the proposed rezoning and development facilitate the overall transformation of the street grid in this section of Rolesville. The rezoning permits commercial uses only along the S. Main Street right-of-way, where existing business are located. The proposed rezoning would increase residential density near center of Rolesville, and complete the recommended transportation improvements.

7. Would it result in adverse impacts on water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment?

Response. A Harris Creek tributary runs across the southeast corner of the Property. However, the Project leaves this area largely undisturbed, save for a stormwater pond and street crossing as required by the Transportation Plan. The stormwater device shown on the sketch plan would be designed to capture all stormwater that falls on the Property, and treat it before releasing into the tributary stream. The balance of that area will remain undeveloped. By preserving this portion of the site for stormwater drainage and undisturbed open space, the Project would not create adverse impacts to the environmentally sensitive areas. The uses contemplated in the zoning conditions should not create adverse noise impacts to surrounding properties.

8. Does the conditional rezoning addresses the impacts reasonably expected to be generated by the development or use of the site, can reasonably be implemented and enforced for the subject property, and if it will mitigate specific issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district.

Response. The zoning conditions limit the types of commercial uses permitted and where those commercial uses can be located. By limiting commercial uses to that area closest to S. Main Street, there should be no adverse impacts to neighbors due to incompatible uses. The proposed rezoning would increase connectivity to adjacent properties, thereby mitigating additional traffic impacts from these new residential and commercial uses.

Attachment 6 - Applicant's Neighborhood Meeting Packet

REZONING OF PROPERTY CONSISTING OF +/- 13.15 ACRES, LOCATED SOUTHWEST OF THE S. MAIN STREET AND PERRY STREET INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON FEBRUARY 19, 2024

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, February 19, 2024 at 6:00 p.m. The property considered for this potential rezoning totals approximately 13.15 acres, and is located southwest of the S. Main Street and Perry Street intersection, in the Town of Rolesville, having Wake County Parcel Identification Numbers 1758-99-8909, 1758-99-8560, and 1759-90-9525. This meeting was held at the Rolesville Community Center, located at 502 Southtown Circle, Rolesville, NC 27571. All owners of property within 500 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 Owner
From: Worth Mills
Date: February 1, 2024
Re: Neighborhood Meeting for Rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (REZ-23-05 / Scarboro Apartments)

You are invited to attend an informational meeting to discuss the proposed rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (with Property Identification Numbers (PINs) 1759-90-9525, 1758-99-8560, and 1758-99-8909). The meeting will be held on **Monday, February 19, 2024, from 6:00 PM until 7:00 PM**, at the following location:

**Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571**

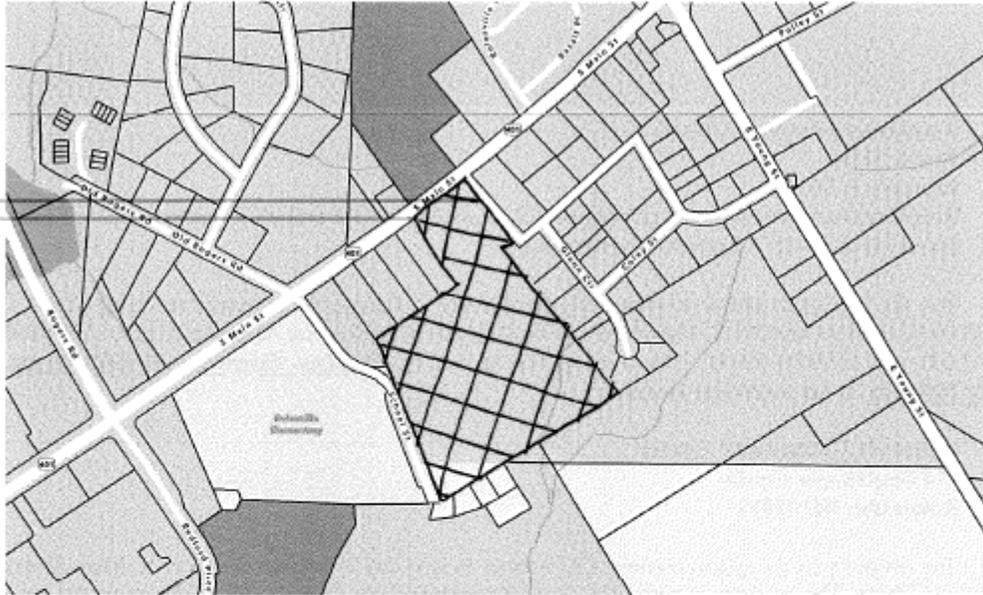
The property totals approximately 13.15 acres in size and is located south of S. Main Street and east of School Street. The property is currently zoned Residential Low Density (RL). The proposed zoning is Town Center, Conditional Zoning (TC-CZ). The purpose of the rezoning is to facilitate a multifamily and commercial development.

The Town of Rolesville requires a neighborhood meeting involving the owners and tenants of property within 500 feet of the property prior to the rezoning being heard by the Planning Board. After the meeting, we will prepare a report for the Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. I can be reached at 919-645-4313 and wmills@longleaflp.com. Also, for more information about the rezoning, you may visit <https://www.rolesvillenc.gov/project/scarboro-apartments> 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 Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT B – NOTICE LIST

WHITAKER, BARRY W WHITAKER, BETTY P
PO BOX 1
ROLESVILLE NC 27571-0001

POWERS, MARK R POWERS, MARY K
120 S MAIN ST
ROLESVILLE NC 27571-9657

ABERNETHY, ROBERT FRANKLIN JR ABERNETHY,
BETTY YOUNG
108 GLENN CIR
ROLESVILLE NC 27571-9408

PULLEY, SPENCER HEIRS
C/O CLAIRE P SCARBORO
9412 LOUISBURG RD
WAKE FOREST NC 27587-6330

WILLOUGHBY, DAPHNE B
PO BOX 763
ROLESVILLE NC 27571-0763

BURKE, ALBERT EMERY BURKE, KIMBERLY
LUANNE
1632 OAK GROVE CHURCH RD
WAKE FOREST NC 27587-7103

BURKE, ALBERT EMERY BURKE, KIMBERLY
LUANNE
1632 OAK GROVE CHURCH RD
WAKE FOREST NC 27587-7103

MOORE, MICHAEL EDWARD
204 BROWN CIR
ROLESVILLE NC 27571-9611

COOKE, WILLIS NANCY V
115 S MAIN ST
ROLESVILLE NC 27571-9658

ROLESVILLE TOWN OF
PO BOX 250
ROLESVILLE NC 27571-0250

WELLS, ANGELA S
113 S MAIN ST
ROLESVILLE NC 27571-9658

WIGGINS, BERTIE W
PO BOX 70
ROLESVILLE NC 27571-0070

BREWER REAL ESTATE HOLDINGS LLC
1100 SILVER OAKS CT
RALEIGH NC 27614-9359

WOODBY, THERESA M
100 COLEY ST
ROLESVILLE NC 27571-9410

HURLBUT, JEANNE B
102 GLENN CIR
ROLESVILLE NC 27571-9408

PEARCE, LYNDA S
207 PERRY ST
ROLESVILLE NC 27571-9403

DUPLEX 209 LLC
PO BOX 1811
WAKE FOREST NC 27588-1811

ROLESVILLE, TOWN OF THE
PO BOX 250
ROLESVILLE NC 27571-0250

EAGLES, COLUMBUS F III EAGLES, PAMELA S
205 S MAIN ST
ROLESVILLE NC 27571-9660

AUTERI, DONALD W
122 S MAIN ST
ROLESVILLE NC 27571-9657

COOKE, MAYLON P COOKE, DOROTHY F
PO BOX 12
ROLESVILLE NC 27571-0012

WHITAKER, BARRY WAYNE WHITAKER, BETTY P
PO BOX 1
ROLESVILLE NC 27571-0001

DUNN, RICHARD E WOODS, MARDENIA
204 SCHOOL ST
ROLESVILLE NC 27571-9418

WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

WIGGINS, BERTIE WALL
PO BOX 70
ROLESVILLE NC 27571-0070

EDDINS FAMILY LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

HENDERSON, EDDIE C HENDERSON, PATRICIA A
112 GLENN CIR
ROLESVILLE NC 27571-9408

BRAGDON, JESSE DAVID BRAGDON, JENNIFER
KAY
111 GLENN CIR
ROLESVILLE NC 27571-9409

SUGGS, STEPHANIE SUGGS, ROBERT
1906 BENHURST PL
MAITLAND FL 32751-4214

SUGGS, STEPHANIE SUGGS, ROBERT
1906 BENHURST PL
MAITLAND FL 32751-4214

EL-KAISSI, OMAR N EL-KAISSI, SUSIE E
207 S MAIN ST
ROLESVILLE NC 27571-9660

DURAN-LEMUS, HUGO ALBERTO
202 BROWN CIR
ROLESVILLE NC 27571-9611

EDDINS FAMILY, LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

EDDINS FAMILY, LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

PENDER, DOROTHY JONES
2108 US 1 HWY
FRANKLINTON NC 27525-8710

NC FOR THE FUTURE LLC
248 CHARACTER DR
ROLESVILLE NC 27571-9384

PARKER, W H PARKER, DORIS FAYE
HAROLD PARKER
149 STONEBRIDGE DR
NEW LONDON NC 28127-9115

ROLESVILLE, LLC
11016 RUSHMORE DR STE 160
CHARLOTTE NC 28277-4450

COOKE, DOROTHY F
104 GLENN CIR
ROLESVILLE NC 27571-9408

EDDINS FAMILY LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

BELL, MORGAN V MENDIZABAL, JUAN MANUEL
TAPIA
102 COLEY ST
ROLESVILLE NC 27571-9410

LAMM, JAMES R LAMM, LOUISE S
101 COLEY ST
ROLESVILLE NC 27571-9411

IBRAHIM & ASSOCIATES LLC
6616 PRESCOTT SHORE DR
WAKE FOREST NC 27587-8564

DEBNAM, MICHAEL T
240 WOODROW AVE
BRIDGEPORT CT 06606-3938

YOUNG, PATSY V YOUNG, BOBBY W
504 E YOUNG ST
ROLESVILLE NC 27571-9433

YOUNG, PATSY V YOUNG, HARRIET D
506 E YOUNG ST
ROLESVILLE NC 27571-9433

MCLEMORE, VIRGINIA S
PO BOX 111
ROLESVILLE NC 27571-0111

KEITH, BETTY C KEITH, RALPH BRIAN
PO BOX 62
ROLESVILLE NC 27571-0062

COMM DEV LLC
1340 CLIFTON POND RD
LOUISBURG NC 27549-9080

COMM DEV LLC
1340 CLIFTON POND RD
LOUISBURG NC 27549-9080

TOWN OF ROLESVILLE
PO BOX 250
ROLESVILLE NC 27571-0250

TOWN OF ROLESVILLE
PO BOX 250
ROLESVILLE NC 27571-0250

WIGGINS, BERTIE W
PO BOX 70
ROLESVILLE NC 27571-0070

EDDINS FAMILY, LLC
6105 HOPE FARM LN
WAKE FOREST NC 27587-8426

PARKER, W H PARKER, DORIS FAYE
HAROLD PARKER
149 STONEBRIDGE DR
NEW LONDON NC 28127-9115

GALLAGHER, MICHAEL
109 GLENN CIR
ROLESVILLE NC 27571-9409

COBBLESTONE CROSSING SPE LLC
8480 HONEYCUTT RD STE 200
RALEIGH NC 27615-2261

BARNES, GARY THOMAS BARNES, LINDA Y
PO BOX 241
ROLESVILLE NC 27571-0241

EXHIBIT C – ITEMS DISCUSSED

Applicant Presentation Topics

1. The current state of the property
2. The current zoning
3. Nearby development plans, such as the Rolesville Town Center and Parker Ridge subdivision
4. The Rolesville Future Land Use Map, which designates the Property as “High Density Residential”
5. The Rolesville Transportation Plan, which calls for a rerouting of Perry Street through the Property
6. The Rolesville Greenway Plan, which calls for a new greenway path along the new Perry Street rerouting
7. The Main Street Vision Plan, which designates the Property within the “Village Core”
8. The latest Scarboro Apartments concept plan
9. The latest Scarboro Apartments zoning conditions
10. The pending Traffic Impact Analysis and the studied intersections

Neighbor Comments and Questions

1. Neighbors are concerned about the potential traffic through their single-family neighborhood caused by the Scarboro Apartments
2. Neighbors requested additional buffering and screening from their homes to the proposed greenway trail
3. Neighbors questioned whether the proposed mixed-use buildings along the new Perry Street would have balconies, and requested that they be prohibited on the eastern-facing facades
 - a. Response: The Applicant will evaluate a condition prohibiting balconies on those eastern-facing upper-story units.
4. Neighbors requested that the new Perry Street be shifted farther west and away from their single-family homes
 - a. Response: Shifting the new Perry Street farther west and into the site creates too many site constraints and makes it infeasible to build and park the proposed apartments. We will look to increase the buffering and screening of the new Perry Street from the single-family homes along Glenn Circle.
5. Neighbors requested that maximum building heights be lowered to three (3) stories
6. Neighbors asked what types of buffers are required for mixed-use buildings along the new Perry Street
 - a. Response: The TC district has setback range of 0’ to 20’ along streets. But where no buildings are proposed, the Applicant would provide a 30’-wide street buffer along both S. Main Street and the new Perry Street.
7. Neighbors are concerned about the Town’s adopted policies’ (i.e., the Future Land Use Map, Transportation Plan and Main Street Vision Plan) impacts to the single-family homes along S. Main Street. Neighbors feel that they are being pushed out for higher-density residential and commercial developments
8. Neighbors worry that the new Perry Street will not lead to better street connectivity because the Town Center will not be built in a timely manner

9. Neighbors asked us to confirm that the Parker Ridge subdivision is required to make a street connection to Young Street. The Applicant is researching and will follow up with meeting attendees.
 - a. Response. We could not confirm during the meeting that the Parker Ridge rezoning included a condition that required it construct a street to Young Street, but after the meeting we have confirmed that Parker Ridge is required to make the street connection.
10. Neighbors requested additional buffering to the homes east of Perry Street
 - a. Response. We will evaluate ways to buffer those homes along Glenn Circle to the new Perry Street.
11. Neighbors requested that the Applicant incorporate the existing single-family home into the development.
 - a. Response. The Applicant explained that the single-family home is in poor shape and not well-suited for commercial uses. The Applicant did note that one of the zoning conditions would require the Applicant to document the home through pictures and scaled drawings, and allows for the relocation of the home by a third party
12. Neighbors requested that tall evergreen shrubs be planted along the exterior of parking areas to reduce light pollution into neighboring lots
13. Neighbors requested that the proposed stormwater pond include amenities and a fountain
14. Neighbors questioned the LDO-required buffering schedule from the development to the adjacent single-family homes
 - a. Response. We are evaluating ways to screen those homes from the new Perry Street.
15. Neighbors requested that we revise the look of future meeting notices so that it's clear the notice is for a rezoning meeting
 - a. Response. We agreed to revise the notices to make more clear that it is for a rezoning neighborhood meeting.
16. Neighbors along Glenn Circle are concerned about the erosion of a drainage ditch that runs along the boundaries of 106 and 108 Glenn Circle, and how this development may exacerbate the rate of erosion

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Peter Crossett (KDM Development Corp)
3. Shane Saucier (KDM Development Corp)
4. Courtney McQueen (Qunity)
5. Matthew Shuey (Property Owner)
6. Barbara Shuey (Property Owner)
7. Mona Nims
8. Linda Barnes
9. Cathy McKee
10. Stan Cooke
11. Angela Daniel
12. Lynda Pearce
13. Dorothy Pender
14. Penny Sykes
15. Jennifer Bragdon
16. Bobbi Mitchell
17. Anna Blackmer
18. Pam Eagles
19. Betty Abernethy
20. Vann Abernethy
21. Bob Abernathy
22. Margaret Watkins

Scarboro Apartments

REZ-23-05

Neighborhood Meeting
Rolesville Community Center
February 19, 2024

Meet the Team

- Property Owner
 - Comm Dev LLC
 - Matthew and Barbara Shuey
- Developer
 - KDM Development Corp.
 - Kenyon Burnham and Peter Crossett
- Engineering and Design Firm
 - Qunity
 - Courtney McQueen, PLA and Tim Sivers, PLA
- Land Use Attorney
 - Longleaf Law Partners
 - Worth Mills

Neighborhood Meeting Agenda

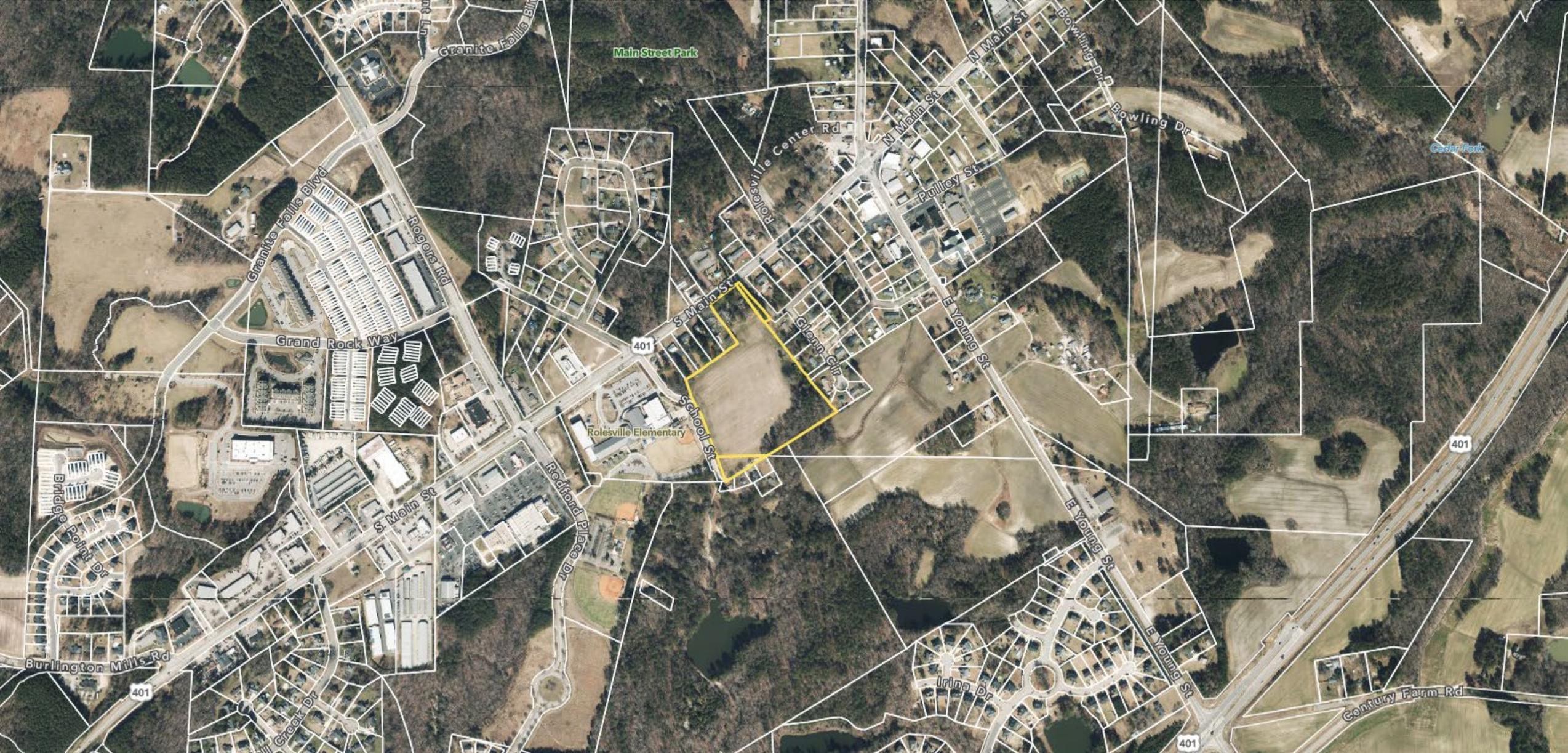
- Introductions
- Purpose of the Meeting
- Rezoning Process
- Description of Property
- Current Zoning
- Policy Guidance
- Proposed Zoning
- Future Meetings
- Questions / Comments

Overview of REZ-23-05

- 3-parcel assemblage totals 13.15 acres
 - 0 S. Main Street, 201 S. Main Street and 200 School Street
- Current Zoning: Residential Low Density (RL)
- Proposed Zoning: Town Center Conditional Zoning (TC-CZ)
- Purpose of rezoning is to develop the site for apartments and commercial uses
- Planning Board hearing date is TBD



Aerial





S. Main Street View



S. Main Street & Perry Street View



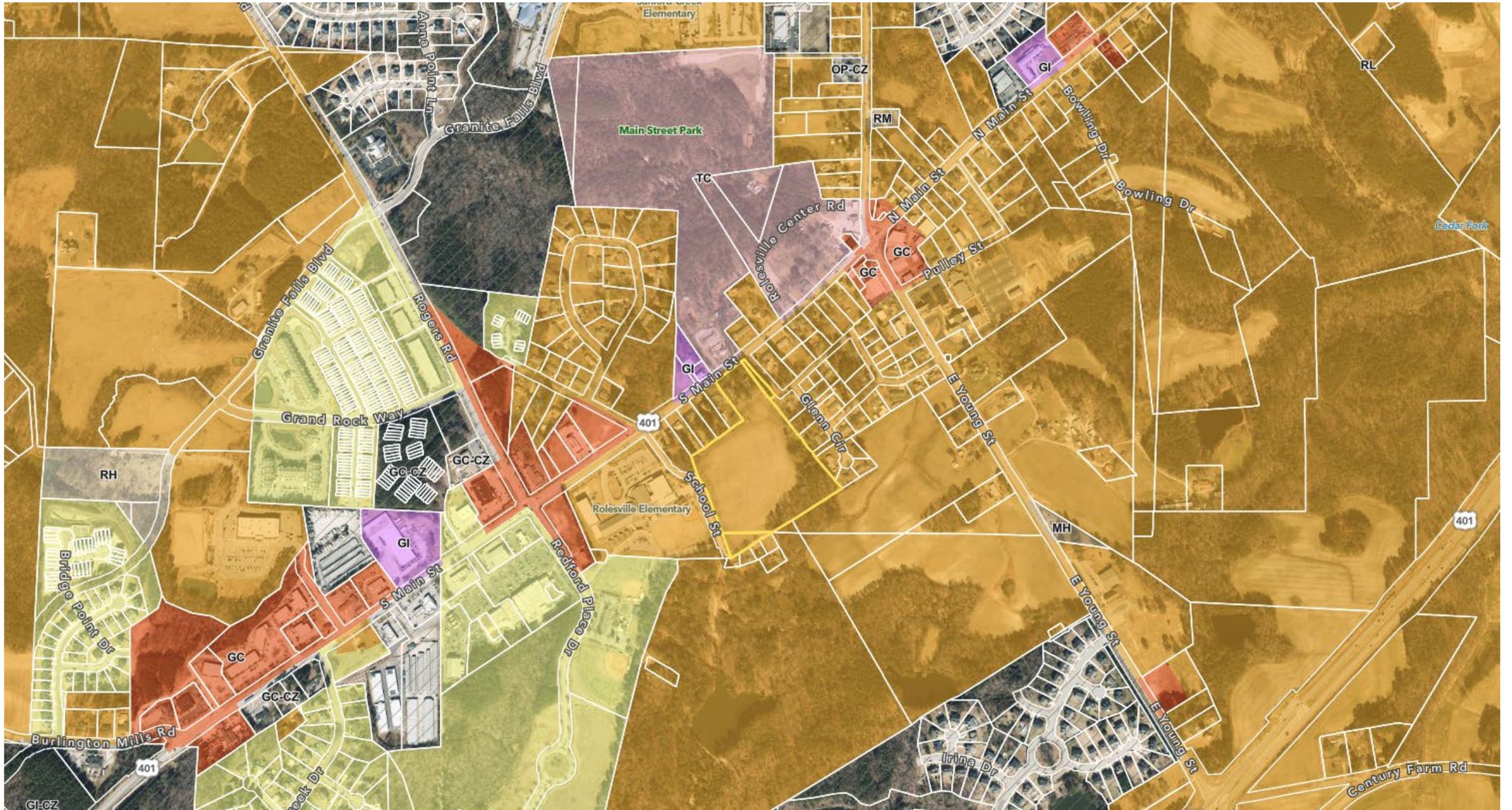
Perry Street View



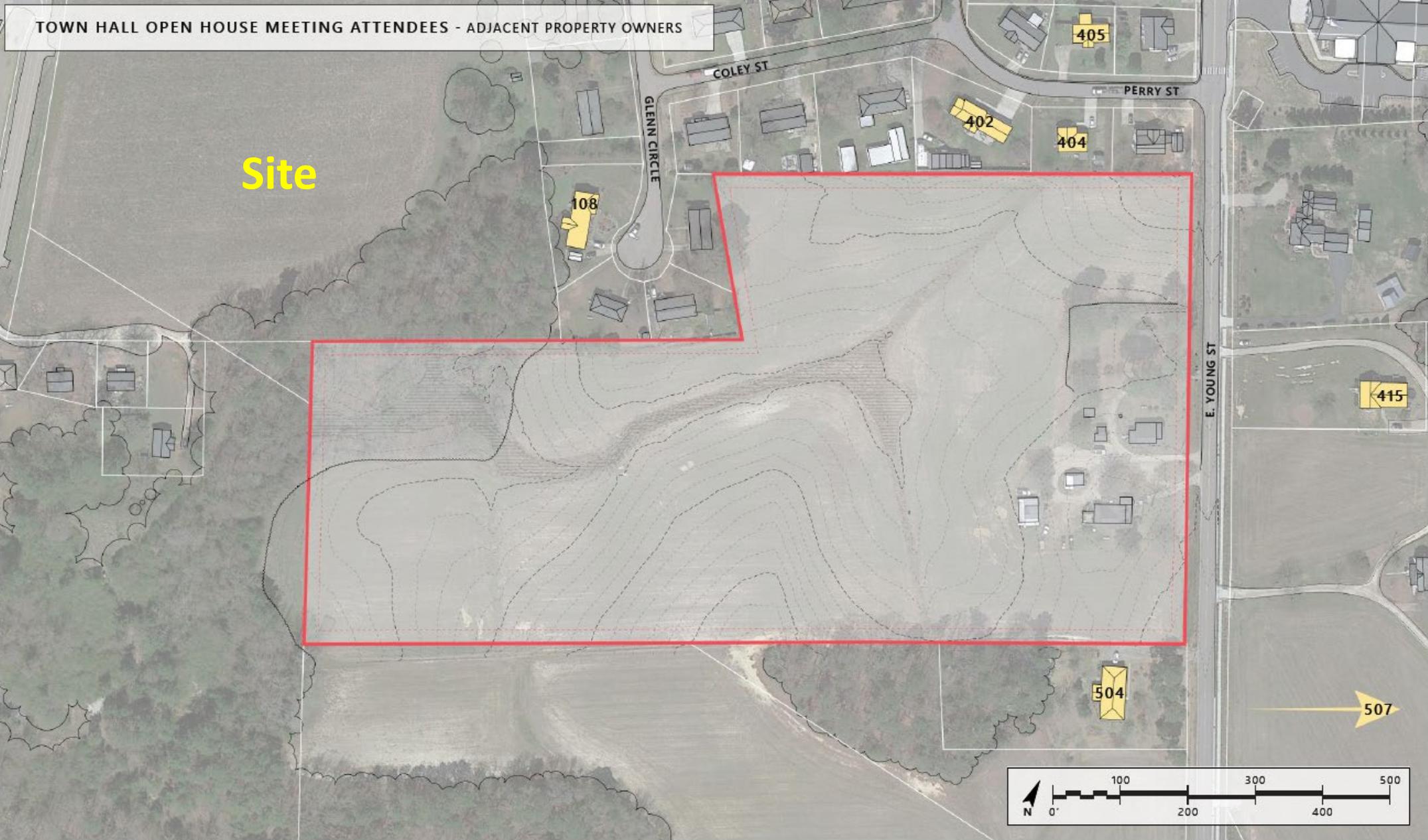
School Street View



Current Zoning



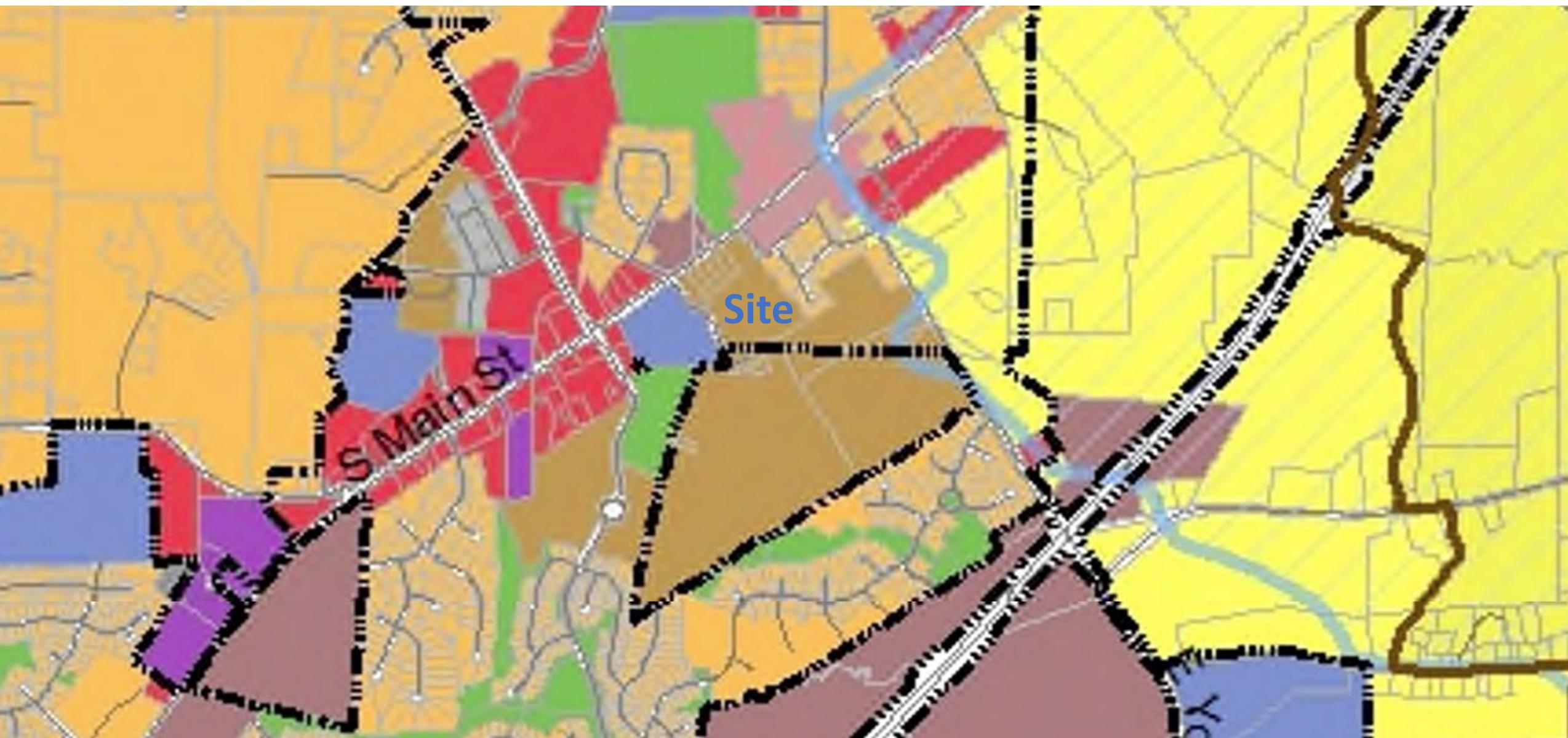
Nearby Development Plans – Rolesville Town Center



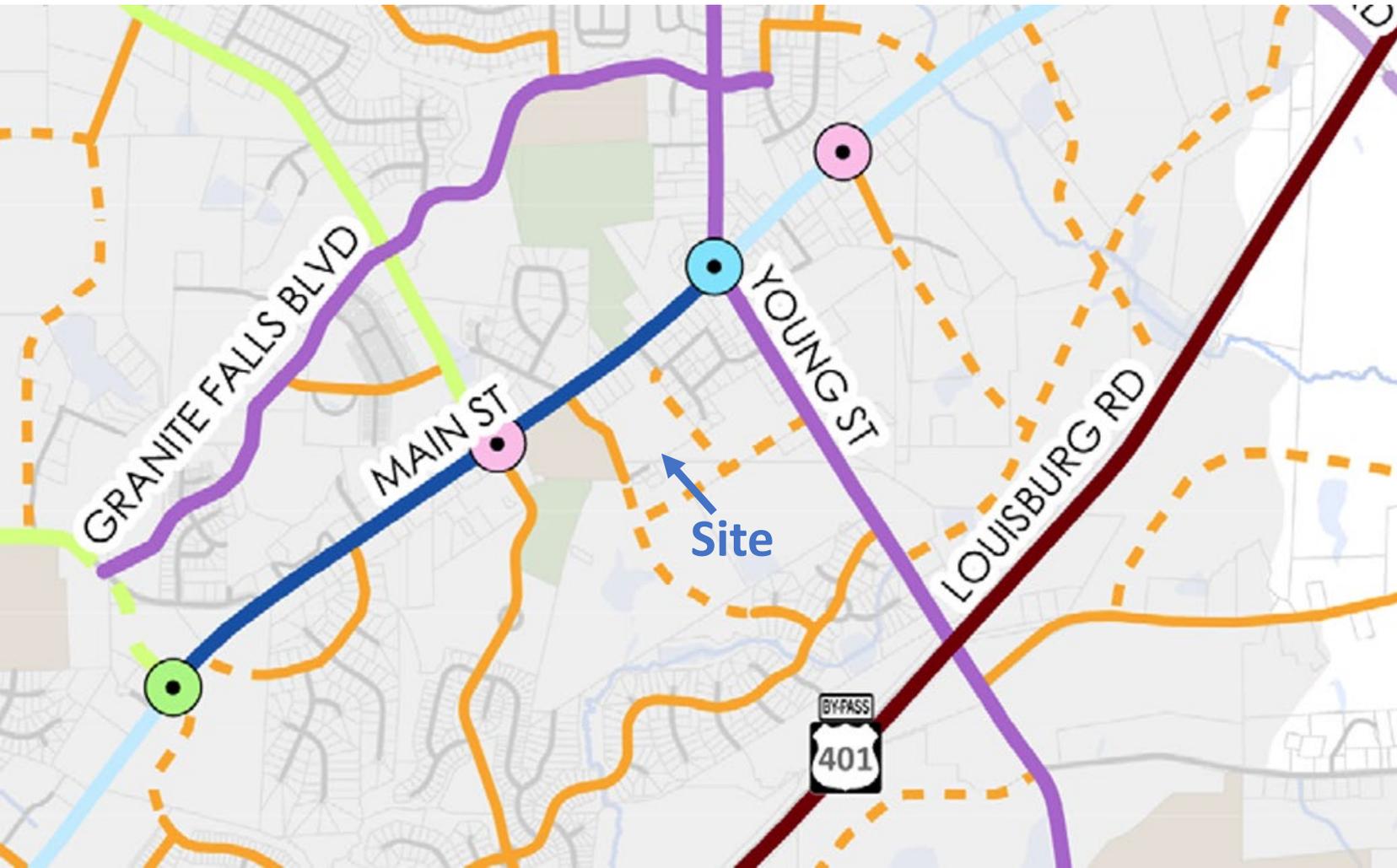
Rolesville Town Center Concept Plan



Future Land Use Map



Rolesville Transportation Plan

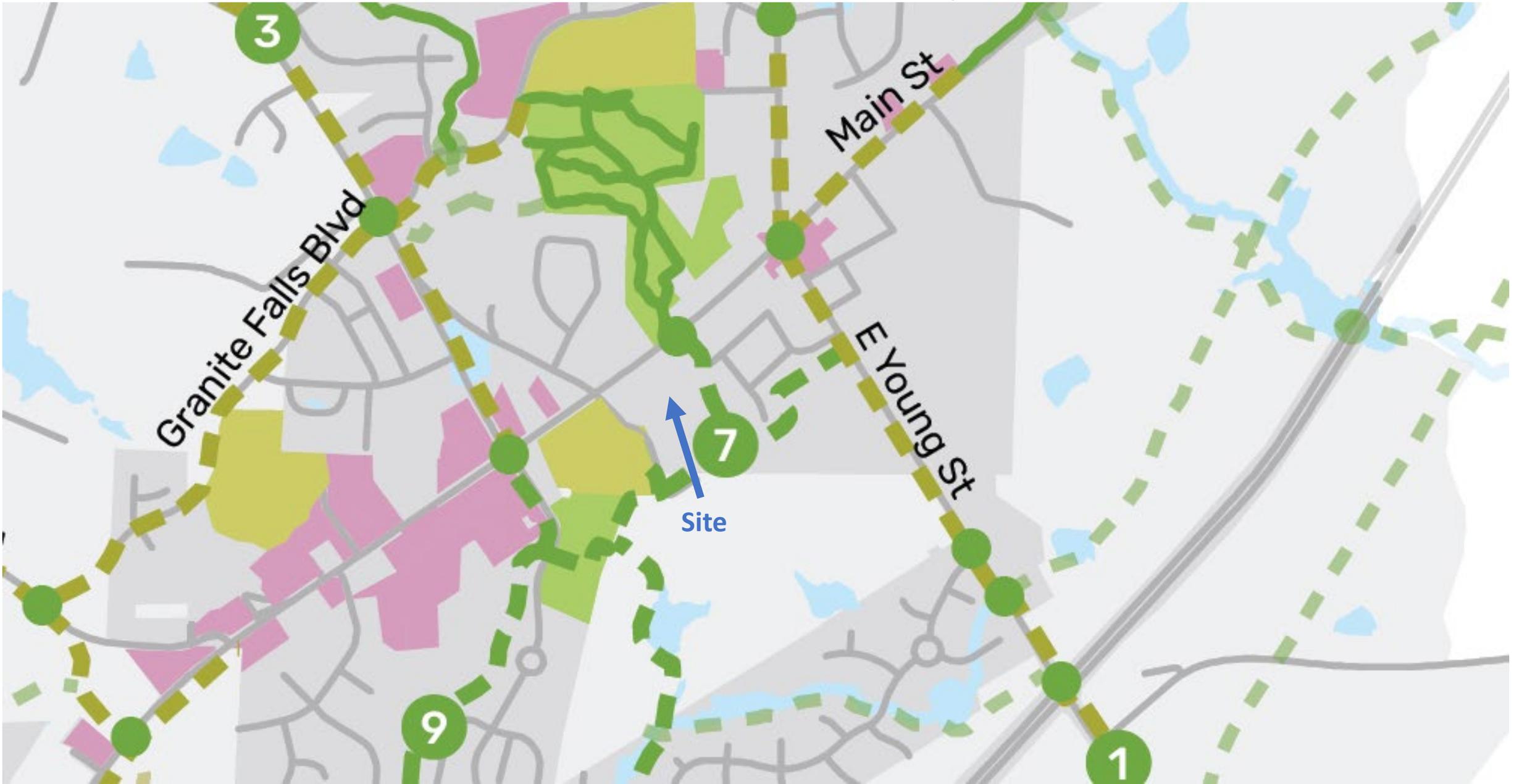


Collector Recommendations

— Existing Connection

- - - Proposed Connection

Rolesville Greenway Plan



Main Street Vision Plan



Figure 1-3: Main Street Context Zones Map

VILLAGE CORE:

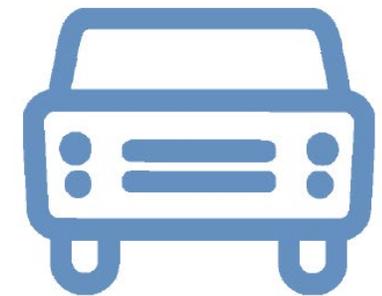
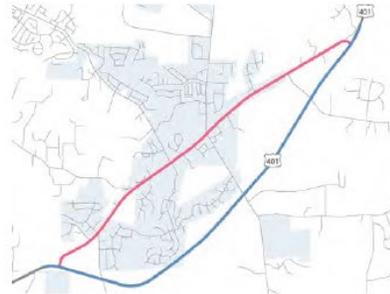
BURLINGTON MILLS ROAD TO YOUNG STREET

1.0 MILE

At the Burlington Mills Intersection, Main Street widens to a 3-lane roadway, with the center lane acting as a “suicide” lane. Various left and right turn lanes are in use to allow access to shopping centers and stores, making the cross section consist of a 4-lane road. Sidewalk continues along the north side from through the entire stretch. Sidewalk on the south side begins at Wall Creek Drive and runs north. The surrounding land uses include commercial, retail and office buildings, an elementary school, and strip malls. There is more curb, gutter, and driveway curb cuts throughout this zone than present in any other zone.

Main Street Vision Plan

PRINCIPLES



FIVE GOALS

- Create an Equitable Main Street for Everyone and Every Mode
- Promote Diverse Housing Stock for Multiple Age Groups and Income Levels
- Celebrate the Town with Clear Gateways
- Reestablish a Town Center
- Retain & Respect the Small-Town Feel

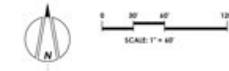
The recommendations and the action items to implement these endeavors will be detailed in the final chapters of this plan, and further support the principles and goals that have guided the Main Street Vision Plan.

SCARBORO APARTMENTS CONCEPT 4



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE



240 apartment units

20,000 square feet of nonresidential uses

- Commercial uses permitted along S. Main Street and on ground floors of buildings along new street

420 parking spaces

Construction of new street connecting S. Main Street to Rolesville Town Center

Installation of new greenway path to Main Street Park

Zoning Conditions

1. The Development shall be in general compliance with the Concept Plan dated January 2, 2024. Approval of this rezoning and Concept Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Plan as prescribed in LDO Section 3.4.
2. The following Principal Uses shall be Permitted, Special or Prohibited uses as further described in Exhibit A to these Conditions.
3. No more than 240 dwelling units shall be permitted on the property.
4. The hours of operation for nonresidential uses shall be between 7:00 AM and 9:00 PM.
5. Nonresidential Uses shall be located within 175' of the proposed north-south right-of-way and north of the Neuse River stream buffer, as shown on the Concept Plan.
6. Nonresidential Uses shall not be less than 5,000 square feet of gross floor area, and shall not exceed 20,000 square feet of gross floor area.
7. Prior to the submittal of a demolition permit for the removal of the single-family home at 201 S. Main Street (PIN 1758-99-8909), the property owner and its successor and assigns (the "Development") shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development will allow any non-profit entity, individual or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development so long as the party relocating the single-family home is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. The Development will provide general public notice in the News & Observer of the offer for relocation or salvage. Public notice shall occur at least one hundred eighty (180) days prior to the scheduled demolition of the home. Prior to demolition of the single-family home that has not been relocated within thirty (30) days prior to demolition, the Development will allow the Town of Rolesville or any local organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition shall not require the Development to demolish or remove the single-family home.
8. Permitted building siding materials shall include any combination of brick, stone, concrete, masonry, cementitious siding, wood, hard coat stucco, metal, terracotta and/or glass. This Condition shall apply to residential, nonresidential and mixed-use buildings.
9. Vehicular ingress and egress via School Street are prohibited. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
10. The Development shall dedicate and construct the proposed north-south right-of-way, as shown on the Town of Rolesville Community Transportation Plan, subject to approval from any and all governmental entities with jurisdictional authority.
11. The Development shall construct a 10' wide sidepath (the "Path") from the S. Main Street right-of-way to the boundary line with adjacent property with PIN 1768-09-8727, subject to all governmental reviews and approvals, in accordance with the Town of Rolesville Greenway Plan. The Path shall be paved with either asphalt or concrete. A planting strip at least five feet (5') wide shall separate the Path from the back of curb. The Path shall be located within the to-be-dedicated and -constructed public right-of-way, as shown on the Concept Plan. Along the side of the proposed right-of-way on which the Path travels, the Path shall take the place of and serve as the sidewalk.
12. At least twenty-five percent (25%) of the linear street frontage for both S. Main Street and the proposed north-south right-of-way shall incorporate the required Streetscape Buffers as set forth in LDO Section 6.2.2.2. (i.e., 30' wide Street Buffer along S. Main Street and 15' wide Street Buffer along proposed north-south right-of-way). The balance of the linear street frontage for S. Main Street and the proposed north-south right-of-way – those areas not encumbered by Streetscape Buffers - shall incorporate buildings and active use areas to meet the frontage percentage requirement in LDO Table 3.4.1. Where buildings and active use areas prevent the incorporation of Streetscape Buffers, the Development shall plant one (1) street tree for every forty (40) linear feet of street frontage.

Traffic Impact Analysis



Questions and Comments

REZONING OF PROPERTY CONSISTING OF +/- 13.15 ACRES,
LOCATED SOUTHWEST OF THE S. MAIN STREET AND PERRY STREET
INTERSECTION, IN THE TOWN OF ROLESVILLE

REPORT OF MEETING WITH ADJACENT PROPERTY OWNERS AND TENANTS ON
APRIL 15, 2024

Pursuant to applicable provisions of the Land Development Ordinance, a meeting was held with respect to a potential rezoning with adjacent neighbors on Monday, April 15, 2024 at 6:00 p.m. The property considered for this potential rezoning totals approximately 13.15 acres, and is located southwest of the S. Main Street and Perry Street intersection, in the Town of Rolesville, having Wake County Parcel Identification Numbers 1758-99-8909, 1758-99-8560, and 1759-90-9525. This meeting was held at the Rolesville Community Center, located at 502 Southtown Circle, Rolesville, NC 27571. All owners of property within 500 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

REZONING NEIGHBORHOOD MEETING NOTICE

SCARBORO APARTMENTS

To: Neighboring Property Owner
From: Worth Mills
Date: **April 4, 2024**
Re: Neighborhood Meeting for Rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (REZ-23-05 / Scarboro Apartments)

You are invited to attend an informational meeting to discuss the proposed rezoning of 0 S. Main Street, 200 School Street and 201 S. Main Street (with Property Identification Numbers (PINs) 1759-90-9525, 1758-99-8560, and 1758-99-8909). The rezoning is often referred to as “Scarboro Apartments”. The meeting will be held on **Monday, April 15, 2024, from 6:00 PM until 7:00 PM**, at the following location:

**Rolesville Community Center
514 Southtown Circle
Rolesville, NC 27571**

The property totals approximately 13.15 acres in size and is located south of S. Main Street and east of School Street. The property is currently zoned Residential Low Density (RL). The proposed zoning is Town Center, Conditional Zoning (TC-CZ). The purpose of the rezoning is to facilitate a multifamily and commercial development.

This purpose of this meeting is to update neighbors and attendees of the first neighborhood meeting on the changes made both to the zoning conditions and the concept plan. These changes include increased buffering along the future road to those homes along Glenn Circle and to those single-family homes along S. Main Street.

Please do not hesitate to contact me directly if you have any questions or wish to discuss any issues. **I can be reached at 919-645-4313 and wmills@longleafpl.com**. Also, for more information about the rezoning, you may visit <https://www.rolesvillenc.gov/project/scarboro-apartments> 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 Exhibit
2. Subject Property Current Zoning Exhibit

CURRENT PROPERTY MAP



CURRENT ZONING MAP



EXHIBIT B – NOTICE LIST

<p>WHITAKER, BARRY W WHITAKER, BETTY P 1769003587 PO BOX 1 ROLESVILLE NC 27571-0001</p>	<p>POWERS, MARK R POWERS, MARY K 1759918091 120 S MAIN ST ROLESVILLE NC 27571-9657</p>	<p>ABERNETHY, ROBERT FRANKLIN JR ABERNETHY, BETTY YOUNG 1769003095 108 GLENN CIR ROLESVILLE NC 27571-9408</p>
<p>PULLEY, SPENCER HEIRS 1759909525 C/O CLAIRE P SCARBORO 9412 LOUISBURG RD WAKE FOREST NC 27587-6330</p>	<p>WILLOUGHBY, DAPHNE B 1759901581 PO BOX 763 ROLESVILLE NC 27571-0763</p>	<p>BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 1768090437 1632 OAK GROVE CHURCH RD WAKE FOREST NC 27587-7103</p>
<p>BURKE, ALBERT EMERY BURKE, KIMBERLY LUANNE 1768090349 1632 OAK GROVE CHURCH RD WAKE FOREST NC 27587-7103</p>	<p>MOORE, MICHAEL EDWARD 1759913002 204 BROWN CIR ROLESVILLE NC 27571-9611</p>	<p>COOKE, WILLIS NANCY V 1769002815 115 S MAIN ST ROLESVILLE NC 27571-9658</p>
<p>ROLESVILLE TOWN OF 1759922076 PO BOX 250 ROLESVILLE NC 27571-0250</p>	<p>WIGGINS, BERTIE W 1759904541 PO BOX 70 ROLESVILLE NC 27571-0070</p>	<p>WELLS, ANGELA S 1769003849 113 S MAIN ST ROLESVILLE NC 27571-9658</p>
<p>WIGGINS, BERTIE W 1759904676 PO BOX 70 ROLESVILLE NC 27571-0070</p>	<p>BREWER REAL ESTATE HOLDINGS LLC 1759904168 1100 SILVER OAKS CT RALEIGH NC 27614-9359</p>	<p>WOODBY, THERESA M 1769004281 100 COLEY ST ROLESVILLE NC 27571-9410</p>
<p>HURLBUT, JEANNE B 1769002216 102 GLENN CIR ROLESVILLE NC 27571-9408</p>	<p>PEARCE, LYNDA S 1769003716 207 PERRY ST ROLESVILLE NC 27571-9403</p>	<p>DUPLEX 209 LLC 1759905245 PO BOX 1811 WAKE FOREST NC 27588-1811</p>
<p>GALLAGHER, MICHAEL 1769005049 109 GLENN CIR ROLESVILLE NC 27571-9409</p>	<p>ROLESVILLE, TOWN OF THE 1758980948 PO BOX 250 ROLESVILLE NC 27571-0250</p>	<p>EAGLES, COLUMBUS F III EAGLES, PAMELA S 1759907307 205 S MAIN ST ROLESVILLE NC 27571-9660</p>
<p>AUTERI, DONALD W 1759908823 122 S MAIN ST ROLESVILLE NC 27571-9657</p>	<p>COOKE, MAYLON P COOKE, DOROTHY F 1769003150 PO BOX 12 ROLESVILLE NC 27571-0012</p>	<p>WHITAKER, BARRY WAYNE WHITAKER, BETTY P 1769002594 PO BOX 1 ROLESVILLE NC 27571-0001</p>
<p>DUNN, RICHARD E WOODS, MARDENIA 1758999444 204 SCHOOL ST ROLESVILLE NC 27571-9418</p>	<p>WAKE COUNTY BOARD OF EDUCATION 1758990785 RE SERVICES DIRECTOR 1551 ROCK QUARRY RD RALEIGH NC 27610-4145</p>	<p>PARKER, W H PARKER, DORIS FAYE 1768091558 HAROLD PARKER 149 STONEBRIDGE DR NEW LONDON NC 28127-9115</p>
<p>WIGGINS, BERTIE WALL 1759905567 PO BOX 70 ROLESVILLE NC 27571-0070</p>	<p>EDDINS FAMILY LLC 1769001347 6105 HOPE FARM LN WAKE FOREST NC 27587-8426</p>	<p>HENDERSON, EDDIE C HENDERSON, PATRICIA A 1768094992 112 GLENN CIR ROLESVILLE NC 27571-9408</p>

BRAGDON, JESSE DAVID BRAGDON, JENNIFER KAY 1768096906 111 GLENN CIR ROLESVILLE NC 27571-9409	SUGGS, STEPHANIE SUGGS, ROBERT 1769000796 1906 BENHURST PL MAITLAND FL 32751-4214	SUGGS, STEPHANIE SUGGS, ROBERT 1769001695 1906 BENHURST PL MAITLAND FL 32751-4214
EL-KAISSI, OMAR N EL-KAISSI, SUSIE E 1759906321 207 S MAIN ST ROLESVILLE NC 27571-9660	DURAN-LEMUS, HUGO ALBERTO 1759902826 202 BROWN CIR ROLESVILLE NC 27571-9611	EDDINS FAMILY, LLC 1769002540 6105 HOPE FARM LN WAKE FOREST NC 27587-8426
EDDINS FAMILY, LLC 1769003415 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	EDDINS FAMILY, LLC 1769003452 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	PENDER, DOROTHY JONES 1758997386 2108 US 1 HWY FRANKLINTON NC 27525-8710
NC FOR THE FUTURE LLC 1769000577 248 CHARACTER DR ROLESVILLE NC 27571-9384	PARKER, W H PARKER, DORIS FAYE 1758988411 HAROLD PARKER 149 STONEBRIDGE DR NEW LONDON NC 28127-9115	ROLESVILLE, LLC 1759808293 11016 RUSHMORE DR STE 160 CHARLOTTE NC 28277-4450
COOKE, DOROTHY F 1769002188 104 GLENN CIR ROLESVILLE NC 27571-9408	EDDINS FAMILY LLC 1759904024 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	IBRAHIM & ASSOCIATES LLC 1769004465 6616 PRESCOTT SHORE DR WAKE FOREST NC 27587-8564
DEBNAM, MICHAEL T 1758998460 240 WOODROW AVE BRIDGEPORT CT 06606-3938	YOUNG, PATSY V YOUNG, BOBBY W 1768192148 504 E YOUNG ST ROLESVILLE NC 27571-9433	YOUNG, PATSY V YOUNG, HARRIET D 1768194694 506 E YOUNG ST ROLESVILLE NC 27571-9433
BELL, MORGAN V 1769005278 102 COLEY ST ROLESVILLE NC 27571-9410	MCLEMORE, VIRGINIA S 1769004695 PO BOX 111 ROLESVILLE NC 27571-0111	KEITH, BETTY C KEITH, RALPH BRIAN 1769006376 PO BOX 62 ROLESVILLE NC 27571-0062
COMM DEV LLC 1758998909 1340 CLIFTON POND RD LOUISBURG NC 27549-9080	COMM DEV LLC 1758998560 1340 CLIFTON POND RD LOUISBURG NC 27549-9080	TOWN OF ROLESVILLE 1768094465 PO BOX 250 ROLESVILLE NC 27571-0250
TOWN OF ROLESVILLE 1768098727 PO BOX 250 ROLESVILLE NC 27571-0250	COBBLESTONE CROSSING SPE LLC 1769011435 8480 HONEYCUTT RD STE 200 RALEIGH NC 27615-2261	BARNES, GARY THOMAS BARNES, LINDA Y 1769005582 PO BOX 241 ROLESVILLE NC 27571-0241
LAMM, JAMES R LAMM, LOUISE S 1769004306 101 COLEY ST ROLESVILLE NC 27571-9411	EDDINS FAMILY LLC 1769006794 6105 HOPE FARM LN WAKE FOREST NC 27587-8426	BROYLES, GARY EUGENE 1769100556 406 PERRY ST ROLESVILLE NC 27571-9406

<p>WIGGINS, BERTIE W 1769014083 PO BOX 70 ROLESVILLE NC 27571-0070</p>	<p>DIXON, BESSIE W 1769004915 4908 WALLS COVE LN ROLESVILLE NC 27571-9481</p>	<p>ZEBLO, JEAN S 1769009459 404 PERRY ST ROLESVILLE NC 27571-9406</p>
<p>KET REAL ESTATE LLC 1769015048 321 SPRINGMOOR DR RALEIGH NC 27615-7740</p>	<p>NIMS, MONA 1769008683 405 PERRY ST ROLESVILLE NC 27571-9407</p>	<p>TOWNSEND, THOMAS NEAL 1769009678 306 E YOUNG ST ROLESVILLE NC 27571-9554</p>
<p>SYKES, PENNY P 1769006840 707 W NORTH ST RALEIGH NC 27603-1418</p>	<p>EDDINS FAMILY LLC 1769007628 6105 HOPE FARM LN WAKE FOREST NC 27587-8426</p>	<p>EDDINS FAMILY LLC 1769007589 6105 HOPE FARM LN WAKE FOREST NC 27587-8426</p>
<p>HUGHES, BRANDY NICHOLE SOREY, MICHAEL RYAN 1769008785 300 E YOUNG ST ROLESVILLE NC 27571-9554</p>	<p>MITCHELL, BOBBIE J 1769006806 PO BOX 86 ROLESVILLE NC 27571-0086</p>	<p>BLACKMER, MARK E BLACKMER, ANNA S 1769008413 402 PERRY ST ROLESVILLE NC 27571-9406</p>
<p>EDDINS FAMILY LLC 1769007654 6105 HOPE FARM LN WAKE FOREST NC 27587-8426</p>		

EXHIBIT C – ITEMS DISCUSSED

Applicant Presentation Topics

1. A recap of the rezoning application and proposed TC-CZ zoning district
2. The current RL zoning
3. The rezoning concept plan from the February 19 meeting
4. Neighbor comments and concerns at the February 19 meeting
5. The Applicant's responses to those comments since February 19
 - a. Increased buffering for adjacent neighbors and those who live on Glenn Circle
 - b. Prohibiting balconies facing the Glenn Circle homes
 - c. Confirmed that Parker Ridge is required to construct a new street to connect to E. Young Street
6. An update on the traffic impact analysis (TIA) process
7. An updated concept plan that incorporates the increased buffering
8. A street-level view of the new proposed street and greenway, plus the increased buffering to Glenn Circle homes
9. Updated zoning conditions
10. An exhibit that shows the Scarboro Apartments, Parker Ridge, and Town Campus developments and how each fit into the overall redevelopment of this area

Neighbor Comments and Questions

1. To prevent cut-through traffic using Perry Street to access E. Young Street, could we install a median to prevent apartment tenants and guests from turning into Perry Street
 - a. Response: We can ask our traffic engineer and NCDOT if there are options to limit movements onto Perry Street
2. Can we increase the fence height along both the shared boundary of the S. Main Street homes and east side of the new street to 8'
 - a. Response: Yes, we will increase the fence heights to 8'.
3. Could we commit to extending the proposed street to intersect with the street Parker Ridge is building on the Town of Rolesville's property?
 - a. Response: We will explore that option as well. This would likely discourage vehicles from using Perry Street as a cut-through to E. Young Street.
4. There is a ditch on 106 Glenn Circle that erodes during heavy rainfall. Can this development address this issue?
 - a. Response: Because our development is downstream of the ditch, our stormwater control measures will not correct that issue. But we can make a site visit and explore ways to better the situation.
5. What is the planned appearance of these apartments?
 - a. Response: The apartments being built in the rear of Cobblestone are a good example for what is planned here.
6. Neighbors want high-quality construction and property management.
7. Neighbors would like to see walkable retail in those areas planned for non-residential or mixed uses
8. What is the development timeline?
 - a. Response: If/when the rezoning is approved, it would likely take 18-24 to construct the buildings.

9. What are the plans for the existing stone house along S. Main Street?
 - a. Response: In our application, we have included a condition that requires the Developer to advertise the home as available to be relocated. If no one wants to voluntarily relocate the home, we plan to demolish it while retaining any useful or historical building materials to use in other projects. The current owners have the priority of selecting which building materials they would like to keep.

EXHIBIT D – MEETING ATTENDEES

1. Worth Mills (Longleaf Law Partners)
2. Peter Crossett (KDM Development Corp)
3. Kenyon Burnham (KDM Development Corp)
4. Courtney McQueen (Qunity)
5. Matthew Shuey (Property Owner)
6. Barbara Shuey (Property Owner)
7. Linda Barnes
8. Betty Abernethy
9. Bobbi Mitchell
10. Mona Nims
11. Anna Blackmer
12. Penny Sykes



**REZ-23-05: Scarboro Apartments
Traffic Impact Analysis**

Rolesville, North Carolina

October 25, 2024

Prepared for:

Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571

Applicant:

KDM Development Corp.
1080 Pittsford Victor Road #202
Pittsford, NY 14534

Prepared by:

Stantec Consulting Services Inc.
801 Jones Franklin Road
Suite 300
Raleigh, NC 27606

DRAFT

Sign-off Sheet

This document entitled REZ-23-05: Scarborough Apartments Traffic Impact Analysis was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of Town of Rolesville (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____

(signature)

Austyn Beci, PE

Reviewed by _____

(signature)

Pierre Tong, PE

Approved by _____

(signature)

Matt Peach, PE, PTOE

DRAFT

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Executive Summary

The proposed Scarboro Apartments development is located in the south of US 401 Business (South Main Street) between Perry Street and School Street in Rolesville, NC. The current zoning is Residential Low Density (RL), and the applicant is pursuing a rezoning to Town Center (TC) as part of REZ-23-05. The 13.15-acre site is anticipated to be completed in 2028 and consists of 240 low-rise multi-family housing units and 20,000 square feet of retail. Access to the site is anticipated to be provided via the following:

- Perry Street
- The construction of a new collector street which will extend southward to the future Young Street Connector

Traffic is also able to access the proposed development from Young Street via Perry Street.

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, the development is estimated to generate 2,670 net new (i.e., non-pass-by primary trips) trips per average weekday. In the AM and PM peak hours, the development is estimated to generate 140 AM peak hour trips (49 entering and 91 exiting) and 226 PM peak hour trips (135 entering and 91 exiting).

The purpose of this report is to evaluate the proposed development in terms of traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic volumes, and recommend transportation improvements needed to mitigate congestion that may result from the additional site traffic. This report presents trip generation, trip distribution, traffic analysis, and recommendations for transportation improvements needed to meet anticipated traffic demands. This report examines the following scenarios for the AM and PM peak hours:

- 2024 Existing
- 2028 No-Build
- 2028 Build
- 2028 Build-Improved

Capacity analysis for the AM and PM peak hours in each scenario was performed for the following existing intersections:

- US 401 Business (South Main Street) at SR 2052 (Rogers Road)/Redford Place Drive
- US 401 Business (South Main Street) at Old Rogers Road/School Street
- US 401 Business (South Main Street) at Perry Street
- US 401 Business (South Main Street) at SR 1003 (Young Street)
- SR 1003 (Young Street) at Perry Street

Additionally, future (i.e., 2028) scenarios include the planned Young Street Connector and the following future intersections:

- Redford Place Drive at Parker Ridge Driveways
- SR 1003 (Young Street) at Young Street Connector
- Young Street Connector at Proposed Collector Street

The results of the capacity analysis at these intersections, are summarized in Tables ES-1:



Table ES-1: Level of Service Summary Table

Level of Service (Delay, sec/veh)	2024 Existing		2028 No-Build		2028 Build		2028 Build Improved	
	AM	PM	AM	PM	AM	PM	AM	PM
South Main Street at Rogers Road/Redford Place Drive	C (26.0)	C (24.6)	E (78.0)	D (38.9)	F (82.1)	D (44.7)	D (48.3)	D (45.1)
South Main Street at Old Rogers Road/School Street	E (49.5)	F (52.2)	F (##)	F (180.3)	F (##)	F (282.0)	F (77.5)	F (94.6)
South Main Street at Perry Street	B (13.8)	B (14.1)	F (78.0)	E (35.7)	F (##)	F (80.4)	F (153)	F (139.5)
South Main Street at Young Street	C (31.2)	C (27.0)	E (67.8)	D (41.7)	E (68.3)	D (43.0)	D (52.4)	D (43.1)
Young Street at Perry Street	C (16.9)	C (15.1)	C (21.6)	C (18.3)	D (28.3)	C (23.0)	D (28.1)	C (23.0)
Redford Place Drive at Parker Ridge Driveway			A (4.3)	A (4.7)	A (4.4)	A (5.0)	A (4.4)	A (5.0)
Young Street at Young Street Connector			C (18.5)	C (17.0)	C (23.4)	C (23.5)	C (23.7)	C (23.5)
Young Street Connector at Proposed Collector Street					A (9.5)	B (10.1)	A (9.5)	B (10.1)

	Signalized Intersection
	Stop Controlled Intersection
##	Delay Exceeds 300 Seconds



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

The Town of Rolesville's Land Development Ordinance (LDO)⁷, Section 8.E, establishes the following Level of Service Standards:

- 1. The traffic impact analysis must demonstrate that the proposed development would not cause build-out-year, peak-hour levels of service on any arterial or collector road or intersection within the study area to fall below Level of Service (LOS) "D," as defined by the latest edition of the Highway Capacity Manual, or, where the existing level of service is already LOS "E" that the proposed development would not cause the LOS to fall to the next lower letter grade.*
- 2. If the road segment or intersection is already LOS "F," the traffic impact analysis must demonstrate that the proposed development, with any proposed improvements, would not cause build-out year peak-hour operation to degrade more than five (5) percent of the total delay on any intersection approach.*

South Main Street at Perry Street

With the addition of traffic generated by the proposed development, the northbound Perry Street approach at the South Main Street & Perry Street intersection increases delay by greater than 5%. If high delays are experienced on the stop-controlled approaches, drivers may opt for alternative routes. Within the study area of this TIA, Perry Street interacts with both South Main Street and Perry Street.

The development proposes to construct a new collector street that will run North-South throughout the development. This proposed collector street will also extend off-site to the south and connect to the proposed Young Street Connector. This will provide alternative routes for traffic to enter and exit the proposed development.

In addition to the construction of the Proposed Collector Street, additional turn-lane improvements are recommended at the South Main Street at Perry Street with the 75' eastbound right-turn lane and 100' northbound left-turn lane for any vehicles who may choose still to enter and exit the Scarboro Apartments development off South Main Street.

With the implementation of the new turn lanes, the delay for the northbound approach during the AM peak hour has been substantially reduced. Although the northbound left-turn movement continues to experience significant delays, it affects only a small volume of vehicles, and these high delays are anticipated to be isolated to the AM and PM peak hours. If the issue persists, it is possible that drivers may seek alternative routes, such as the Proposed Collector Road to Young Street Connector route or Perry Street to Young Street route.



Recommendations

Based on the findings of this study, specific improvements have been identified and some should be completed as part of the proposed development. These recommendations are illustrated in Figure ES-1.

South Main Street & Rogers Road/Redford Place Drive

- Construct a westbound right-turn lane with 225' of full-width storage and appropriate taper.
- The above recommendation will require the modification of the traffic signal at the intersection.

South Main Street & Old Rogers Road/School Street

- No improvements are recommended at this intersection.

South Main Street & Perry Street

- Construct an eastbound right-turn lane with 75' of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 100' of full-width storage and appropriate taper.

South Main Street & Young Street

- No improvements are recommended at this intersection.

Young Street & Perry Street

- No improvements are recommended at this intersection.

Redford Place Drive at Parker Ridge Driveways

- No improvements are recommended at this intersection.

Young Street at Young Street Connector

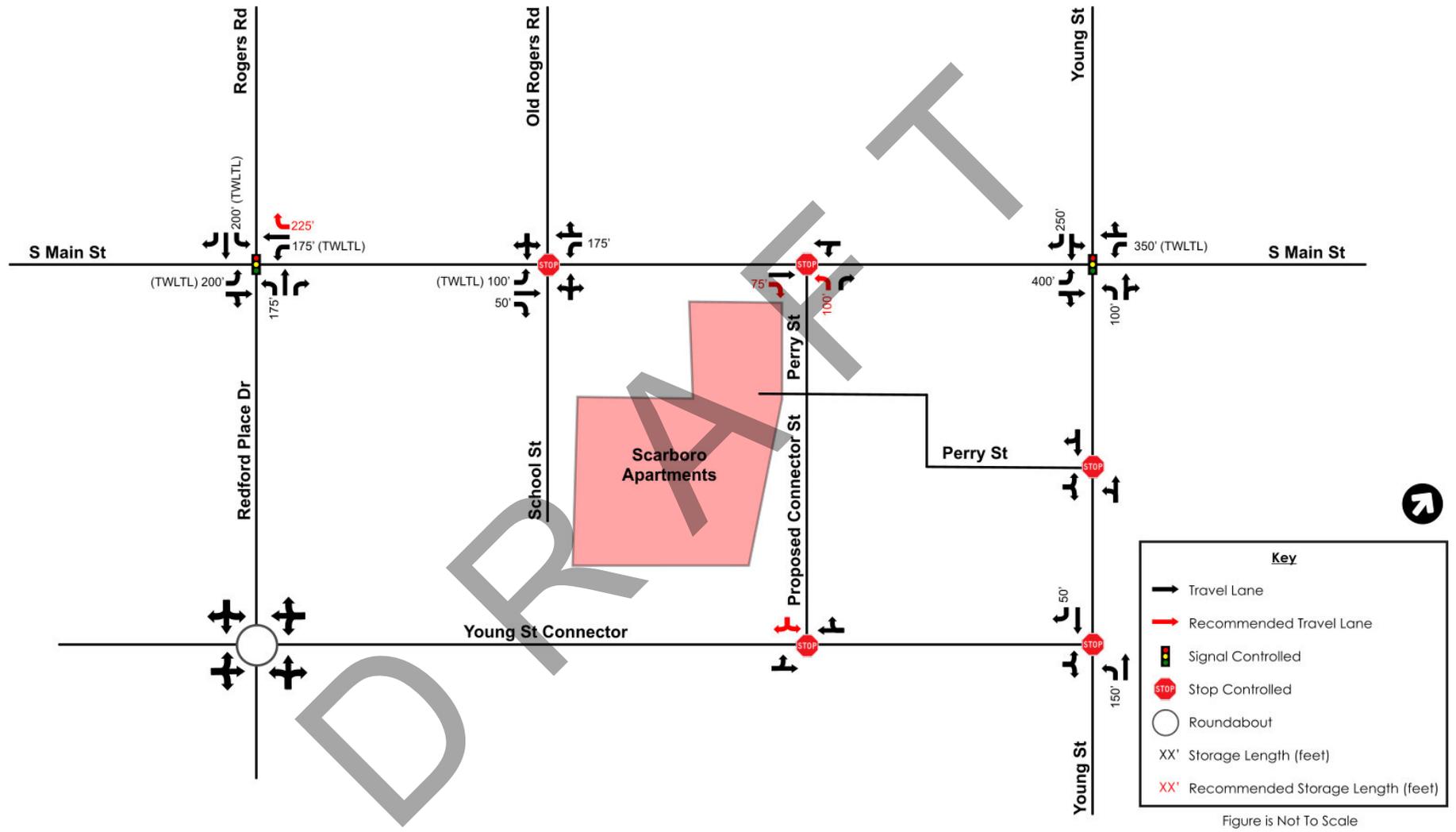
- No improvements are recommended at this intersection.

Young Street Connector at Proposed Collector Street

- The Proposed Collector Street will be constructed between Perry Street and the Young Street Connector.
- Construct the Proposed Collector Street with one lane in each direction.
- Install a stop sign on the southbound approach of the Proposed Collector Street at the Young Street Connector Intersection.



Figure ES-1: Recommended Improvements



1.0 INTRODUCTION

The proposed Scarboro Apartments development is located in the south of US 401 Business (South Main Street) between Perry Street and School Street in Rolesville, NC. The current zoning is Residential Low Density (RL), and the applicant is pursuing a rezoning to Town Center (TC) as a part of REZ-23-05. The 13.15-acre site is anticipated to be completed in 2028 and consists of 240 low-rise multi-family housing units and 20,000 square feet of retail. The project location is shown in Figure 1. The site plan, prepared by Qunity, can be found in Figure 2.

The traffic analysis will consider future build conditions during the build-out year (2028). Access to the site is anticipated to be provided off of Perry Street between South Main Street and Glenn Circle. Connectivity would also be provided to Young Street via Perry Street and a connection to the proposed Young Street Connector.

The traffic analysis includes the following scenarios as follows:

- 2024 Existing
- 2028 No-Build
- 2028 Build
- 2028 Build Improved

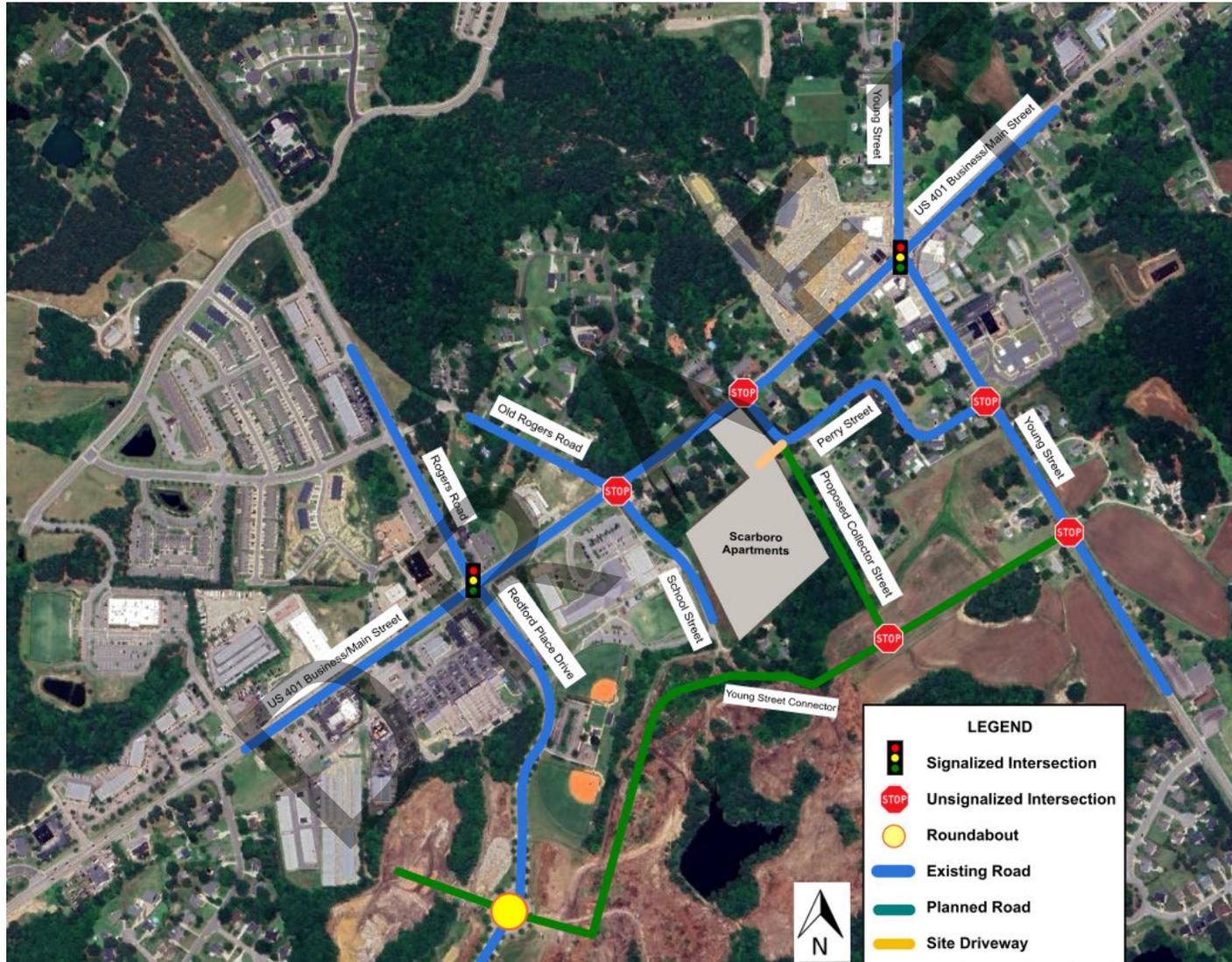
The purpose of this report is to evaluate the development in terms of projected vehicular traffic conditions, evaluate the ability of the adjacent roadways to accommodate the additional traffic, and recommend transportation improvements needed to mitigate congestion that may result from additional site traffic. This report presents trip generation, trip distribution, traffic analyses, and recommendations for improvements needed to meet anticipated traffic demands. The analysis examines the AM and PM peak hours for the aforementioned analysis scenarios.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Introduction
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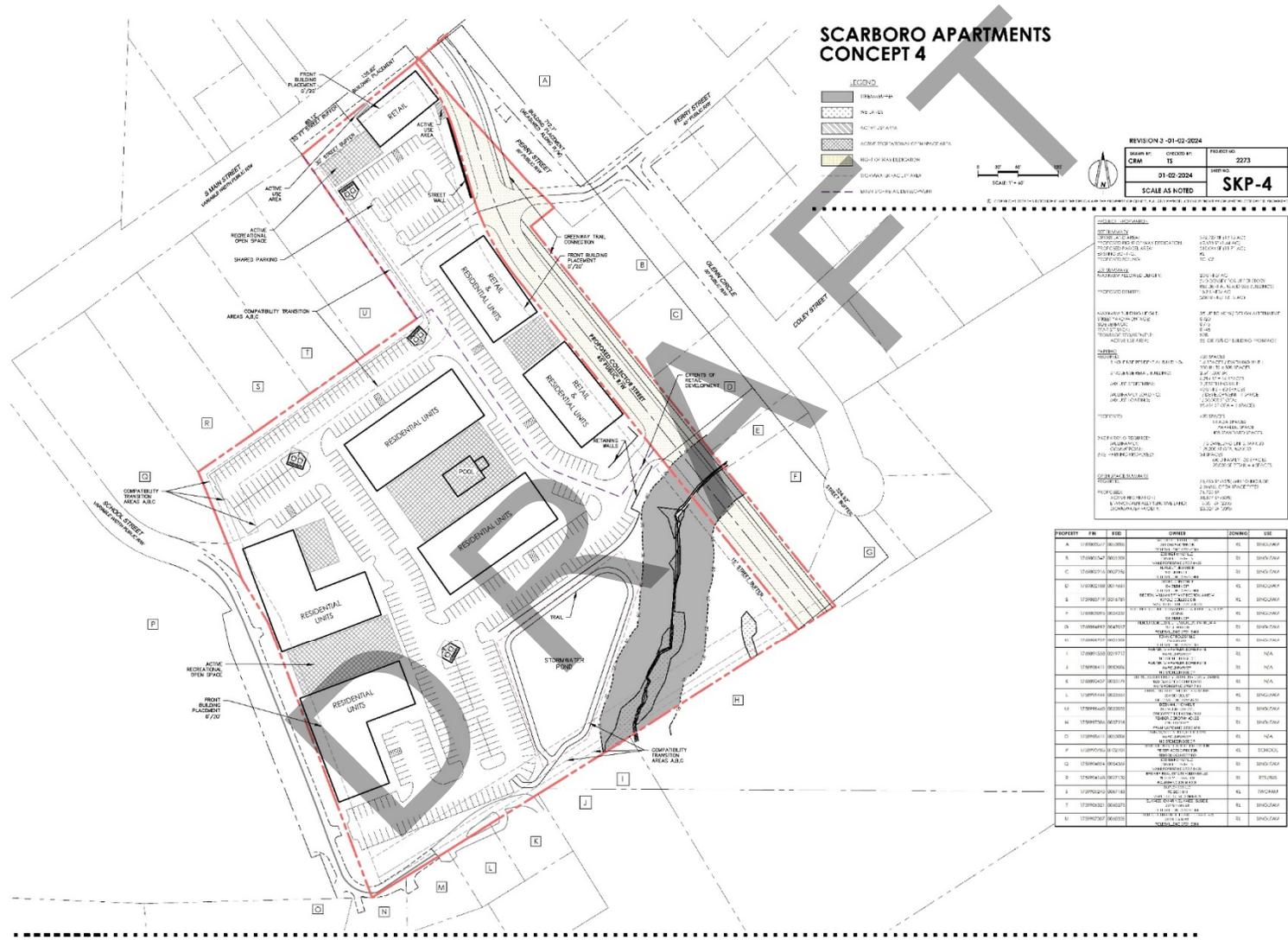
Figure 1: Site Location



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Figure 2: Site Plan



2.0 INVENTORY OF TRAFFIC CONDITIONS

2.1 STUDY AREA

Stantec coordinated with the Town of Rolesville, the applicant, and the North Carolina Department of Transportation (NCDOT) to determine the appropriate study area and assumptions. The following existing intersections were agreed upon to be analyzed to determine the impacts associated with this development.

- US 401 Business (South Main Street) at SR 2052 (Rogers Road)/Redford Place Drive
- US 401 Business (South Main Street) at Old Rogers Road/School Street
- US 401 Business (South Main Street) at Perry Street
- US 401 Business (South Main Street) at SR 1003 (Young Street)
- SR 1003 (Young Street) at Perry Street

Additionally, future (i.e., 2028) scenarios include the planned Young Street Connector discussed in Section 2.4.2 which add the following intersections to the study area:

- Redford Place Drive at Parker Ridge Access
- SR 1003 (Young Street) at Young Street Connector
- Young Street Connector at Proposed Collector Street

These intersections are shown in Figure 1.

2.2 PROPOSED ACCESS

Access to the site will be provided by via Perry Street, which currently has full-movement access onto South Main Street under the control of a stop sign. The proposed development will realign Perry Street and provide a connection to the existing neighborhood to the east as shown in Figure 2. This connection will provide access to Young Street via Perry Street. Additionally, a proposed collector street will be extended through the site, from Perry Street to the proposed Young Street Connector.

2.3 EXISTING CONDITIONS

Table 1 provides a detailed description of the existing study area roadway network. All functional classification and average annual daily traffic (AADT) information were obtained from NCDOT.



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Inventory of Traffic Conditions
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Table 1: Existing Conditions

Road Name	Road Number	Primary Cross-Section	Functional Classification ¹	AADT ² (year)	Speed Limit (mph)	Maintenance Agency
South Main Street	US 401 Business	Two-Lane w/ TWLTL*	Principal Arterial	12,000-14,500 vpd (2021)	35	NCDOT
Old Rogers Road	-	Two-Lane Undivided	Local Road	-	35	Town of Rolesville
Perry Street	-	Two-Lane Undivided	Local Road	-	25	Town of Rolesville
Redford Place Drive	-	Two-Lane Undivided	Local Road	-	25	Town of Rolesville
Rogers Road	SR 2052	Four-Lane w/TWLTL*	Major Collector	9,400 vpd (2021)	35	NCDOT
School Street	-	Two-Lane Undivided	Local Road	-	35	Town of Rolesville
Young Street	SR 1003	Two-Lane Undivided	Minor Arterial	7,700 vpd (2021)	35	NCDOT

*TWLTL = Continuous Two-Way Left-Turn Lane

The existing lane configuration and traffic control for the study area intersections are illustrated in Figure 3.

2.4 FUTURE CONDITIONS

The future year lane configuration and traffic control for the study area intersections are illustrated in Figure 4.

2.4.1 U-6241

The U-6241 project will realign Burlington Mills Road near South Main Street as well as make streetscape and multimodal improvements along South Main Street. As part of the project, geometric improvements will be made in the study area. At the South Main Street & Young Street intersection, the U-6241 project will remove the dedicated southbound left turn lane and re-stripe the existing southbound through lane to a shared thru-left turn lane.

2.4.2 Young Street Connector

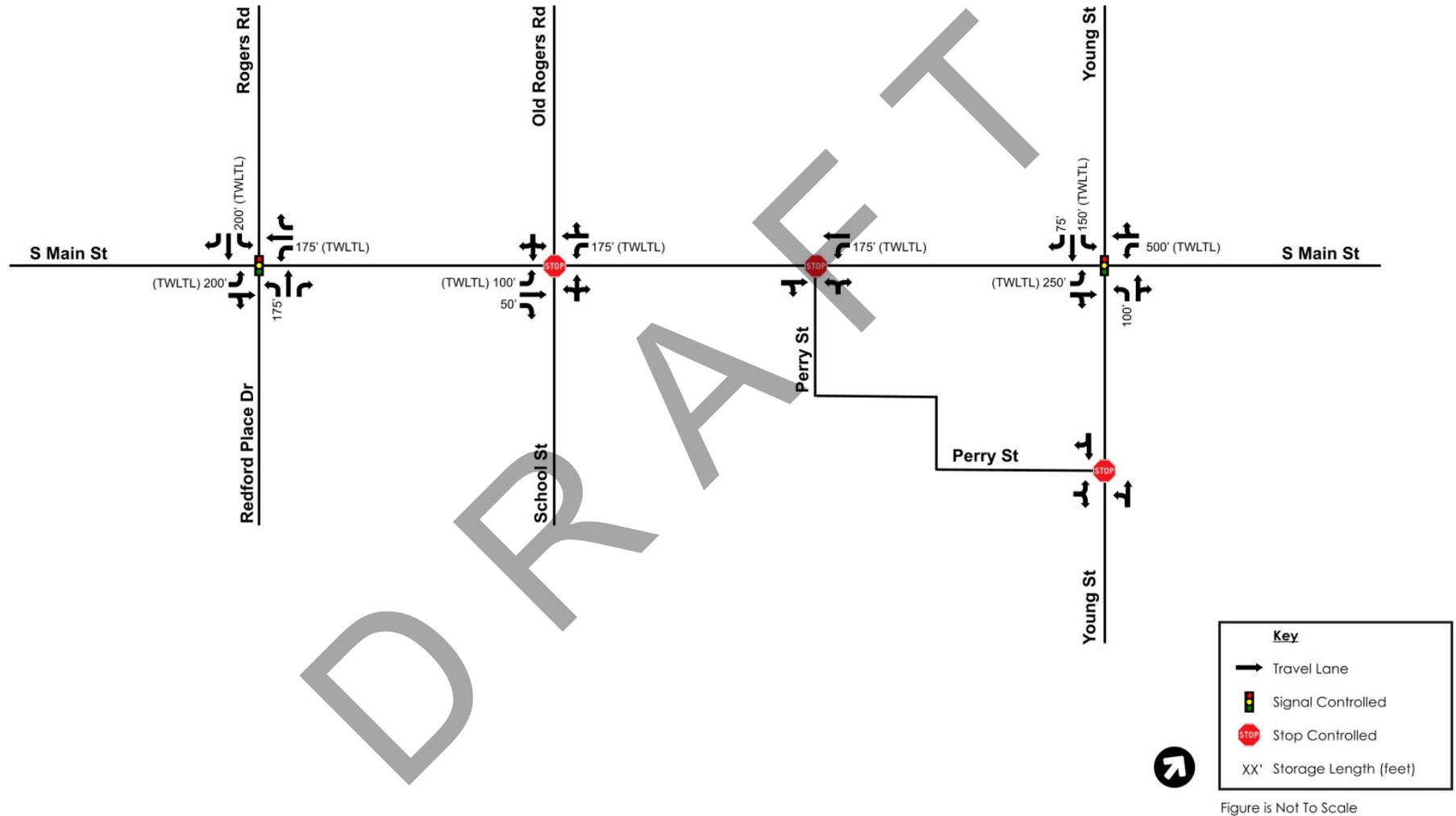
As a condition of the Parker Ridge development (MA 22-03), an east-west connection will be constructed linking the Parker Ridge development to Young Street. Called the “Young Street Connector,” this will travel through PIN 1768-09-8727 and have full-movement access onto Young Street. A northbound left-turn lane with 150 feet of full-width storage and a southbound right-turn lane with 50 feet of full-width storage on Young Street will also be provided. Per the conditions of approval, the connector shall be complete not later than approval of the 138th dwelling unit building permit. A copy of the plans of the Young Street Connector are provided in the appendix.



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Inventory of Traffic Conditions
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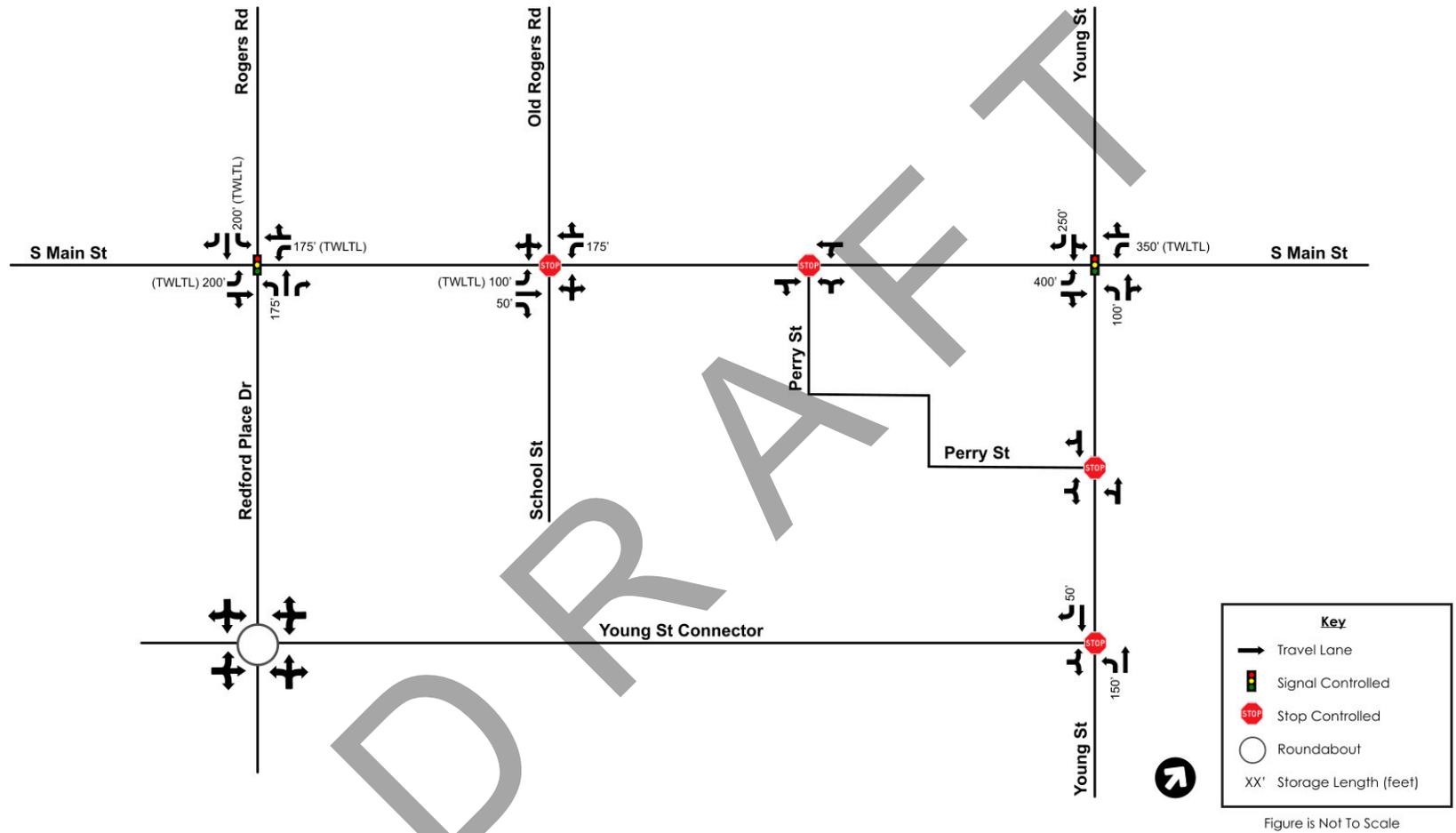
Figure 3: 2024 Existing Lanes and Traffic Control



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Inventory of Traffic Conditions
 October 25, 2024

Figure 4: 2028 No-Build Lanes and Traffic Control



3.0 TRIP GENERATION AND DISTRIBUTION

3.1 TRIP GENERATION

Trip generation for the proposed development was performed using the 11th Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual³. The Rate versus Equation spreadsheet published by NCDOT⁴ was used to supplement the ITE methodology. No trip reductions were taken for pass-by traffic. Trip generation for the proposed development is shown in Table 2.

Table 2: Trip Generation

Land Use	Size	Daily			AM Peak			PM Peak		
		Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
Low-Rise Multifamily Housing (LUC 220)	240 units	1614	807	807	97	23	74	124	78	46
Strip Retail Plaza (LUC 822)	20,000 square feet	1090	545	545	47	28	19	132	66	66
Internal Capture Trips		-34	-17	-17	-4	-2	-2	-30	-9	-21
Total Trips Generated		2,670	1335	1335	140	49	91	226	135	91

3.2 SITE TRIP DISTRIBUTION

To accurately determine the effect of the proposed development on the surrounding roadway network, an estimate of the expected distribution of traffic entering and exiting the site is needed. These percentages were developed using a combination of existing traffic volume counts, historic AADTs provided by NCDOT, and engineering judgment. This trip distribution was submitted as part of NCDOT’s TIA Scoping Checklist contained in the Appendix. All traffic volume calculations can be found in the Appendix.

- 35% to/from the south on Young Street
- 20% to/from the west on Main Street
- 15% to/from the north on Rogers Road
- 15% to/from the north on Young Street
- 10% to/from the east on Main Street
- 5% to/from the south on Redford Place Drive

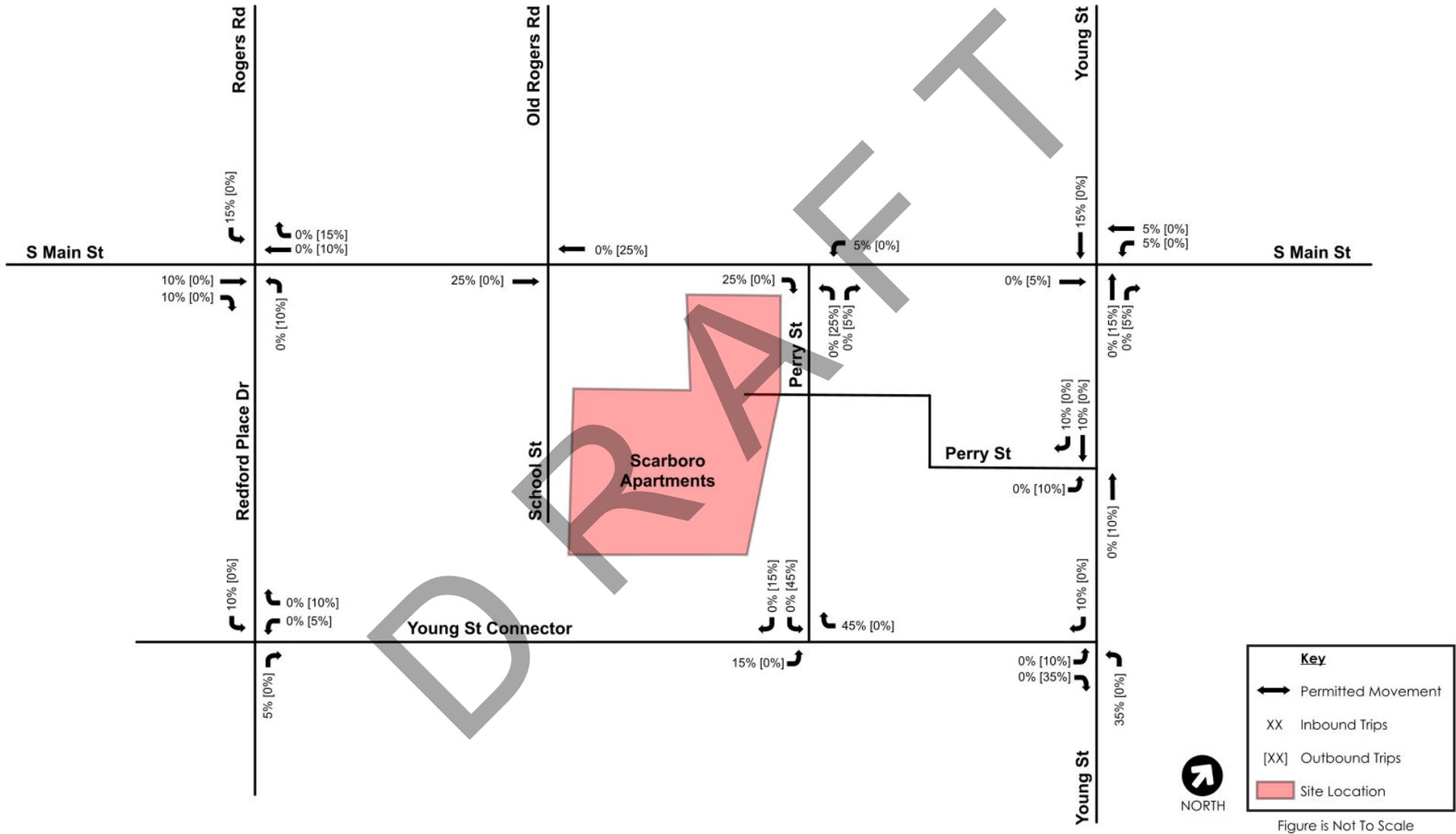
The trip distribution for the proposed development is shown in Figure 5. The corresponding trip assignment is shown in Figure 6.



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Trip Generation and Distribution
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Figure 5: Trip Distribution



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Trip Generation and Distribution
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Figure 6: Trip Assignment

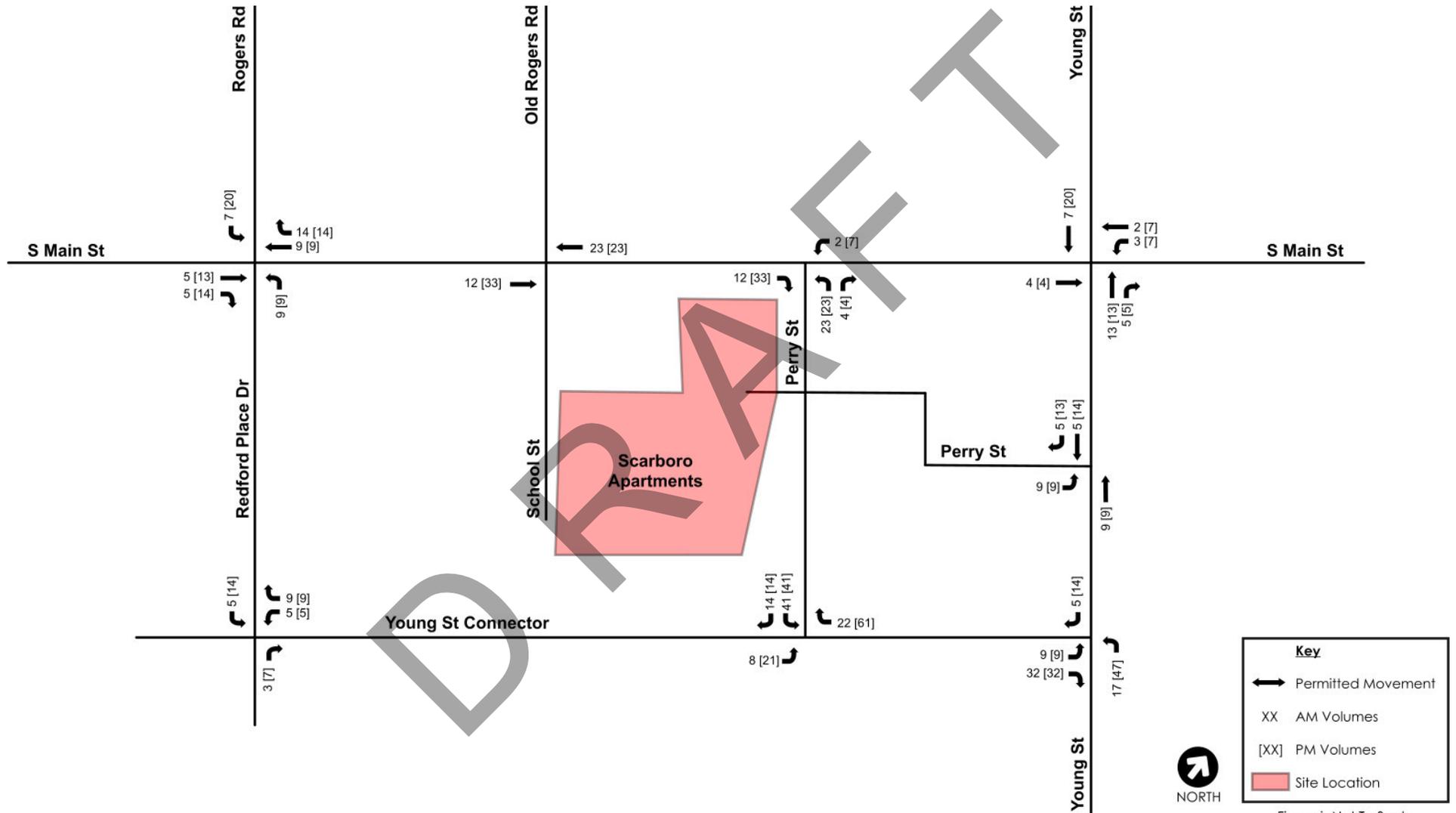


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4.0 TRAFFIC VOLUME DEVELOPMENT

All traffic volume calculations can be found in the Appendix.

4.1 DATA COLLECTION

On Wednesday, May 22nd, 2024, AM (7:00 – 9:30 AM) and PM (4:00 – 6:00 PM) turning movement counts were collected at the study intersections. Rolesville Elementary School was open and operating at a normal bell schedule during data collection. The count data, provided by Quality Counts, LLC is included in the Appendix.

Traffic volumes were not balanced, as the discrepancies in volumes between the study intersections were very minimal, as well as the presence of several driveways between the study intersections. The Existing (2024) traffic volumes are shown in Figure 7.

4.2 BACKGROUND TRAFFIC GROWTH

Background traffic growth is the increase in traffic volumes due to usage increases and non-specific growth throughout the area. The 2024 existing volumes were grown by a 2.0 percent annual rate to estimate the 2028 volumes. The growth in vehicles as a result of this future traffic growth is shown in Figure 8.

4.3 ADJACENT DEVELOPMENT TRAFFIC

There are two (2) developments proposed to be constructed within and nearby the study area: Cobblestone and Parker Ridge. The total trips associated with these developments are shown in Figure 9. The following subsections highlight salient data for each of the approved developments.

4.3.1 Cobblestone

Cobblestone is a mixed-use development proposed in the northwest quadrant of the intersection of South Main Street & Young Street. The proposed development is expected to consist of 180 apartments, 18,200 square feet of municipal flex space, and 50,000 square feet of retail space. A copy of the traffic study prepared by Ramey Kemp & Associates is provided in the Appendix.

4.3.2 Parker Ridge

Parker Ridge is a residential development located on both sides of Redford Place Drive south of South Main Street. It is anticipated to consist of 162 single-family homes and 114 townhomes. No improvements to study area intersections are expected as a part of Parker Ridge. A copy of the traffic study prepared by Stantec is provided in the Appendix.

4.4 NO-BUILD TRAFFIC VOLUMES

The 2028 No-Build traffic volumes consist of the sum of the 2024 Existing traffic volumes, the Background traffic growth, and the adjacent development traffic. The 2028 No-Build traffic volumes are shown in Figure 10.



4.5 BUILD TRAFFIC VOLUMES

The 2028 Build traffic volumes include the 2028 No-Build traffic, and the proposed development traffic discussed in Section 3.0. The 2028 Build traffic volumes are shown in Figure 11.

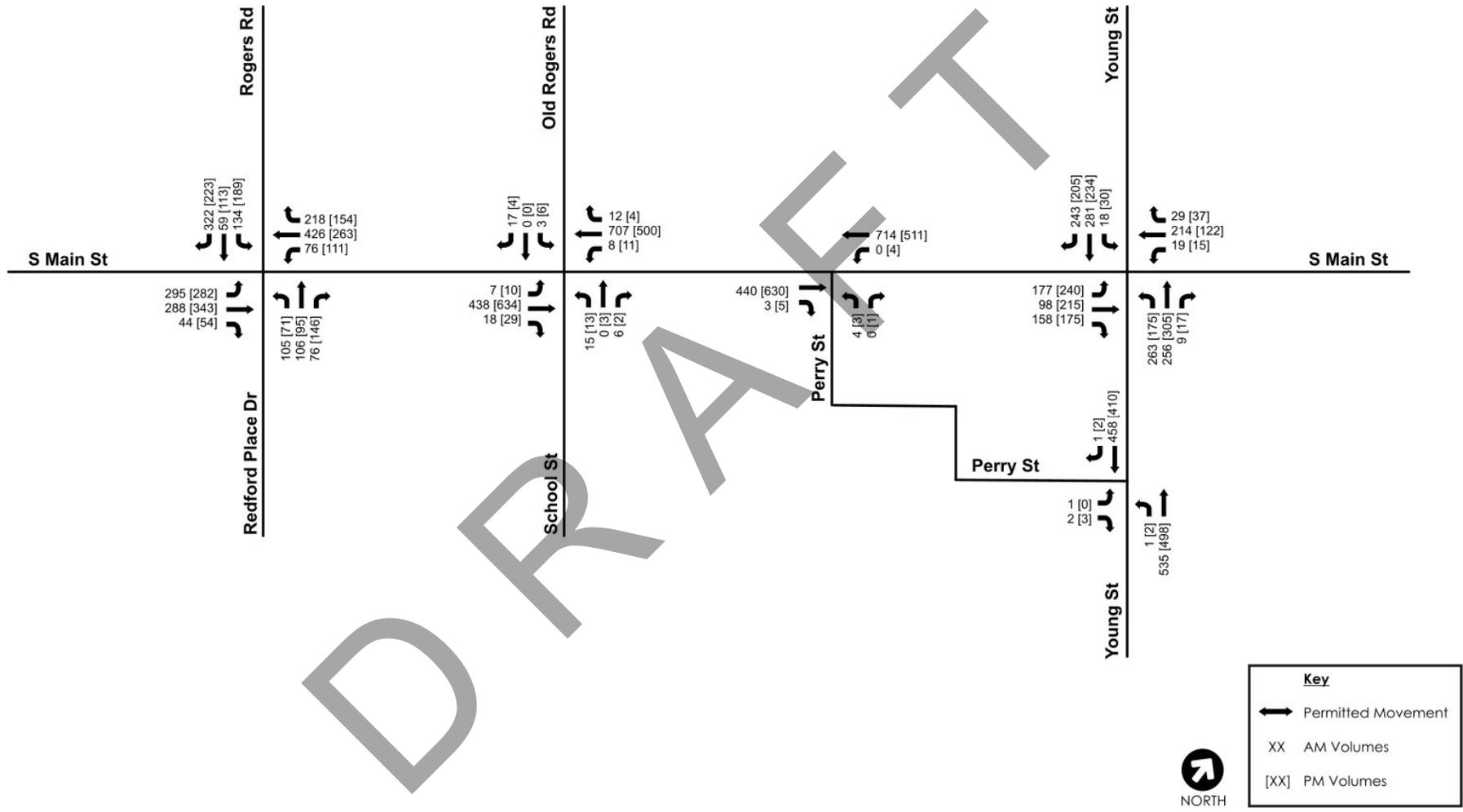
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REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Traffic Volume Development
 October 25, 2024

Figure 7: 2024 Existing Traffic Volumes



Key

- ← Permitted Movement
- XX AM Volumes
- [XX] PM Volumes



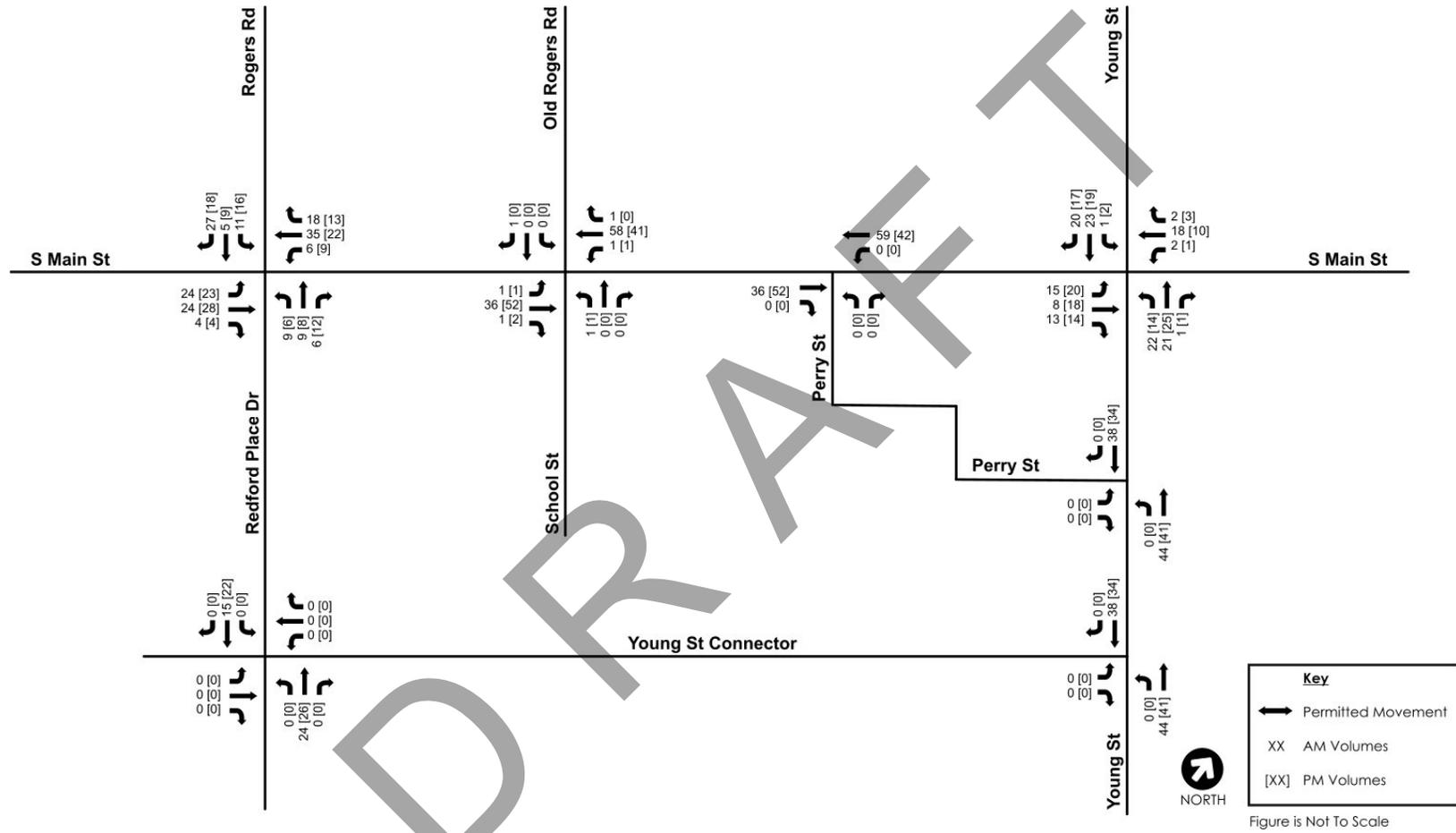
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REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Traffic Volume Development
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Figure 8: Background Traffic Growth



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Traffic Volume Development
 October 25, 2024

Figure 10: 2028 No-Build Traffic Volumes

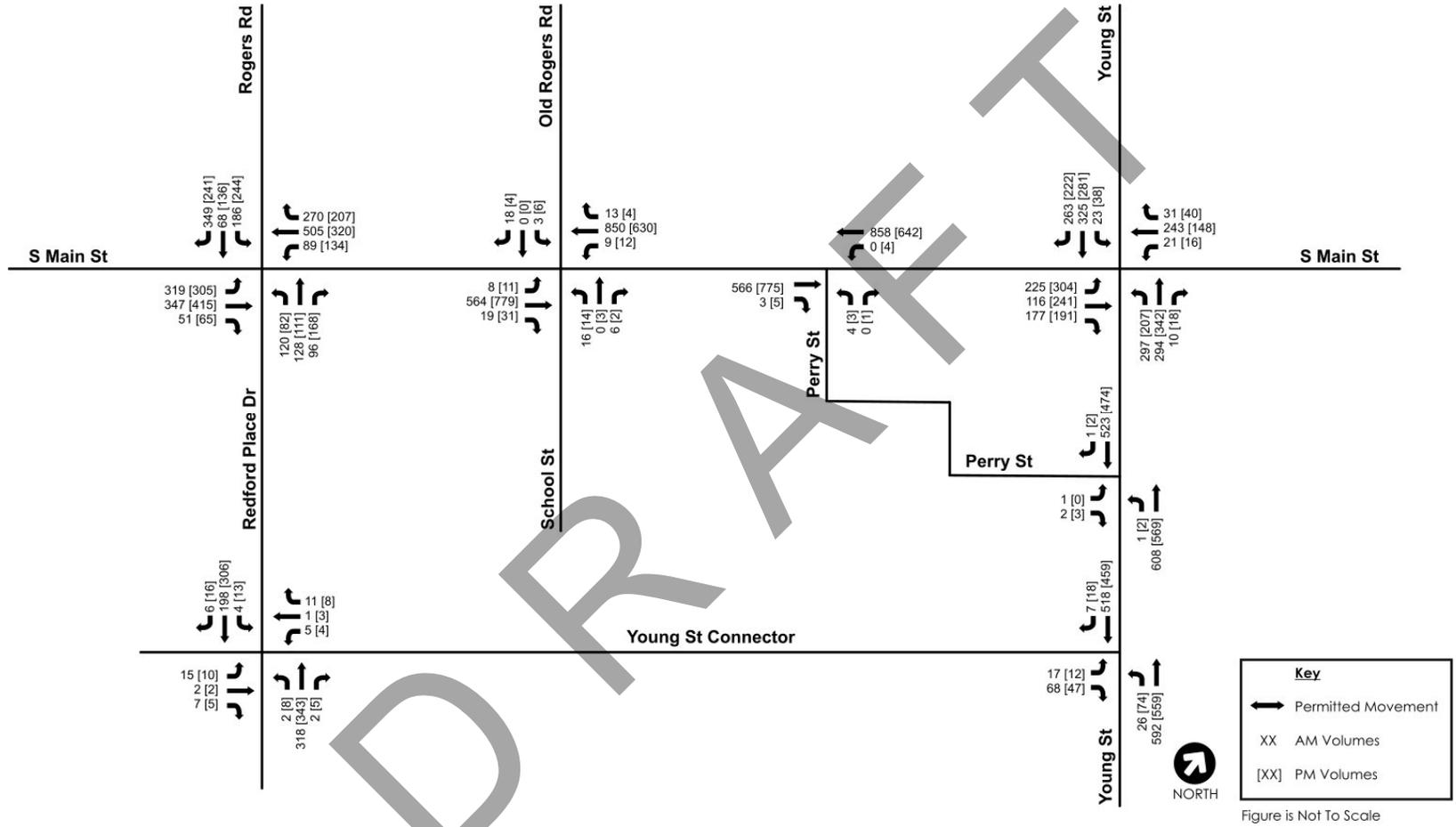


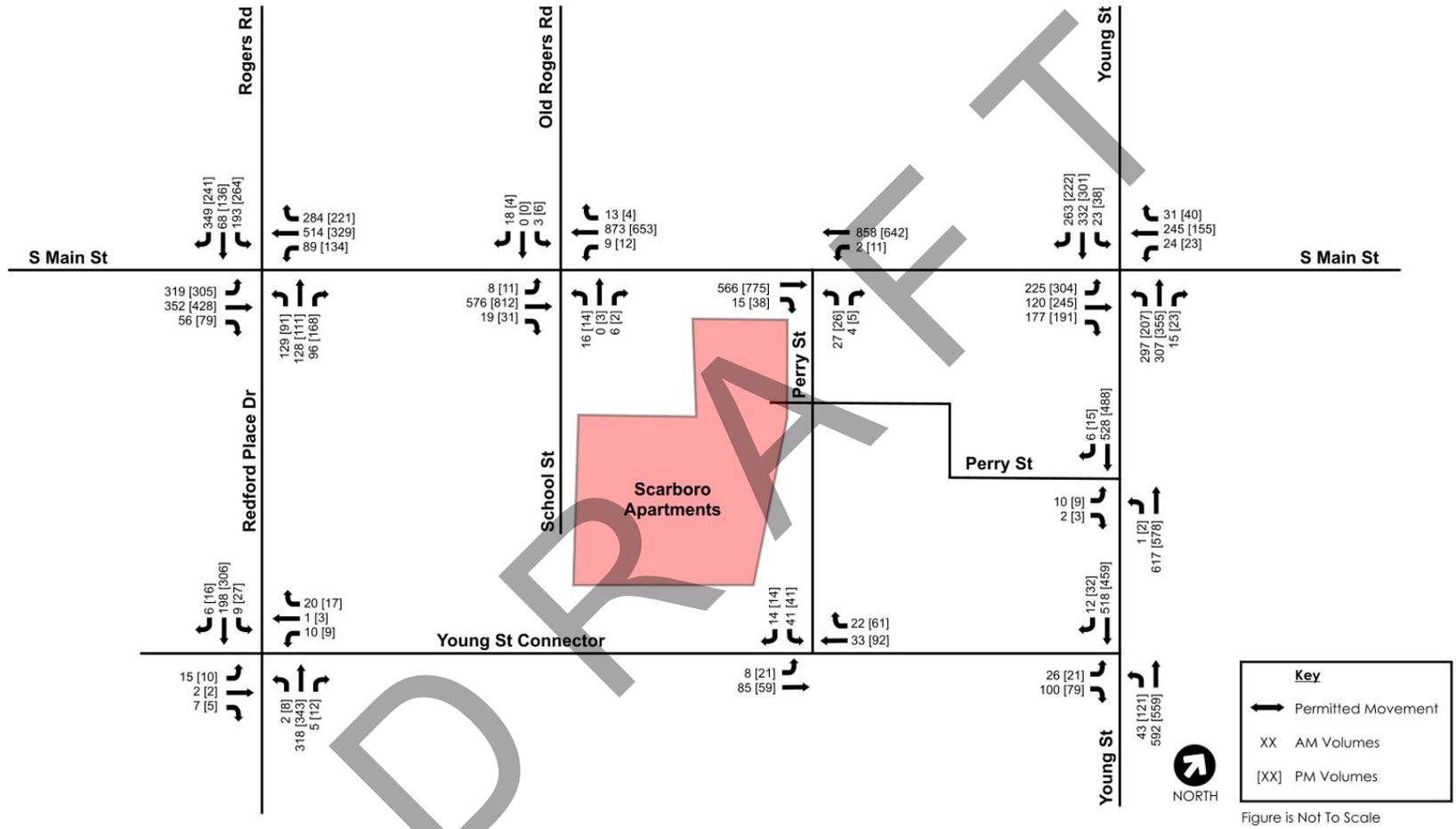
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REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Traffic Volume Development
 October 25, 2024

Figure 11: 2028 Build Traffic Volumes



5.0 CAPACITY ANALYSIS

Capacity analyses were performed for the roadway network in the study area. The traffic analysis program Synchro Version 11 was used to analyze all signalized and stop-controlled intersections according to methods put forth by the Transportation Research Board’s Highway Capacity Manual⁴ (HCM). The HCM defines capacity as the “maximum rate or flow at which persons or vehicles can be reasonably expected to traverse a point or uniform section of a line or roadway during a specified period under prevailing roadway, traffic, and control conditions, usually expressed as vehicles per lane per hour.”

Level of service (LOS) is a term used to describe different traffic conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists or passengers.” LOS varies from Level A, representing free flow, to Level F where traffic breakdown conditions are evident. At an unsignalized intersection, the primary traffic on the main roadway is uninterrupted. Therefore, the overall delay for the intersection is usually less than what is calculated for minor street movements. The overall intersection delay and the delay for the intersections’ minor movement(s) are reported in the summary tables of this report. LOS D is acceptable for signalized intersections in suburban areas during peak periods. For unsignalized intersections, it is common for some of the minor street movements or approaches to be operating at LOS F during peak hour conditions and that is not necessarily indicative of an area that requires improvements.

Capacity analyses were completed following *NCDOT Capacity Analysis Guidelines*⁵ as well as the *Draft NCDOT Capacity Analysis Guidelines Best Practices*⁶. Table 3 presents the criteria of each LOS as indicated in the HCM.

Table 3: Level of Service Criteria

Level of Service (LOS)	Signalized Intersection Control Delay (seconds/vehicle)	Unsignalized Intersection & Roundabout Control Delay (seconds/vehicle)
A	≤ 10	≤ 10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

The Town of Rolesville’s Land Development Ordinance (LDO)⁷, Section 8.E, establishes the following Level of Service Standards:

3. *The traffic impact analysis must demonstrate that the proposed development would not cause build-out-year, peak-hour levels of service on any arterial or collector road or intersection within the study area to fall below Level of Service (LOS) "D," as defined by the latest edition of the Highway Capacity Manual, or, where the existing level of service is already LOS "E" that the proposed development would not cause the LOS to fall to the next lower letter grade.*



Capacity Analysis
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- 4. If the road segment or intersection is already LOS "F," the traffic impact analysis must demonstrate that the proposed development, with any proposed improvements, would not cause build-out year peak-hour operation to degrade more than five (5) percent of the total delay on any intersection approach.*

All Synchro files and detailed printouts can be found in the Appendix.

5.1 EXISTING CAPACITY ANALYSIS (2024)

In the base year of 2024 under the existing geometric conditions, all signalized study intersections operate at an overall LOS C or better.

All approaches to unsignalized (i.e. stop controlled) intersections operate at LOS E or better with the exception of the northbound approach of the South Main Street & Old Rogers Road/School Street intersection which operates at LOS F in the PM peak hour due to the difficulty in finding a gap in both directions of South Main Street through traffic to make the northbound left or through movement.

The results from the 2024 existing analysis are shown in Table 4.



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Table 4: 2024 Existing Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (ft)		Max. Obs. Queue (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
	South Main Street & Rogers Road/Redford Place Drive	Overall		26	24.6	C	C				
		EB	L	11.8	9.2	B	A	164	140	239	236
			TR	16.1	16.4	B	B	249	296	265	344
		WB	L	5.6	6.1	A	A	25	42	234	157
			T	20.3	12.5	C	B	349	224	374	241
		NB	R	7.3	5.1	A	A	78	47	157	118
			L	37.4	40	D	D	114	86	169	129
			T	58.8	58.6	E	E	143	132	198	184
		SB	R	28	34.3	C	C	72	131	133	217
			L	50.7	53	D	D	141	205	194	234
T	57.3		54.3	E	D	93	150	129	210		
	South Main Street & Old Rogers Road/School Street	Overall		1.7	1.6						
		NB	LTR	49.5	52.2	E	F	23	20	39	41
		EB	L	10	8.6	A	A	0	0	20	18
		WB	L	8.4	9.4	A	A	0	0	27	27
		SB	LTR	27.7	45.2	D	E	13	13	38	32
	South Main Street & Perry Street	Overall		0.1	0.1						
		NB	LR	13.8	14.1	B	B	3	3	30	33
		WB	L	8.4	9.3	A	A	0	0	24	22
	South Main Street & Young Street	Overall		31.2	27	C	C				
		EB	L	16.1	12.6	B	B	140	189	180	207
			TR	16.2	12.4	B	B	195	329	171	269
		WB	L	17.6	13.6	B	B	26	20	42	36
			TR	32	26.9	C	C	270	171	282	166
		NB	L	37.1	35.5	D	D	206	144	199	200
			TR	24.7	34.2	C	C	189	270	382	416
		SB	L	17.9	25.4	B	C	21	37	227	249
T	55.8		56.6	E	E	305	264	814	639		
	Young Street & Perry Street	Overall		0.2	0.2						
		NB	LTR	8.4	8.2	A	A	0	0	60	51
		EB	LR	16.9	15.1	C	C	3	3	37	30



5.2 2028 NO-BUILD

In the 2028 No-Build conditions, the analysis assumes the improvements associated with the U-6241 project, as well as completion of the Young Street Connector and Parker Ridge development. These improvements were discussed in Section 2.4, but are also listed below:

South Main Street at Redford Place Drive/Rogers Road

- Remove the existing westbound dedicated right-turn lane and re-stripe the existing westbound through lane to a shared thru-right turn lane.

South Main Street at Young Street

- Remove the existing southbound left turn lane and re-stripe the existing southbound through lane to a shared thru-left turn lane.
- Extend the storage of the existing southbound right turn lane from 75' to 250'.
- Reduce the storage of the existing eastbound left turn lane from 400' to 250'.
- Reduce the storage of the existing westbound left turn lane from 500' to 350'.

Young Street at Young Street Connector

- Provide a northbound left-turn lane with 150' of full-width storage and appropriate taper.
- Provide a southbound right-turn lane with 50' of full-width storage and appropriate taper.

Redford Place Drive at Parker Ridge Driveways

- Connect proposed Parker Ridge driveways to existing roundabout with one ingress and one egress lane each.

In the 2028 No-Build scenario, the signalized intersections of South Main Street & Rogers Road/Redford Place Drive and South Main Street & Young Street intersections operates at LOS E in the AM peak hour. Several movements at the intersection of South Main Street & Rogers Road/Redford Place Drive project to have long queues such as the eastbound left and westbound shared thru-left turn lane in the AM peak hour.

At the intersection of South Main Street & Old Rogers Road/School Street, the northbound and southbound approaches experience heavy delays during the AM and PM peak hours. Vehicles waiting at the stop-controlled approaches will experience longer waits to make any left-turn or through movements with the uninterrupted flow of the South Main Street approaches. Additionally, the westbound queue on South Main Street from the Rogers Road/Redford Place Drive intersection often stretches beyond this intersection, making it impossible for vehicles to turn westbound.

At the intersection of South Main Street & Perry Street, the northbound approach experiences heavy delays during the AM peak hour. Despite an overall delay of only 0.4 seconds, SimTraffic simulations revealed that the westbound queue on South Main Street from the Rogers Road/Redford Place Drive intersection sometimes extends beyond this intersection. This queue limits the available gaps for vehicles from Perry Street attempting to travel westbound on South Main Street.



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At unsignalized intersections, it is a common occurrence for minor streets to experience higher delays due to the difficulty in making a left-turn or through movement through the intersection with the uninterrupted main street traffic.

The following movements operate at LOS F during one or both peak hours:

- South Main Street at Redford Place Drive/Rogers Road – EBL/WBL/NBL/NBT/SBL/SBT – AM peak hour.
- South Main Street at Old Rogers Road/School Street – NBLTR/SBLTR – both peak hours
- South Main Street & Perry Street – NBLR – AM peak hour.
- South Main Street & Young Street – NBL/NBTR/SBLT/SBR – AM peak hour.

Synchro LOS and delay results for the 2028 No-Build analysis scenario are listed in Table 5.



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Capacity Analysis
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Table 5: 2028 No-Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (ft)		Max. Obs. Queue (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
	South Main Street & Rogers Road/Redford Place Drive	Overall		78	38.9	E	D				
		EB	L	143.3	41	F	D	716	312	250	250
			TR	25.1	27.4	C	C	410	416	1416	585
		WB	L	105	12.1	F	B	180	59	250	250
			TR	73.7	39	E	D	1407	531	860	772
		NB	L	101.9	49.9	F	D	244	111	224	133
			T	99.4	54	F	D	255	143	357	190
		SB	R	45.4	38.8	D	D	139	176	193	242
			L	120.4	73.8	F	E	468	406	249	250
			T	80.1	48.6	F	D	149	172	525	770
		R	51.7	22.3	D	C	446	180	467	421	
	South Main Street & Old Rogers Road/School Street	Overall		13.5	3.9						
		NB	LTR	##	180.3	F	F	98	55	385	48
		EB	L	11.7	9.3	B	A	0	0	82	25
		WB	L	8.9	9.9	A	A	0	3	227	30
		SB	LTR	135.3	119	F	F	53	30	436	41
	South Main Street & Perry Street	Overall		0.4	0.3						
		NB	LR	78	35.7	F	E	13	5	39	33
		WB	LT	8.8	9.7	A	A	0	0	528	47
	South Main Street & Young Street	Overall		67.8	41.7	E	D				
		EB	L	30.7	31.4	C	C	236	207	376	332
			TR	22.9	28	C	C	330	284	411	419
		WB	L	32.6	24.1	C	C	41	25	66	40
			TR	57.7	42.7	E	D	465	205	426	232
		NB	L	92.7	43.8	F	D	506	236	200	200
			TR	89.7	64.4	F	E	513	468	788	551
		SB	LT	89.3	60.2	F	E	580	416	678	360
R	81		17.8	F	B	444	115	350	244		
	Young Street & Perry Street	Overall		0.2	0.2						
		NB	LT	8.8	8.5	A	A	0	0	83	44
		EB	LR	21.6	18.3	C	C	3	3	37	34
	Redford Place Drive at Parker Ridge Driveway	Overall		4.3	4.7	A	A				
		EB	LTR	4.3	4.4	A	A	3	3	44	37
		WB	LTR	3.9	4.3	A	A	4	3	29	35
		NB	LTR	3.7	4.5	A	A	25	42	51	60
		SB	LTR	4.6	4.9	A	A	43	48	36	42
	Young Street at Young Street Connector	Overall		1.5	1.4						
		NB	L	8.8	8.7	A	A	3	8	37	52
		EB	LR	18.5	17	C	C	25	15	68	58

= Delay exceeds 300 seconds



5.3 2028 BUILD

In the 2028 Build scenario, the analysis includes the Proposed Collector Street, which will be constructed as part of this development. This collector will run north to south, connecting Perry Street to the Young Street Connector. It is assumed that the collector will be a two-lane roadway, with one lane in each direction.

The operations in this scenario are generally similar to the No-Build scenario with the exception of the South Main Street & Redford Place Drive/Rogers Road intersection, which now operates at LOS F in the AM peak hour.

At the intersection of South Main Street & Old Rogers Road/School Street, the minor roads both experience significant delays during the AM and PM peak hours, operating at the lowest level of service (LOS F). Similarly, the northbound approach at the South Main Street & Perry Street intersection also faces delays at LOS F in both peak hours. At unsignalized intersections, it is a common occurrence for minor streets to experience higher delays due to the difficulty in making a left-turn or through movement through the intersection with the uninterrupted main street traffic.

The following movements operate at LOS F during one or both peak hours:

- South Main Street at Redford Place Drive/Rogers Road – EBL/WBL/WBTR/NBL/NBT/SBT – AM peak hour, SBL – both peak hours
- South Main Street at Old Rogers Road/School Street – NBLTR/SBLTR – both peak hours
- South Main Street & Perry Street – NBLR – both peak hours
- South Main Street & Young Street – NBL/NBTR/SBLT – AM peak hour.

Synchro LOS and delay results for the 2028 Build scenario are listed in Table 6.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

Capacity Analysis
 October 25, 2024

Table 6: 2028 Build Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (ft)		Max. Obs. Queue (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
	South Main Street & Rogers Road/Redford Place Drive	Overall		82.1	44.7	F	D				
		EB	L	143.3	44.2	F	D	716	393	250	250
			TR	25.1	28.5	C	C	416	474	1433	666
		WB	L	106.7	12.5	F	B	182	65	250	250
			TR	84.5	51.2	F	D	1486	643	873	803
		NB	L	102.3	49.5	F	D	259	123	224	164
			T	99.4	55.3	F	E	255	145	370	180
		SB	R	45.9	39.5	D	D	140	179	174	226
			L	126.5	90.7	F	F	489	366	250	250
		T	81.3	56.1	F	E	150	172	525	957	
R	52.7	22.6	D	C	461	177	428	820			
	South Main Street & Old Rogers Road/School Street	Overall		21.1	5.7						
		NB	LTR	##	282	F	F	110	65	445	51
		EB	L	12	9.5	B	A	3	0	77	28
		WB	L	8.9	10	A	B	0	3	249	30
		SB	LTR	205.9	173.1	F	F	65	38	422	34
	South Main Street & Perry Street	Overall		7	1.8						
		NB	LR	##	80.4	F	F	90	43	278	67
		WB	LT	8.9	9.9	A	A	0	0	848	112
	South Main Street & Young Street	Overall		68.3	43	E	D				
		EB	L	32.3	35.5	C	D	231	215	394	359
			TR	24.1	29.3	C	C	334	288	415	412
		WB	L	33.4	26	C	C	47	33	64	60
			TR	59.1	44.2	E	D	468	212	423	252
		NB	L	89.2	42.7	F	D	506	236	200	200
			TR	92.5	65.1	F	E	547	505	822	571
		SB	LT	89.8	60.3	F	E	594	457	775	378
			R	79.7	17.7	E	B	444	116	350	299
	Young Street & Perry Street	Overall		0.4	0.3						
		NB	L	8.8	8.6	A	A	0	0	97	31
		EB	LR	28.3	23	D	C	8	5	45	39
	Redford Place Drive at Parker Ridge Driveway	Overall		4.4	5	A	A				
		EB	LTR	4.5	4.7	A	A	6	5	35	35
		WB	LTR	3.9	4.4	A	A	4	3	36	40
		NB	LTR	3.9	4.7	A	A	26	47	75	66
		SB	LTR	4.8	5.3	A	A	44	50	60	69
	Young Street at Young Street Connector	Overall		2.6	2.7						
		NB	L	8.8	9.1	A	A	5	13	44	78
		EB	LR	23.4	23.5	C	C	50	40	111	75
	Young Street Connector at Proposed Collector Street	Overall		2.8	2.5						
		EB	L	7.3	7.6	A	A	0	3	16	36
		SB	LR	9.5	10.1	A	B	5	8	60	61

= Delay exceeds 300 seconds



6.0 2028 BUILD IMPROVED

In the 2028 Build Improved scenarios, several improvements are proposed to mitigate the impacts of the proposed development. With the proposed improvements in place, discussed in Section 7.0, all study intersections operate at LOS D or better with the exception of the South Main Street intersections with Old Rogers Road/School Street and Perry Street.

To mitigate the impacts of the development on the South Main Street & Rogers Road/Redford Place Drive intersection, a 225' westbound right-turn lane was evaluated in the 2028 Build Improved scenario. With this improvement in place, the intersection operates at LOS D in both peak hours.

To improve the intersection of South Main Street and Perry Street, a 75' eastbound right-turn lane was evaluated, as well as a 100' northbound left-turn lane. As noted in Section 5.0, the Rolesville LDO requires that any study area intersections that operate at LOS F and where the delay in the Build scenario increases by more than 5% when compared to the No-Build scenario should be investigated for mitigation. The South Main Street intersection with Perry Street is discussed in detail in the following section.

6.1.1 South Main Street at Perry Street

With the addition of traffic generated by the proposed development, the northbound Perry Street approach at the South Main Street & Perry Street intersection increases in delay by greater than 5%. If high delays are experienced on the stop-controlled approaches, drivers may opt for alternative routes. Within the study area of this TIA, Perry Street interacts with both South Main Street and Young Street providing two existing access points for development traffic.

In addition, a new collector road is proposed to be constructed south of Perry Street, connecting the development driveway with the proposed Young Street Connector. The intersections associated with the Young Street Connector and the Proposed Collector Road are expected to operate at LOS C or better in this scenario so there is ample capacity to handle any development traffic that is diverted from the South Main Street & Perry Street intersection.

Further consideration could be made for limiting the northbound Perry Street approach to right-in/right-out access in the future to improve operations at the intersection itself.

With the implementation of the new turn lanes, the delay for the northbound approach during the AM peak hour has been substantially reduced. Although the northbound left-turn movement continues to experience significant delays, it affects only a small volume of vehicles, and these high delays are anticipated to be isolated to the AM and PM peak hours. If the issue persists, it is possible that affected drivers may seek alternative routes, such as the Proposed Collector Road to Young Street Connector route or Perry Street to Young Street route.

The 2028 Build Improved capacity analysis results are shown in Table 7.



REZ-23-05: SCARBORO APARTMENTS TRAFFIC IMPACT ANALYSIS

2028 Build Improved
October 25, 2024

Table 7: 2028 Build Improved Level of Service and Delay

Intersection		Approach	Lane Group	Delay (sec./veh.)		Level of Service (LOS)		95th % Queue (ft)		Max. Obs. Queue (ft)	
				AM	PM	AM	PM	AM	PM	AM	PM
🚦	South Main Street & Rogers Road/Redford Place Drive	Overall		48.3	45.1	D	D				
		EB	L	80.4	70.8	F	E	492	424	250	250
			TR	27.4	46.3	C	D	395	603	758	953
		WB	L	57.4	77.1	E	E	117	252	250	250
			T	40.9	44.7	D	D	668	426	835	708
		NB	R	28.7	14.7	C	B	311	166	325	325
			L	57.9	64.1	E	E	187	135	210	152
		SB	T	61.9	56.3	E	E	177	147	240	184
			R	36.3	25.2	D	C	112	111	164	182
		SB	L	96.6	57.2	F	E	347	340	245	249
			T	55.4	38.5	E	D	105	152	391	430
SB	R	34.9	12.6	C	B	248	109	409	201		
	Overall		2	2.1							
🛑	South Main Street & Old Rogers Road/School Street	Overall		2	2.1						
		NB	LTR	77.5	94.6	F	F	38	38	66	49
		EB	L	11.7	9.5	B	A	0	0	27	24
		WB	L	8.9	10	A	B	0	3	28	32
		SB	LTR	33.2	69.4	D	F	18	20	58	33
🛑	South Main Street & Perry Street	Overall		2.8	2.6						
		NB	L	153	139.5	F	F	58	53	50	61
		NB	R	12.5	15.3	B	C	0	0	23	23
		WB	LT	8.9	9.9	A	A	0	0	81	123
		Overall		52.4	43.1	D	D				
🚦	South Main Street & Young Street	Overall		52.4	43.1	D	D				
		EB	L	32.2	35.4	C	D	185	223	333	370
			TR	23.6	29.4	C	C	245	350	350	402
		WB	L	25	26	C	C	36	33	55	62
			TR	46.6	44.2	D	D	335	212	323	255
		NB	L	64.9	42.7	E	D	373	236	200	200
			TR	67.6	65.1	E	E	423	505	614	569
		SB	LT	67.1	60.3	E	E	466	457	505	382
			R	58.5	17.7	E	B	330	116	345	264
		🛑	Young Street & Perry Street	Overall		0.4	0.3				
NB	L			8.7	8.6	A	A	0	0	35	49
EB	LR			28.1	23	D	C	8	5	45	39
⚠️	Redford Place Drive at Parker Ridge Driveway	Overall		4.4	5	A	A				
		EB	LTR	4.5	4.7	A	A	6	5	35	34
		WB	LTR	3.9	4.4	A	A	4	3	36	40
		NB	LTR	3.9	4.7	A	A	26	47	66	62
		SB	LTR	4.8	5.3	A	A	44	50	45	66
🛑	Young Street at Young Street Connector	Overall		2.6	2.7						
		NB	L	8.9	9.1	A	A	5	13	40	75
		EB	LR	23.7	23.5	C	C	50	40	95	86
🛑	Young Street Connector at Proposed Collector Street	Overall		2.8	2.5						
		EB	L	7.3	7.6	A	A	0	3	12	33
		SB	LR	9.5	10.1	A	B	8	8	60	61

= Delay exceeds 300 seconds



7.0 RECOMMENDATIONS

Based on the findings of this study, specific improvements have been identified and some should be completed as part of the proposed development.

South Main Street & Rogers Road/Redford Place Drive

- Construct a westbound right-turn lane with 225' of full-width storage and appropriate taper.
- The above recommendation will require the modification of the traffic signal at the intersection.

South Main Street & Old Rogers Road/School Street

- No improvements are recommended at this intersection.

South Main Street & Perry Street

- Construct an eastbound right-turn lane with 75' of full-width storage and appropriate taper.
- Construct a northbound left-turn lane with 100' of full-width storage and appropriate taper.

South Main Street & Young Street

- No improvements are recommended at this intersection.

Young Street & Perry Street

- No improvements are recommended at this intersection.

Redford Place Drive at Parker Ridge Driveways

- No improvements are recommended at this intersection.

Young Street at Young Street Connector

- No improvements are recommended at this intersection.

Young Street Connector at Proposed Collector Street

- The Proposed Collector Street will be constructed between Perry Street and the Young Street Connector.
- Construct the Proposed Collector Street with one lane in each direction.
- Install a stop sign on the southbound approach of the Proposed Collector Street at the Young Street Connector Intersection.

These recommendations are illustrated in Figure 12.



Recommendations
 October 25, 2024

Figure 12: Recommended Improvements

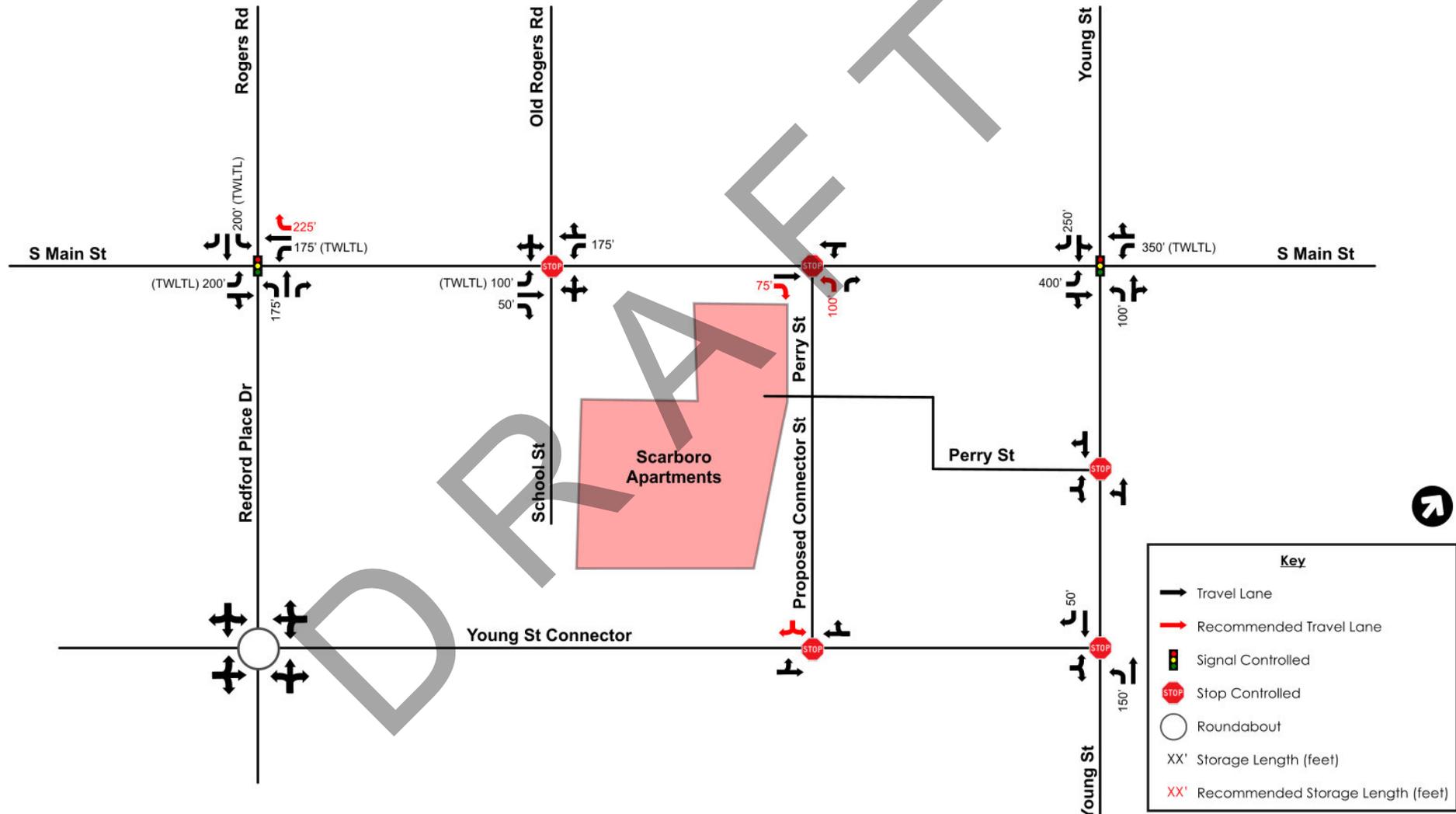


Figure is Not To Scale



References

October 25, 2024

8.0 REFERENCES

¹ **NCDOT Functional Classification Map**,

<http://ncdot.maps.arcgis.com/home/webmap/viewer.html?layers=029a9a9fe26e43d687d30cd3c08b1792>

² **2020 NCDOT Average Daily Traffic Volumes**,

<https://ncdot.maps.arcgis.com/apps/webappviewer/index.html?id=964881960f0549de8c3583bf46ef5ed4>

³ **Trip Generation (11th Edition)**, Institute of Transportation Engineers (ITE), September 2021.

⁴ **Highway Capacity Manual 6th Edition: A Guide for Multimodal Mobility Analysis**. Washington D.C.: Transportation Research Board, 2016.

⁵ **NCDOT Capacity Analysis Guidelines**. North Carolina Department of Transportation (NCDOT), March 2022, <https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Standards%20-%20Capacity%20Analysis%20Guidelines.pdf>

⁶ **Draft NCDOT Capacity Analysis Guidelines: Best Practices**. North Carolina Department of Transportation (NCDOT), March 2022, <https://connect.ncdot.gov/resources/safety/Congestion%20Mngmt%20and%20Signing/Best%20Practices%20-%20Capacity%20Analysis%20Guidelines.pdf>

⁷ **Land Development Ordinance**. Town of Rolesville, June 1, 2021, <https://www.rolesvillenc.gov/code-ordinances>

⁸ **Manual on Uniform Traffic Control Devices (MUTCD)**. Federal Highway Administration, May 2012, https://mutcd.fhwa.dot.gov/kno_2009r1r2.htm

9.0 APPENDIX

- Scoping Correspondence
- Site Plan
- Raw Traffic Count Data
- Approved Development Information
- Traffic Volume Calculations
- Synchro Files
- Synchro & SimTraffic Reports
- Young Street Connector Plans



ATTACHMENT 8 - APPLICANT CONDITIONS + EXHIBITS

**REZ-23-05: SCARBORO APARTMENTS
REZONING CONDITIONS
OCTOBER 24, 2024**

1. The Development shall be in general compliance with the Concept Plan dated September 19, 2024, attached as Exhibit A. Approval of this rezoning and Concept Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Plan as prescribed in LDO Section 3.4.
2. The following Principal Uses shall be prohibited: (i) Dwelling, Single Family, Attached; (ii) College/University; (iii) Public Safety Facility; (iv) Lodging; (v) Commercial Parking; (vi) Retail Sales and Services, Community; (vii) Retail Sales and Services, Shopping Center; (viii) Major Transportation Installation; and (ix) Telecommunication Tower.
3. No more than 240 dwelling units – either “Dwelling, Multiple Family” or “Dwelling, Upper Story Unit” - shall be permitted on the property.
4. The hours of operation for nonresidential uses shall be between 7:00 AM and 9:00 PM.
5. Nonresidential Uses shall be located within 175’ of the new Collector Street and north of the Neuse River stream buffer, as shown on Exhibit A.
6. Nonresidential Uses shall not be less than 10,000 square feet of gross floor area, and shall not exceed 20,000 square feet of gross floor area. A maximum of fifty percent (50%) of the residential units may be permitted until at least 5,000 square feet (gross floor area) of Nonresidential Uses are permitted (issuance of a building permit).
7. At least 3,000 square feet gross floor area of nonresidential uses shall be located in each of the following: (i) the Retail building along S. Main Street, and (ii) the two Mixed Use buildings along the new Collector Street. This Condition shall not permit less Nonresidential Use square footage than what is required in Condition 6.
8. Prior to the submittal of a demolition permit for the removal of the single-family home at 201 S. Main Street (PIN 1758-99-8909), the Development shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development shall have first priority to relocate or remove any items of historic significance and building materials for reuse.
9. If the Development chooses not to relocate the home, the following Condition shall apply: Prior to the demolition, the Development will allow any non-profit entity, individual or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development so long as the party relocating the single-family home is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. The Development

will provide general public notice in the News & Observer of the offer for relocation or salvage. Public notice shall occur at least one hundred eighty (180) days prior to the scheduled demolition of the home. Prior to demolition of the single-family home that has not been relocated within thirty (30) days prior to demolition, the Development will allow the Town of Rolesville or any local organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition shall not require the Development to demolish or remove the single-family home.

10. Vehicular ingress and egress via School Street are prohibited. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
11. The Development shall construct a 10' wide sidepath (the "Path") within the new Collector Street right-of-way, beginning at the S. Main Street intersection and terminating at the boundary line with adjacent property with PIN 1768-09-8727, subject to all governmental reviews and approvals, in accordance with the Town of Rolesville Greenway Plan. The Path will be located on the eastern side of the new collector street, as shown on Exhibit A. The Path shall be paved with either asphalt or concrete, at the discretion of Town staff at the time of development approval. A planting strip at least five feet (5') wide shall separate the Path from the back of curb. The Path shall take the place of and serve as the sidewalk along the eastern side of the new Collector Street.
12. Where buildings and active use areas prevent the incorporation of Streetscape Buffers as set forth in LDO Section 6.2.2.2. (i.e., a 30'-wide Street Buffer along S. Main Street and a 15'-wide Street Buffer along the new Collector Street), the Development shall plant one (1) street tree for every forty (40) linear feet of street frontage.
13. The Development shall provide an opaque fence at least eight feet (8') in height along the shared boundary lines with those parcels have Wake County Property Identification Numbers (PINs) 1759-90-4168, 1759-90-5245, 1759-90-6321, 1759-90-7307, and 1759-90-4024. The location of the fence is shown on Exhibit A.
14. Along the shared boundary lines of those parcels described in Condition 13, the Development shall provide two (2) trees per 100 linear feet, on average.
15. In order to buffer those single-family homes along Glenn Circle from the new Collector Street right-of-way, the Development shall provide an opaque fence at least eight feet (8') in height on the eastern side of the new Collector Street, beginning south of the intersection with Perry Street and the new Collector Street and terminating at the parcel with Wake County Property Identification Number 1768-09-8727. The approximate location of the fence is shown on Exhibit A.
16. Between the Path described in Condition 11 and the fence described in Condition 15, the Development shall provide two (2) shade trees per 100 linear feet, on average. This planting schedule shall begin immediately south of the intersection with Perry Street and the new

Collector Street and terminating at the parcel with Wake County Property Identification Number 1768-09-8727. The approximately location of the tree planting area is shown on Exhibit A.

17. Dwelling, Upper Story Units shall be prohibited from having balconies on those facades of the Mixed-Use buildings facing the new Collector Street, as shown on Exhibit A.
18. The Development shall construct a wall (either fully or partially opaque) between the two apartment buildings along School Street, as shown on Exhibit A. The wall shall have a minimum height of four feet (4') and a maximum height of twelve feet (12'), and a minimum length of twenty-five feet (25'). The wall shall incorporate similar materials as the apartment buildings' facades. A portion of the wall may be designated as a Monument Sign as prescribed in LDO Section 6.1. if it meets all applicable requirements.
19. Between the southernmost apartment building along School Street and the existing dirt path, as shown on the survey titled "Boundary & Topographic Survey for Scarboro Property", prepared by Bass Nixon & Kennedy, and dated August 14, 2024 (attached as Exhibit B), the Development shall include a landscaped area at least five feet (5') wide. The landscaped area shall include at least two (2) species of shrubs with mature heights of least four feet (4'). The approximate location of the landscaped area is shown on Exhibit A.
20. The Development shall design and construct the public collector street, as identified on Exhibit A ("Collector Street"), that extends the street network within the development through Wake County PIN 1768-09-8727 (Deed Book 18568, Page 660, Wake County Registry) (the "Campus Site") to the proposed "Young Street Connector" as described in MA22-03 and CID-23-08. The Development shall be responsible for all costs to design and construct to Collector Street connection (the "Costs"). This Condition shall not prohibit the Development from seeking a reimbursement for the Costs. Construction of the Collector Street connection shall commence prior to the issuance of the 140th certificate of occupancy for the Development and shall be completed not later than the issuance of the 190th certificate of occupancy for the Development.

While it is anticipated that the Development will seek reimbursement of Costs through a formal development agreement, reimbursement agreement, or other written agreement between the Development and the Town, the absence of such a subsequent agreement shall not be deemed to invalidate this Condition.

This Condition is subject to the following caveats:

- a. Upon a determination by the Land Development Administrator that the approved alignment with the Young Street Connector, or the inability of the Development to secure necessary right-of-way, easements, or other property rights make satisfaction of this Condition unnecessary or impracticable, this Condition shall be deemed extinguished.

- b. In the event the Town commences design and/or development of any part of the Collector Street connection, the Development's obligations for design and/or development, as appropriate, for those portions of the Collector Street connection shall be deemed extinguished. For purposes of clarity, the Development shall remain entitled to a credit against the Project's Transportation Impact Fees for remaining Costs.
21. In recognition of expected impacts of the Development upon the need for fire protection services in the area, the Development shall make a \$100,000.00 contribution to the Town of Rolesville Fire Department. This contribution shall be made prior to the issuance of the Development's first certificate of occupancy.
22. The Development will market for rent two (2) dwelling units as affordable for U.S. military veterans earning no more than eighty percent (80%) of the Area Median Income ("AMI") adjusted by household size for the Raleigh, NC Metropolitan Statistical Area, as determined and published annually by the U.S. Department of Housing and Urban Development (the "Affordable Units") for a period of no less than ten (10) years (the "Affordability Period"). The maximum rent and income limits will follow the affordable housing standards determined annually by the Wake County Department of Housing (the "Department"). The Affordable Units shall be ADA-accessible. One (1) of the Affordable Units shall be age-restricted and made available only to U.S. military veterans who are fifty-five (55) years old or more.

Affordability restrictive covenants for the Affordable Units shall be filed and recorded with the Wake County Registry before the issuance of the first certificate of occupancy ("CO") for any building which includes residential units. The Affordability Period applies on a per unit basis and shall commence from the date that the Affordable Unit is available for rent. This date shall be provided to the Department and the Town of Rolesville (the "Town") as of the date of this issuance of the CO for each Affordable Unit. The Development shall certify compliance with this Condition to the Department and the Town on an annual basis, in a form acceptable to the Department.
23. The Development shall evaluate the existing and upstream stormwater drainage issues on that parcel with PIN 1769-00-3150 and along the Glenn Circle right-of-way, as shown on the attached Exhibit C. The Development shall then perform any stormwater improvements identified by the aforementioned evaluation, with the cost of these offsite stormwater improvements not to exceed \$75,000.00. The stormwater improvements shall be done in accordance with the Town of Rolesville standards and shall generally consist of subsurface stormwater control improvements to meaningfully improve the current stormwater conditions along Glenn Circle. The stormwater improvements shall be completed in accordance with the approved plans prior to the issuance of the last certificate of occupancy. This Condition shall be contingent upon the Development's receipt of all necessary approvals from the Town of Rolesville, and any necessary easements from affected property owners.

DocuSigned by:

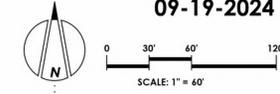
MATTHEW SHUEY

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Matthew Shuey, Chief Executive Office

EXHIBIT A

REZ-23-05 SCARBORO APARTMENTS



09-19-2024



BUILDING PLACEMENT
0' / 20'

STREET BUFFER

PROPOSED OUTDOOR
AMENITY SPACE

EXTENTS OF
RETAIL DEVELOPMENT

8' FENCE & ADDITIONAL
SCREENING

POOL & AMENITY AREA

PROPOSED OUTDOOR
AMENITY SPACE

PROPOSED OUTDOOR
AMENITY SPACE

WALL

BUILDING PLACEMENT
0' / 20'

SCREENING SHRUBS

BUILDING PLACEMENT
0' / 20'

PROPOSED OUTDOOR
AMENITY SPACE

8' FENCE & ADDITIONAL
SCREENING

PROPOSED GREENWAY
CONNECTION

STREET BUFFER

ROAD EXTENSION

EXISTING STREAM &
STREAM BUFFER

PROPOSED TRAIL

STORMWATER POND

S MAIN STREET
VARIABLE WIDTH PUBLIC R/W

PERRY STREET
20' PUBLIC R/W

PERRY STREET
40' PUBLIC R/W

GLEN DORCE
20' PUBLIC R/W

COLEY STREET

SCHOOL STREET
VARIABLE WIDTH PUBLIC R/W

YOUNG ST CONNECTOR
FUTURE PUBLIC R/W

U

B

C

D

E

F

Q

R

S

T

P

H

I

J

K

M

L

O

N

EXHIBIT A: SCARBORO APARTMENTS CONCEPT PLAN REZ-23-05



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www.qunity.com

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

LEGEND

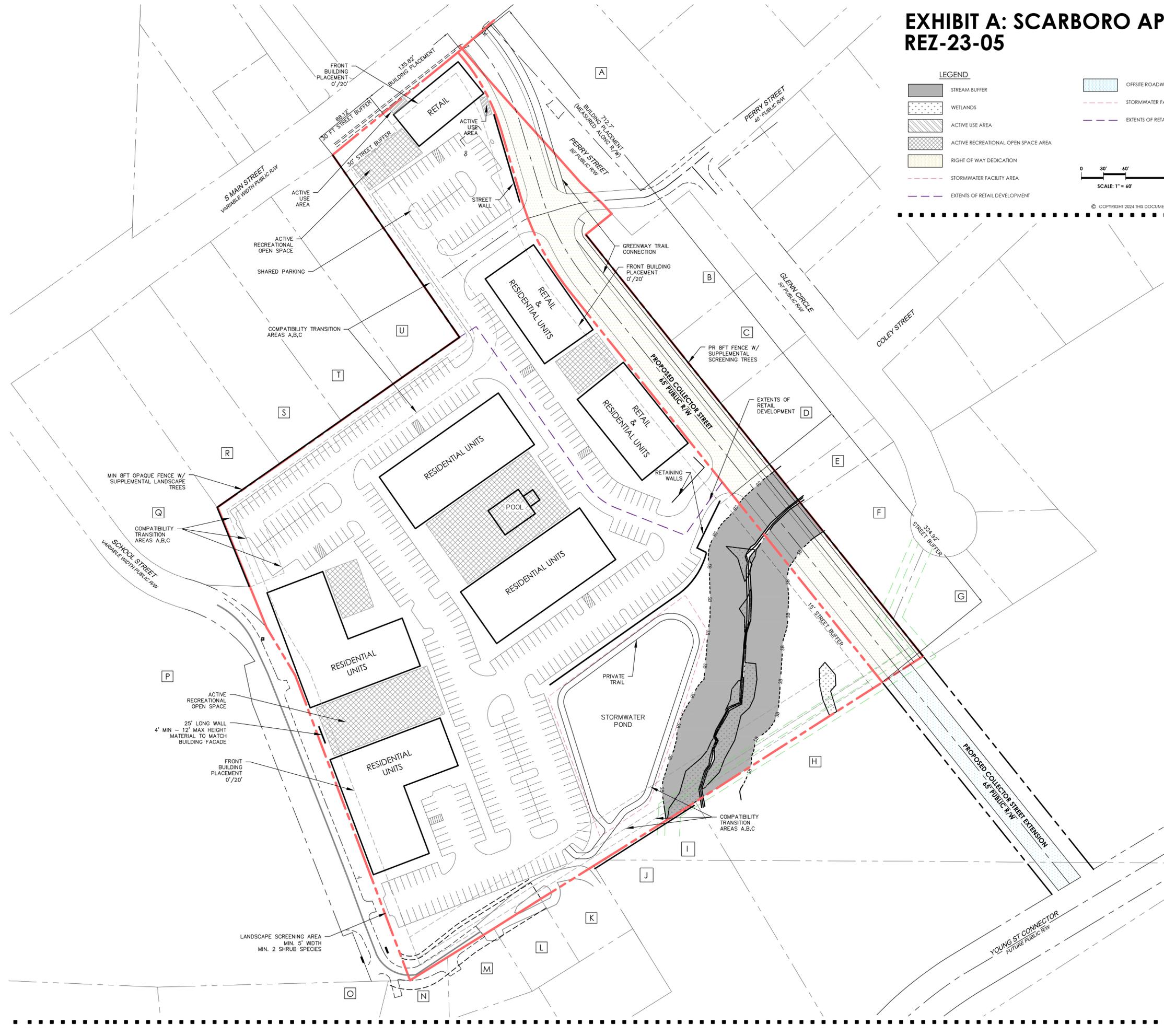
- STREAM BUFFER
- WETLANDS
- ACTIVE USE AREA
- ACTIVE RECREATIONAL OPEN SPACE AREA
- RIGHT OF WAY DEDICATION
- STORMWATER FACILITY AREA
- EXTENTS OF RETAIL DEVELOPMENT
- OFFSITE ROADWAY CONSTRUCTION
- STORMWATER FACILITY AREA
- EXTENTS OF RETAIL DEVELOPMENT

SCALE: 1" = 60'

0 30' 60' 120'

DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO.: 2273
DATE: 09-19-2024		SHEET NO.: EXHIBIT A
SCALE AS NOTED		

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PROJECT INFORMATION

SITE SUMMARY

GROSS LAND AREA: 572,727 SF (13.15 AC)
 PROPOSED RIGHT OF WAY DEDICATION: 62,633 SF (1.44 AC)
 PROPOSED PARCEL AREA: 510,094 SF (11.71 AC)
 EXISTING ZONING: RL
 PROPOSED ZONING: TC-CZ

LOT SUMMARY

MAXIMUM ALLOWED DENSITY: 20 UNITS/AC
 (NO DENSITY FOR UPPER STORY RESIDENTIAL MIXED USE BUILDINGS)
 PROPOSED DENSITY: 15.2 UNITS/AC (200 UNITS/13.15 AC)

MAXIMUM BUILDING HEIGHT: 35' UP TO 60' W/ DESIGN ALTERNATIVE
STREET YARD FRONTAGE: 0'/20'
SIDE SETBACK: 0'/15'
REAR SETBACK: 0'/45'
FRONTAGE REQUIREMENT: 50%
ACTIVE USE AREA: 25' OR 75% OF BUILDING FRONTAGE

PARKING REQUIRED: 420 SPACES
 SINGLE USE RESIDENTIAL BUILDING: 1.6 SPACES / DWELLING UNIT = 320 SPACES
 SINGLE USE RETAIL BUILDING: 2.5 / 1,000 SF = 6,214 SF = 16 SPACES
 MIX USE RESIDENTIAL: 2 / DWELLING UNIT = 40 UNITS = 80 SPACES
 MULTIFAMILY LOADING: 1 / DEVELOPMENT = 1 SPACE
 MIX USE LOADING: 1 / 30,000 SF GFA = 3 SPACES
 95,814 SF GFA = 3 SPACES

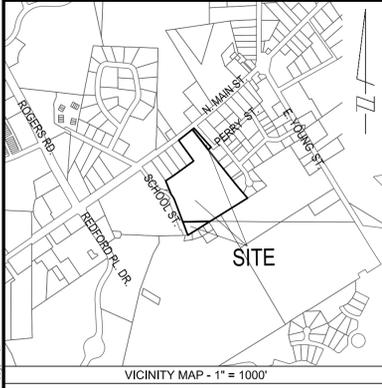
PROPOSED: 420 SPACES
 14 ADA SPACES
 1 PARALLEL SPACE
 405 STANDARD SPACES

BIKE PARKING REQUIRED: 1 / 5 DWELLING UNITS, MAX 30
 COMMERCIAL: 1 / 5,000 SF GFA, MAX 20
BIKE PARKING PROPOSED: 34 SPACES
 MULTIFAMILY = 30 SPACES
 20,000 SF RETAIL = 4 SPACES

OPEN SPACE SUMMARY

REQUIRED: 76,755 SF (1.5%) MIN TO INCLUDE 2 SMALL OPEN SPACE TYPES
PROPOSED: 76,755 SF
 ACTIVE RECREATION: 38,377 SF (50%)
 ENVIRONMENTALLY SENSITIVE LAND: 13,531 SF (20%)
 STORMWATER FACILITY: 23,027 SF (30%)

PROPERTY	PIN	REID	OWNER	ZONING	USE
A	1769000577	0053005	NO FOR THE FUTURE LLC 248 CHARACTER DR ROSELVILLE NC 27801-9284	RL	SINGLFAM
B	1769001347	0001209	ECOFAMILY LLC 8105 HOPE FARM LN WAKE FOREST NC 27888-2426	RL	SINGLFAM
C	1769002216	0007256	HURBIT, EARTHIE B 105 GLENN CIR ROSELVILLE NC 27801-2406	RL	SINGLFAM
D	1769002188	0014661	COOK, DOROTHY F 104 GLENN CIR ROSELVILLE NC 27801-2409	RL	SINGLFAM
E	1759083719	0314781	BECKER, WILLIAM BRITAIN 1537 OLD COLLEGE CIR WAKE FOREST NC 27887-2823	RL	SINGLFAM
F	1769003095	0024237	ABERETHY, ROBERT FRANKLIN JR 108 GLENN CIR ROSELVILLE NC 27801-2409	RL	SINGLFAM
G	1768094992	0047017	HENDERSON, DOCK 112 GLENN CIR ROSELVILLE NC 27801-2409	RL	SINGLFAM
H	1768098727	0001209	PO BOX 285 ROSELVILLE NC 27801-0280	RL	SINGLFAM
I	1768091558	0219717	PARKER, WH PARKER, DORIS FAYE HARDOP PARKER 149 STONEBRIDGE DR PARKER, WH PARKER, DORIS FAYE HARDOP PARKER 149 STONEBRIDGE DR	RL	N/A
J	1758988411	0053006	BURKE, ALBERT EMMET 1432 OAK GROVE CHURCH RD WAKE FOREST NC 27887-7108	RL	N/A
K	1768090437	0033179	DUNK, RICHARD E 204 SCHOOL ST ROSELVILLE NC 27801-2418	RL	SINGLFAM
L	1758999444	0023551	SERMAN, MICHAEL T 240 WOODCROW AVE 8900 SPOFFORD CT PENDER, DOROTHY JONES	RL	SINGLFAM
M	1758997386	0037218	FRANKLIN, LONNIE FRANKLIN, LONNIE PARKER, WH PARKER, DORIS FAYE HARDOP PARKER 149 STONEBRIDGE DR	RL	SINGLFAM
N	1758988411	0053006	HARDOP PARKER 149 STONEBRIDGE DR	RL	N/A
O	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION 90 SERVICES DIRECTOR 1561 ROCK QUARRY RD ECOFAMILY LLC	RL	SCHOOL
P	1759904024	0054369	8105 HOPE FARM LN WAKE FOREST NC 27888-2426	RL	SINGLFAM
Q	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 1100 SILVER OAKS CT RALEIGH NC 27616-9389	RL	RES/BUS
R	1759905245	0067163	POWER, DOW LLC PO BOX 1811 WAKE FOREST NC 27888-1811	RL	TWOFAM
S	1759906321	0060273	EL-KASS, OMAR NEKLAUSS 207 S MAIN ST ROSELVILLE NC 27801-2400	RL	SINGLFAM
T	1759907307	0060335	EAGLES, COLUMBUS F II 308 S MAIN ST ROSELVILLE NC 27801-2400	RL	SINGLFAM

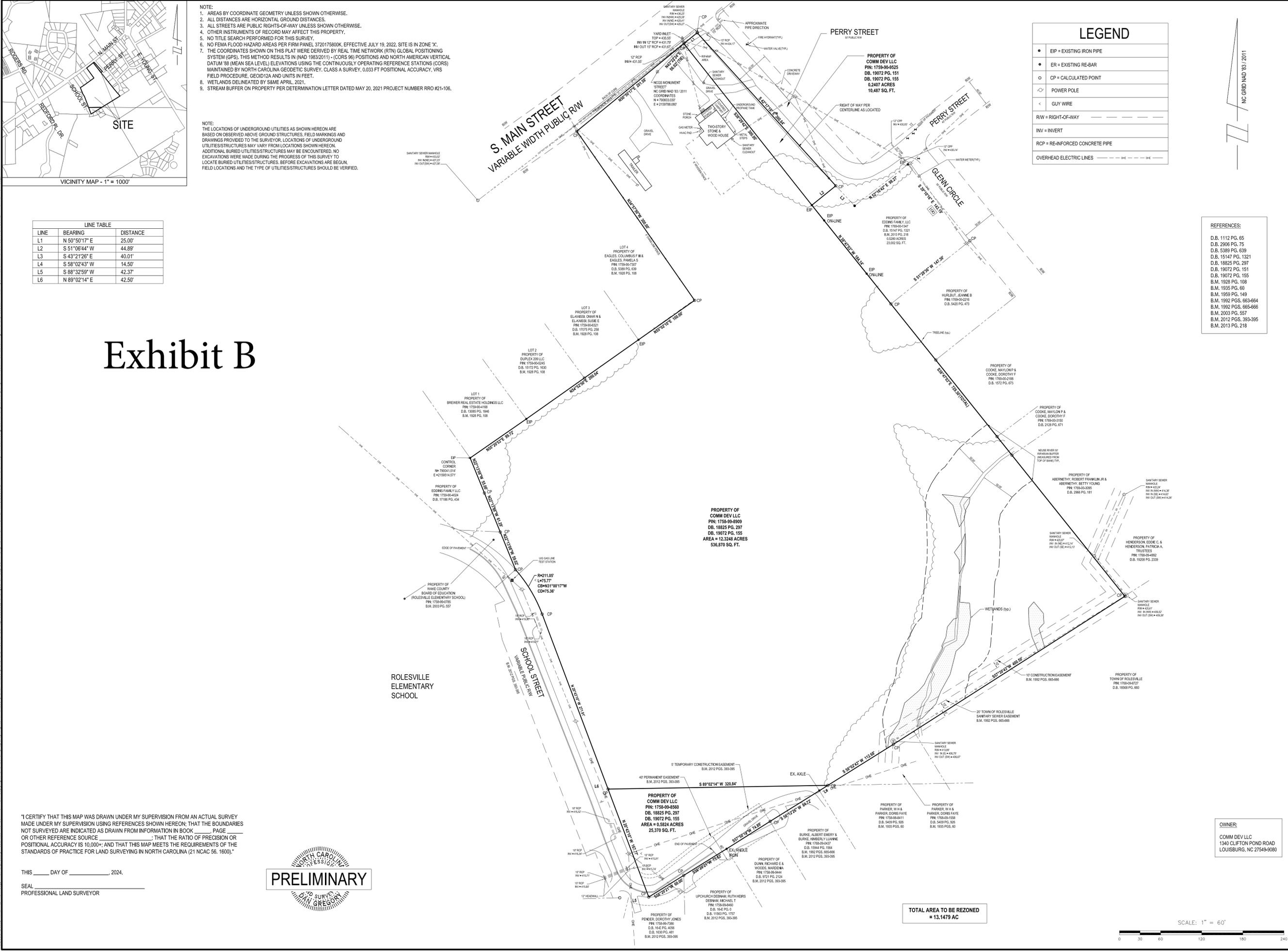


- NOTE:
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 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 372017500K, EFFECTIVE JULY 19, 2022. SITE IS IN ZONE "X".
 7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.
 8. WETLANDS DELINEATED BY SAME APRIL, 2021.
 9. STREAM BUFFER ON PROPERTY PER DETERMINATION LETTER DATED MAY 20, 2021 PROJECT NUMBER RRO #21-106.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°50'17" E	25.00'
L2	S 51°08'44" W	44.89'
L3	S 43°21'26" E	40.01'
L4	S 58°02'43" W	14.50'
L5	S 88°32'59" W	42.37'
L6	N 89°02'14" E	42.50'

Exhibit B



LEGEND

- EIP = EXISTING IRON PIPE
- ER = EXISTING RE-BAR
- CP = CALCULATED POINT
- ⊕ POWER POLE
- < GUY WIRE
- RW = RIGHT-OF-WAY
- INV = INVERT
- RCP = RE-INFORCED CONCRETE PIPE
- OVERHEAD ELECTRIC LINES

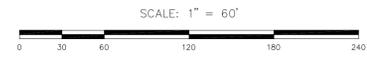
- REFERENCES:
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 - D.B. 2906 PG. 75
 - D.B. 5389 PG. 639
 - D.B. 15147 PG. 1321
 - D.B. 18825 PG. 297
 - D.B. 19072 PG. 151
 - D.B. 19072 PG. 155
 - B.M. 1928 PG. 108
 - B.M. 1935 PG. 60
 - B.M. 1959 PG. 149
 - B.M. 1992 PGS. 663-664
 - B.M. 1992 PGS. 665-666
 - B.M. 2003 PG. 557
 - B.M. 2012 PGS. 393-395
 - B.M. 2013 PG. 218

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

THIS _____ DAY OF _____, 2024.
SEAL
PROFESSIONAL LAND SURVEYOR



TOTAL AREA TO BE REZONED
= 13.1478 AC



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6510 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
TELEPHONE: 919.995.7442 or (603)954-1679
FAX: 919.995.7443
CERTIFICATION NUMBERS: NCELS S (C-0110), NGBLA (C-0267)

NO.	DATE	DESCRIPTION	BY

202373 JOB NO.

8-14-2024 DATE

CWC DRAWN BY

SCALE: 1" = 60'

CHK BY: DG

REZONING PLAT FOR COMM DEV LLC

NORTH CAROLINA

TOWN OF ROLESVILLE

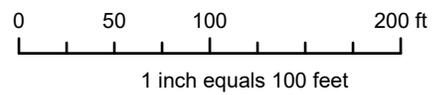
WAKE COUNTY

SHEET 1 OF 1

OWNER:
COMM DEV LLC
1340 CLIFTON POND ROAD
LOUISBURG, NC 27549-8300



Exhibit C - Off-Site Stormwater Improvement Area



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.

ORDINANCE 2024-O-18

ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE TOWN OF ROLESVILLE AMENDING THE OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF ROLESVILLE TO CHANGE THE ZONING OF APPROXIMATELY 13.15 ACRES LOCATED AT 200 SCHOOL STREET, 0 SOUTH MAIN STREET, 201 SOUTH MAIN STREET BEING WAKE COUNTY TAX PINS 1758998560, 1759909525, 1758998909 FROM RESIDENTIAL LOW ZONING DISTRICT (RL) TO TOWN CENTER CONDITIONAL ZONING DISTRICT (TC-CZ)

REZ-2023-05 –
200 SCHOOL STREET, 0 SOUTH MAIN STREET, 201 SOUTH MAIN STREET –
SCARBORO APARTMENTS

WHEREAS, the application submitted by Comm Dev, LLC for the rezoning of land hereinafter described was duly filed with the Planning Department; and

WHEREAS, the Planning Board was presented the application for Recommendation on July 22, 2024, and the Board of Commissioners held a Legislative hearing on September 03, 2024;

WHEREAS, mailed notices and property sign postings were carried out in advance of the Legislative hearing pursuant to G.S. § 160D-602 and the Land Development Ordinance; and

WHEREAS, the Planning Board submitted its recommendation to the Board of Commissioners recommending Approval, approval of said application that was generally consistent with the Comprehensive Plan for the lands hereinafter described, all in accordance with the requirements of the Town of Rolesville Land Development Ordinance and the provisions of Chapter 160D, Article 6, of the North Carolina General Statutes;

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Rolesville, North Carolina:

Section 1: The lands that are the subject of the Ordinance are those certain lands described in **Exhibit 1 – Legal Description** and shown in **Exhibit 2 – Rezoning Plat**, which is incorporated herein by reference, and said lands are hereafter referred to as the “Rezoned Lands.”

Section 2: The parcels identified by the Wake County Tax Parcel Identification Numbers 1759909525, 1758998909, 1758998560, and described and observed in **Exhibits 1 and 2**, are located within the Town’s Corporate Limits OR Extraterritorial Jurisdiction OR in Wake County.

Section 3: The Town of Rolesville Land Development Ordinance, including the Town of Rolesville North Carolina Official Zoning District Map, which is a part of said Ordinance, is hereby amended by changing the zoning classification of the “Rezoned Lands” from existing RL zoning district to a proposed TC-CZ zoning district.

Section 4: The “Rezoned Lands” are subject to all of the standards and conditions in **Exhibit 3 – Conditions of Approval dated October 24, 2024 and associated and references Exhibits**, which are imposed as part of this rezoning.

Section 5: The Administrator is hereby authorized and directed to cause the said Official Zoning District Map for the Town of Rolesville, North Carolina, to be physically revised and amended to reflect the zoning changes ordained by this Ordinance.

Section 6: After reviewing all the information presented at the Legislative hearing and the Town of Rolesville plans, policies and ordinances, the Rolesville Board of Commissioners find the Rezoning map amendment request reasonable and consistent with the 2017 Comprehensive Plan and is in the interest of the public and adopted a Plan Consistency and Reasonableness Statement.

Section 7: The “Rezoned Lands” shall be perpetually bound to the Conditions imposed including the uses authorized, unless subsequently changed or amended as provided for in the Land Development Ordinance.

Adopted and effective this the 7th day of November 2024.

Ronnie Currin
Mayor

ATTEST:

APPROVED AS TO FORM:

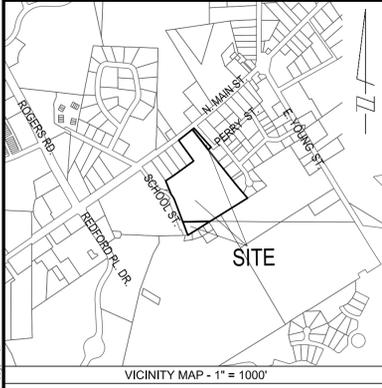
Christina Ynclan
Interim Town Clerk

Dave Neill
Town Attorney

Exhibit 1- Legal Description (Metes and Bounds)

AREA TO BE REZONED

COMMENCING FROM N.C.G.S. MONUMENT "STREET", SAID MONUMENT HAVING NC GRID (NAD '83/2011) COORDINATES OF N=790603.030 FEET AND E=2159788.080 FEET; THENCE N 43°22'24" E A DISTANCE OF 56.02 FEET TO THE POINT OF BEGINNING, SAID POINT BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF SOUTH MAIN STREET; THENCE ALONG AND WITH SAID RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF PERRY STREET; THENCE S 42°17'19" E A DISTANCE OF 300.64 FEET TO A POINT, SAID POINT ALSO BEING ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY EDDINS FAMILY, LLC AS SHOWN IN BOOK OF MAPS 2013, PAGE 218, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY S 51°06'44" W A DISTANCE OF 44.89 FEET TO AN EXISTING IRON PIPE; THENCE S 38°47'03" E A DISTANCE OF 729.30 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY THE DAVID T. AND BETTY M. MERRITT REVOCABLE LIVING TRUST AS RECORDED IN DEED BOOK 9470, PAGE 1562, WAKE COUNTY REGISTRY AND ALSO BEING ON THE NORTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY THE TOWN OF ROLESVILLE AS RECORDED IN DEED BOOK 018568, PAGE 660, WAKE COUNTY REGISTRY; THENCE ALONG SAID NORTHERN LINE S 57°30'43" W A DISTANCE OF 400.50 FEET TO A POINT; THENCE S 58°02'43" W A DISTANCE OF 127.18 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHWESTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY W. H. PARKER AND DORIS FAYE PARKER AS SHOWN IN BOOK OF MAPS 1935, PAGE 60, WAKE COUNTY REGISTRY, AND ALSO BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY ALBER EMERY BURKE AND KIMBERLY LUANNE BURKE AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY RICHARD E. DUNN AND MARDENIA WOODS AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY MICHAEL T. AND RUTH UPCHURCH DEBNAM HEIRS AS SHOWN IN BOOK OF MAPS 2012, PAGE 393, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 133.62 FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY OF SCHOOL STREET; THENCE ALONG SAID RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 167.77 FEET TO A POINT; THENCE N 20°43'10" W A DISTANCE OF 271.91 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF N 31°00'17" W AND A CHORD DISTANCE OF 75.36 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LANDS NOW OR FORMERLY OWNED BY WAKE COUNTY BOARD OF EDUCATION AS SHOWN IN BOOK OF MAPS 2003, PAGE 557, WAKE COUNTY REGISTRY; THENCE LEAVING SAID RIGHT-OF-WAY N 22°13'08" W A DISTANCE OF 175.31 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN CORNER OF LOT 1 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 55°20'53" E A DISTANCE OF 99.72 FEET TO AN EXISTING IRON PIPE; THENCE N 54°52'50" E A DISTANCE OF 200.04 FEET TO AN EXISTING IRON PIPE; THENCE N 55°02'10" E A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN CORNER OF LOT 4 AS SHOWN IN BOOK OF MAPS 1928, PAGE 108, WAKE COUNTY REGISTRY; THENCE N 34°57'50" W A DISTANCE OF 300.00 FEET TO A POINT IN SAID SOUTHERN RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY N 50°50'17" E A DISTANCE OF 201.58 FEET TO THE POINT OF BEGINNING CONTAINING **13.1479 ACRES** AND BEING PARCELS OWNED BY COMM DEV LLC HEIRS AS SHOWN ON SURVEY ENTITLED "REZONING PLAT FOR COMM DEV LLC" BY BASS, NIXON & KENNEY, INC DATED AUGUST 14, 2024.

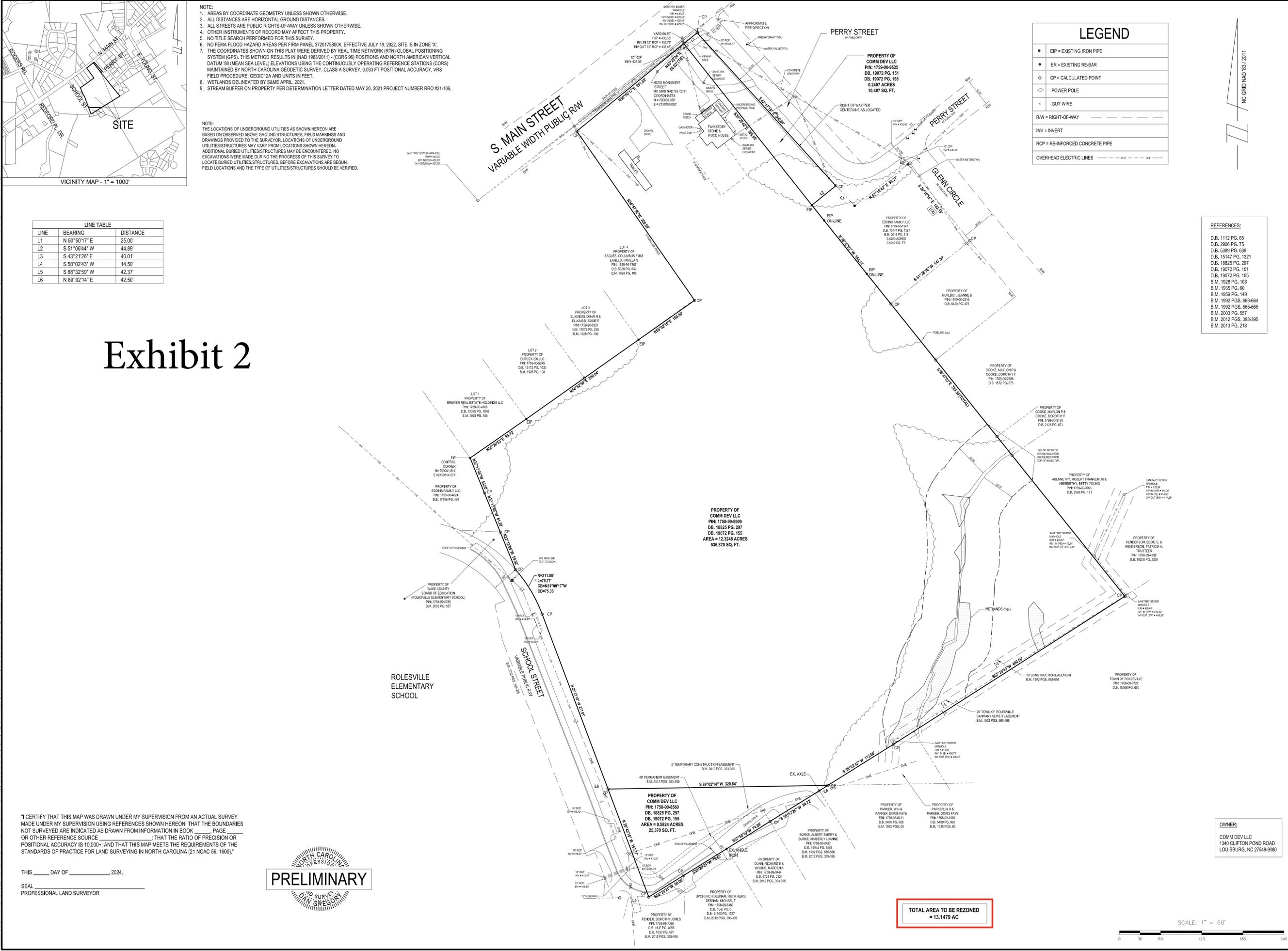


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L6	N 89°02'14" E	42.50'

Exhibit 2



LEGEND	
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○	CP = CALCULATED POINT
⊙	POWER POLE
<	GUY WIRE
---	RW = RIGHT-OF-WAY
---	INV = INVERT
---	RCP = RE-INFORCED CONCRETE PIPE
---	OVERHEAD ELECTRIC LINES

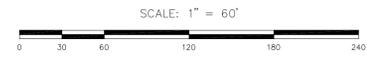
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THIS _____ DAY OF _____, 2024.
SEAL
PROFESSIONAL LAND SURVEYOR



TOTAL AREA TO BE REZONED
= 13.1479 AC



BANK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

6510 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
TELEPHONE: 919.965.7442 or (603)954-1679
CERTIFICATION NUMBERS: NCELS (C-0110), NCELA (C-0267)

NO.	DATE	DESCRIPTION	BY

20373 JOB NO.

8-14-2024 DATE

CWC DRAWN BY

1" = 60' SCALE

NORTH CAROLINA

WAKE COUNTY

TOWN OF ROLESVILLE

REZONING PLAT FOR COMM DEV LLC

1 OF 1 SHEET

**REZ-23-05: SCARBORO APARTMENTS
REZONING CONDITIONS
OCTOBER 24, 2024**

1. The Development shall be in general compliance with the Concept Plan dated September 19, 2024, attached as Exhibit A. Approval of this rezoning and Concept Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Plan as prescribed in LDO Section 3.4.
2. The following Principal Uses shall be prohibited: (i) Dwelling, Single Family, Attached; (ii) College/University; (iii) Public Safety Facility; (iv) Lodging; (v) Commercial Parking; (vi) Retail Sales and Services, Community; (vii) Retail Sales and Services, Shopping Center; (viii) Major Transportation Installation; and (ix) Telecommunication Tower.
3. No more than 240 dwelling units – either “Dwelling, Multiple Family” or “Dwelling, Upper Story Unit” - shall be permitted on the property.
4. The hours of operation for nonresidential uses shall be between 7:00 AM and 9:00 PM.
5. Nonresidential Uses shall be located within 175’ of the new Collector Street and north of the Neuse River stream buffer, as shown on Exhibit A.
6. Nonresidential Uses shall not be less than 10,000 square feet of gross floor area, and shall not exceed 20,000 square feet of gross floor area. A maximum of fifty percent (50%) of the residential units may be permitted until at least 5,000 square feet (gross floor area) of Nonresidential Uses are permitted (issuance of a building permit).
7. At least 3,000 square feet gross floor area of nonresidential uses shall be located in each of the following: (i) the Retail building along S. Main Street, and (ii) the two Mixed Use buildings along the new Collector Street. This Condition shall not permit less Nonresidential Use square footage than what is required in Condition 6.
8. Prior to the submittal of a demolition permit for the removal of the single-family home at 201 S. Main Street (PIN 1758-99-8909), the Development shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development shall have first priority to relocate or remove any items of historic significance and building materials for reuse.
9. If the Development chooses not to relocate the home, the following Condition shall apply: Prior to the demolition, the Development will allow any non-profit entity, individual or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development so long as the party relocating the single-family home is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. The Development

will provide general public notice in the News & Observer of the offer for relocation or salvage. Public notice shall occur at least one hundred eighty (180) days prior to the scheduled demolition of the home. Prior to demolition of the single-family home that has not been relocated within thirty (30) days prior to demolition, the Development will allow the Town of Rolesville or any local organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition shall not require the Development to demolish or remove the single-family home.

10. Vehicular ingress and egress via School Street are prohibited. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
11. The Development shall construct a 10' wide sidepath (the "Path") within the new Collector Street right-of-way, beginning at the S. Main Street intersection and terminating at the boundary line with adjacent property with PIN 1768-09-8727, subject to all governmental reviews and approvals, in accordance with the Town of Rolesville Greenway Plan. The Path will be located on the eastern side of the new collector street, as shown on Exhibit A. The Path shall be paved with either asphalt or concrete, at the discretion of Town staff at the time of development approval. A planting strip at least five feet (5') wide shall separate the Path from the back of curb. The Path shall take the place of and serve as the sidewalk along the eastern side of the new Collector Street.
12. Where buildings and active use areas prevent the incorporation of Streetscape Buffers as set forth in LDO Section 6.2.2.2. (i.e., a 30'-wide Street Buffer along S. Main Street and a 15'-wide Street Buffer along the new Collector Street), the Development shall plant one (1) street tree for every forty (40) linear feet of street frontage.
13. The Development shall provide an opaque fence at least eight feet (8') in height along the shared boundary lines with those parcels have Wake County Property Identification Numbers (PINs) 1759-90-4168, 1759-90-5245, 1759-90-6321, 1759-90-7307, and 1759-90-4024. The location of the fence is shown on Exhibit A.
14. Along the shared boundary lines of those parcels described in Condition 13, the Development shall provide two (2) trees per 100 linear feet, on average.
15. In order to buffer those single-family homes along Glenn Circle from the new Collector Street right-of-way, the Development shall provide an opaque fence at least eight feet (8') in height on the eastern side of the new Collector Street, beginning south of the intersection with Perry Street and the new Collector Street and terminating at the parcel with Wake County Property Identification Number 1768-09-8727. The approximate location of the fence is shown on Exhibit A.
16. Between the Path described in Condition 11 and the fence described in Condition 15, the Development shall provide two (2) shade trees per 100 linear feet, on average. This planting schedule shall begin immediately south of the intersection with Perry Street and the new

Collector Street and terminating at the parcel with Wake County Property Identification Number 1768-09-8727. The approximately location of the tree planting area is shown on Exhibit A.

17. Dwelling, Upper Story Units shall be prohibited from having balconies on those facades of the Mixed-Use buildings facing the new Collector Street, as shown on Exhibit A.
18. The Development shall construct a wall (either fully or partially opaque) between the two apartment buildings along School Street, as shown on Exhibit A. The wall shall have a minimum height of four feet (4') and a maximum height of twelve feet (12'), and a minimum length of twenty-five feet (25'). The wall shall incorporate similar materials as the apartment buildings' facades. A portion of the wall may be designated as a Monument Sign as prescribed in LDO Section 6.1. if it meets all applicable requirements.
19. Between the southernmost apartment building along School Street and the existing dirt path, as shown on the survey titled "Boundary & Topographic Survey for Scarboro Property", prepared by Bass Nixon & Kennedy, and dated August 14, 2024 (attached as Exhibit B), the Development shall include a landscaped area at least five feet (5') wide. The landscaped area shall include at least two (2) species of shrubs with mature heights of least four feet (4'). The approximate location of the landscaped area is shown on Exhibit A.
20. The Development shall design and construct the public collector street, as identified on Exhibit A ("Collector Street"), that extends the street network within the development through Wake County PIN 1768-09-8727 (Deed Book 18568, Page 660, Wake County Registry) (the "Campus Site") to the proposed "Young Street Connector" as described in MA22-03 and CID-23-08. The Development shall be responsible for all costs to design and construct to Collector Street connection (the "Costs"). This Condition shall not prohibit the Development from seeking a reimbursement for the Costs. Construction of the Collector Street connection shall commence prior to the issuance of the 140th certificate of occupancy for the Development and shall be completed not later than the issuance of the 190th certificate of occupancy for the Development.

While it is anticipated that the Development will seek reimbursement of Costs through a formal development agreement, reimbursement agreement, or other written agreement between the Development and the Town, the absence of such a subsequent agreement shall not be deemed to invalidate this Condition.

This Condition is subject to the following caveats:

- a. Upon a determination by the Land Development Administrator that the approved alignment with the Young Street Connector, or the inability of the Development to secure necessary right-of-way, easements, or other property rights make satisfaction of this Condition unnecessary or impracticable, this Condition shall be deemed extinguished.

- b. In the event the Town commences design and/or development of any part of the Collector Street connection, the Development's obligations for design and/or development, as appropriate, for those portions of the Collector Street connection shall be deemed extinguished. For purposes of clarity, the Development shall remain entitled to a credit against the Project's Transportation Impact Fees for remaining Costs.
21. In recognition of expected impacts of the Development upon the need for fire protection services in the area, the Development shall make a \$100,000.00 contribution to the Town of Rolesville Fire Department. This contribution shall be made prior to the issuance of the Development's first certificate of occupancy.
22. The Development will market for rent two (2) dwelling units as affordable for U.S. military veterans earning no more than eighty percent (80%) of the Area Median Income ("AMI") adjusted by household size for the Raleigh, NC Metropolitan Statistical Area, as determined and published annually by the U.S. Department of Housing and Urban Development (the "Affordable Units") for a period of no less than ten (10) years (the "Affordability Period"). The maximum rent and income limits will follow the affordable housing standards determined annually by the Wake County Department of Housing (the "Department"). The Affordable Units shall be ADA-accessible. One (1) of the Affordable Units shall be age-restricted and made available only to U.S. military veterans who are fifty-five (55) years old or more.

Affordability restrictive covenants for the Affordable Units shall be filed and recorded with the Wake County Registry before the issuance of the first certificate of occupancy ("CO") for any building which includes residential units. The Affordability Period applies on a per unit basis and shall commence from the date that the Affordable Unit is available for rent. This date shall be provided to the Department and the Town of Rolesville (the "Town") as of the date of this issuance of the CO for each Affordable Unit. The Development shall certify compliance with this Condition to the Department and the Town on an annual basis, in a form acceptable to the Department.
23. The Development shall evaluate the existing and upstream stormwater drainage issues on that parcel with PIN 1769-00-3150 and along the Glenn Circle right-of-way, as shown on the attached Exhibit C. The Development shall then perform any stormwater improvements identified by the aforementioned evaluation, with the cost of these offsite stormwater improvements not to exceed \$75,000.00. The stormwater improvements shall be done in accordance with the Town of Rolesville standards and shall generally consist of subsurface stormwater control improvements to meaningfully improve the current stormwater conditions along Glenn Circle. The stormwater improvements shall be completed in accordance with the approved plans prior to the issuance of the last certificate of occupancy. This Condition shall be contingent upon the Development's receipt of all necessary approvals from the Town of Rolesville, and any necessary easements from affected property owners.

DocuSigned by:

MATTHEW SHUEY

3BF0F7FE099A425...

Matthew Shuey, Chief Executive Office

EXHIBIT A: SCARBORO APARTMENTS CONCEPT PLAN REZ-23-05



Qunity

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

14 CONSULTANT PLACE, SUITE 201
DURHAM, NORTH CAROLINA 27707

P 919.490.4990
www.qunity.com

NORTH CAROLINA BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LICENSE NO.: C-0676

LEGEND

- STREAM BUFFER
- WETLANDS
- ACTIVE USE AREA
- ACTIVE RECREATIONAL OPEN SPACE AREA
- RIGHT OF WAY DEDICATION
- STORMWATER FACILITY AREA
- EXTENTS OF RETAIL DEVELOPMENT
- OFFSITE ROADWAY CONSTRUCTION
- STORMWATER FACILITY AREA
- EXTENTS OF RETAIL DEVELOPMENT

SCALE: 1" = 60'

0 30' 60' 120'

DRAWN BY: CRM	CHECKED BY: TS	PROJECT NO.: 2273
DATE: 09-19-2024		SHEET NO.: EXHIBIT A
SCALE AS NOTED		

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PROJECT INFORMATION

SITE SUMMARY

GROSS LAND AREA:	572,727 SF (13.15 AC)
PROPOSED RIGHT OF WAY DEDICATION:	62,633 SF (1.44 AC)
PROPOSED PARCEL AREA:	510,094 SF (11.71 AC)
EXISTING ZONING:	RL
PROPOSED ZONING:	TC-CZ

LOT SUMMARY

MAXIMUM ALLOWED DENSITY:	20 UNITS/AC
(NO DENSITY FOR UPPER STORY RESIDENTIAL MIXED USE BUILDINGS)	
PROPOSED DENSITY:	15.2 UNITS/AC (200 UNITS/13.15 AC)

MAXIMUM BUILDING HEIGHT: 35' UP TO 60' W/ DESIGN ALTERNATIVE
STREET YARD FRONTAGE: 0'/20'
SIDE SETBACK: 0'/15'
REAR SETBACK: 0'/45'
FRONTAGE REQUIREMENT: 50%
ACTIVE USE AREA: 25' OR 75% OF BUILDING FRONTAGE

PARKING REQUIRED: 420 SPACES

SINGLE USE RESIDENTIAL BUILDING:	1.6 SPACES / DWELLING UNIT : 200 UNITS = 320 SPACES
SINGLE USE RETAIL BUILDING:	2.5/ 1,000 SF: 6,214 SF = 16 SPACES
MIX USE RESIDENTIAL:	2 / DWELLING UNIT: 40 UNITS = 80 SPACES
MULTIFAMILY LOADING:	1 / DEVELOPMENT = 1 SPACE
MIX USE LOADING:	1 / 30,000 SF GFA: 95,814 SF GFA = 3 SPACES

PROPOSED: 420 SPACES
 14 ADA SPACES
 1 PARALLEL SPACE
 405 STANDARD SPACES

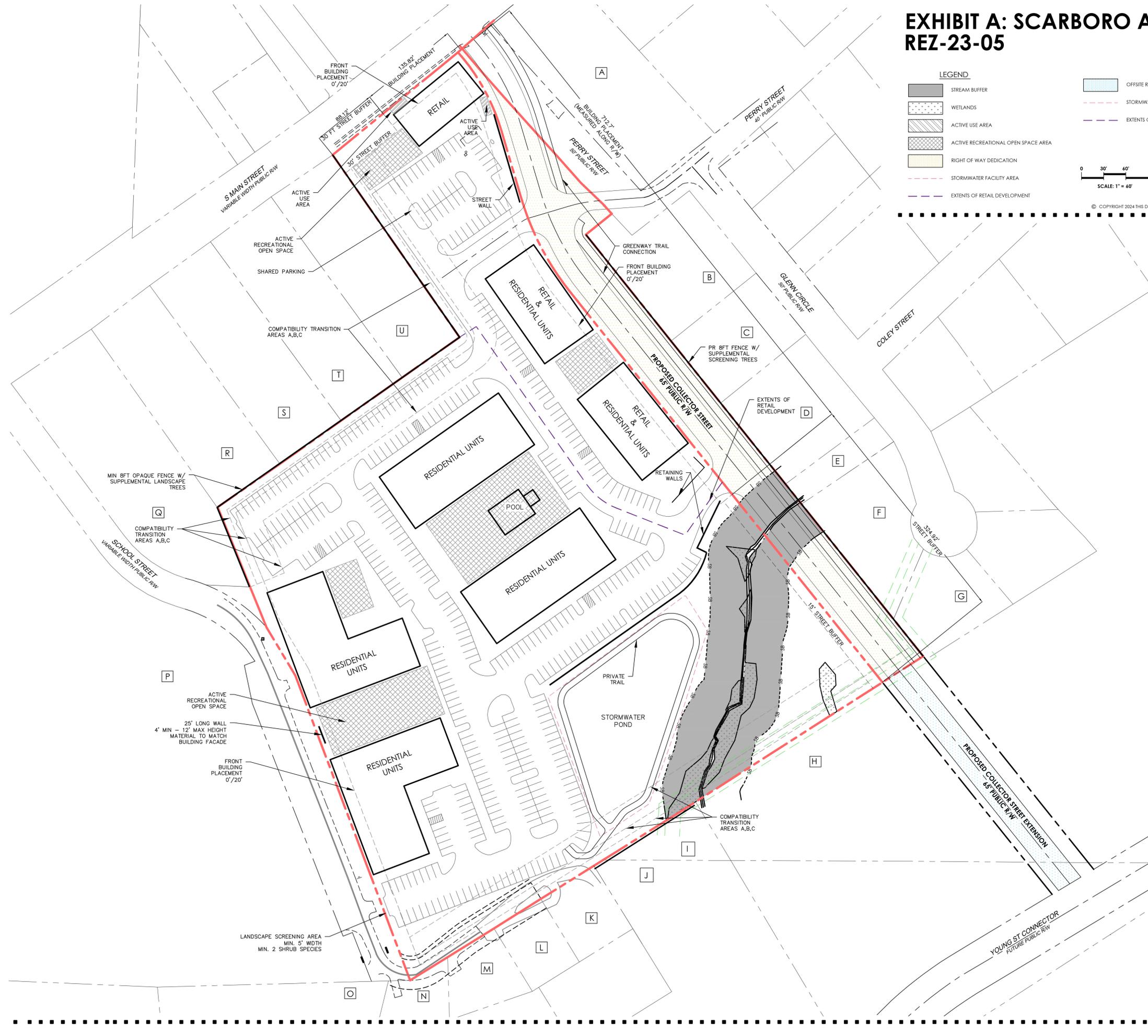
BIKE PARKING REQUIRED: 1 / 5 DWELLING UNITS, MAX 30
 COMMERCIAL: 1 / 5,000 SF GFA, MAX 20
BIKE PARKING PROPOSED: 34 SPACES
 MULTIFAMILY = 30 SPACES
 20,000 SF RETAIL = 4 SPACES

OPEN SPACE SUMMARY

REQUIRED: 76,755 SF (1.5%) MIN TO INCLUDE 2 SMALL OPEN SPACE TYPES

PROPOSED: 76,755 SF
 ACTIVE RECREATION: 38,377 SF (50%)
 ENVIRONMENTALLY SENSITIVE LAND: 13,531 SF (20%)
 STORMWATER FACILITY: 23,027 SF (30%)

PROPERTY	PIN	REID	OWNER	ZONING	USE
A	1769000577	0053005	NO FOR THE FUTURE LLC 248 CHARACTER DR ROSELVILLE NC 27571-9384	RL	SINGLFAM
B	1769001347	0001209	ECOTONFAMILY LLC 8105 HOPE FARM LN WAKE FOREST NC 27588-2426	RL	SINGLFAM
C	1769002216	0007256	HURBUT, EANNIE S 105 GLENN CIR ROSELVILLE NC 27571-2406	RL	SINGLFAM
D	1769002188	0014661	COOK, DOROTHY F 104 GLENN CIR ROSELVILLE NC 27571-2409	RL	SINGLFAM
E	1759083719	0314781	BECKER, WILLIAM BRITAIN BECKTON, JAMES W 1837 OLD COLLEGE CIR WAHE FOREST NC 27587-2833	RL	SINGLFAM
F	1769003095	0024237	ABERETHY, ROBERT FRANKLIN JR ABERETHY, BETTY YOUNG 108 GLENN CIR ROSELVILLE NC 27571-2409	RL	SINGLFAM
G	1768094992	0047017	HENDERSON, BOB CHICKERSON, PATRICIA A 112 GLENN CIR ROSELVILLE NC 27571-2409	RL	SINGLFAM
H	1768098727	0001209	PO BOX 285 ROSELVILLE NC 27571-0200	RL	SINGLFAM
I	1768091558	0219717	PARKER, WH PARKER, DORIS FAYE HARDOP PARKER 149 STONEBRIDGE DR PARKER, WH PARKER, DORIS FAYE HARDOP PARKER 149 STONEBRIDGE DR	RL	N/A
J	1758988411	0053006	BURKE, ALBERT EMMET BURKE, TIMBERLY LILIANNE 1432 OAK GROVE CHURCH RD WAKE FOREST NC 27587-7108	RL	N/A
K	1768090437	0033179	DUNK, RICHARD E MOORE, MARIEA 204 SCHOOL ST ROSELVILLE NC 27571-2418	RL	SINGLFAM
L	1758999444	0023551	SERMAN, MICHAEL T 240 WOODCROW AVE 8900 SCEPTER DR SUITE 300B PENDER, DOROTHY JONES	RL	SINGLFAM
M	1758997386	0037218	2100 US 1 HWY FRANKLIN NC 27525-8710	RL	SINGLFAM
N	1758988411	0053006	PARKER, WH PARKER, DORIS FAYE HARDOP PARKER 149 STONEBRIDGE DR	RL	N/A
O	1758990785	0102701	WAKE COUNTY BOARD OF EDUCATION 90 SERVICES DIRECTOR 1561 ROCK QUARRY RD ECOTON FAMILTY LLC	RL	SCHOOL
P	1759904024	0054369	8105 HOPE FARM LN WAKE FOREST NC 27588-2426	RL	SINGLFAM
Q	1759904168	0027130	BREWER REAL ESTATE HOLDINGS LLC 1100 SILVER OAKS CT RALEIGH NC 27616-9389	RL	RES/BUS
R	1759905245	0067163	POWER, DON W PO BOX 1811 WAKE FOREST NC 27588-1811	RL	TWOFAM
S	1759906321	0060273	EL-KASS, OMAR NEELAKISS, SUSE E 207 S MAIN ST ROSELVILLE NC 27571-2409	RL	SINGLFAM
T	1759907307	0060335	EAGLES, COLUMBUS F II EAGLES, PAMELAS 308 S MAIN ST ROSELVILLE NC 27571-2409	RL	SINGLFAM



MIN 8FT OPAQUE FENCE W/
SUPPLEMENTAL LANDSCAPE
TREES

COMPATIBILITY
TRANSITION
AREAS A,B,C

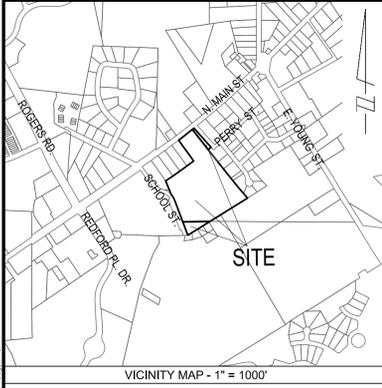
SCHOOL STREET
VARIABLE WIDTH PUBLIC ROW

ACTIVE RECREATIONAL
OPEN SPACE

25' LONG WALL
4' MIN - 12' MAX HEIGHT
MATERIAL TO MATCH
BUILDING FACADE

FRONT BUILDING
PLACEMENT
0'/20'

LANDSCAPE SCREENING AREA
MIN. 5' WIDTH
MIN. 2 SHRUB SPECIES

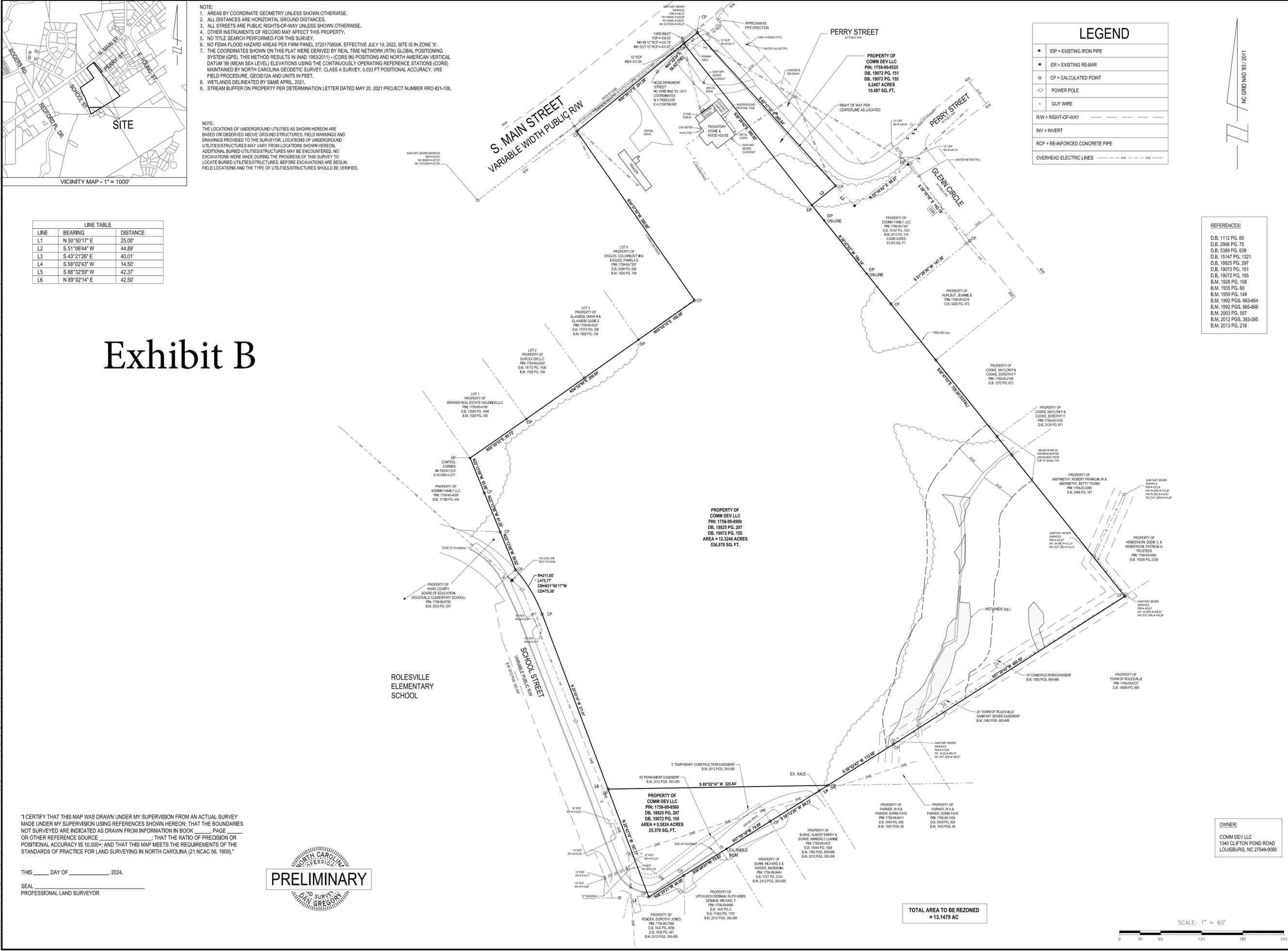


- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 372017500K, EFFECTIVE JULY 19, 2022. SITE IS IN ZONE "X".
 7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.
 8. WETLANDS DELINEATED BY SAME APRIL, 2021.
 9. STREAM BUFFER ON PROPERTY PER DETERMINATION LETTER DATED MAY 20, 2021 PROJECT NUMBER RRO #21-106.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°50'17" E	25.00'
L2	S 51°08'44" W	44.89'
L3	S 43°21'26" E	40.01'
L4	S 58°02'43" W	14.50'
L5	S 88°32'59" W	42.37'
L6	N 89°02'14" E	42.50'

Exhibit B



LEGEND

- EIP = EXISTING IRON PIPE
- ER = EXISTING RE-BAR
- CP = CALCULATED POINT
- ⊕ POWER POLE
- < GUY WIRE
- RW = RIGHT-OF-WAY
- INV = INVERT
- RCP = RE-INFORCED CONCRETE PIPE
- OHE = OVERHEAD ELECTRIC LINES

- REFERENCES:
- D.B. 1112 PG. 65
 - D.B. 2906 PG. 75
 - D.B. 5389 PG. 639
 - D.B. 15147 PG. 1321
 - D.B. 18825 PG. 297
 - D.B. 19072 PG. 151
 - D.B. 19072 PG. 155
 - B.M. 1928 PG. 108
 - B.M. 1935 PG. 60
 - B.M. 1959 PG. 149
 - B.M. 1992 PGS. 663-664
 - B.M. 1992 PGS. 665-666
 - B.M. 2003 PG. 557
 - B.M. 2012 PGS. 393-395
 - B.M. 2013 PG. 218

BANK

BASS, NIXON & KENNEDY, INC.

CONSULTING ENGINEERS

6510 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
 TELEPHONE: 919.995.7442 or (603)954-1679
 FACSIMILE: 919.995.7443
 CERTIFICATION NUMBERS: NCELS S (C-0110), NCELA (C-0267)

NO.	DATE	DESCRIPTION	BY

20373 JOB NO.

8-14-2024 DATE

CWC DRAWN BY

DG CHK BY:

NORTH CAROLINA

WAKE COUNTY

REZONING PLAT FOR COMM DEV LLC

SHEET 1 OF 1

"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____ PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS _____ DAY OF _____, 2024.
 SEAL
 PROFESSIONAL LAND SURVEYOR



TOTAL AREA TO BE REZONED
 = 13.1478 AC

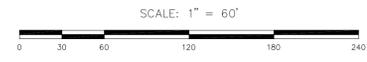
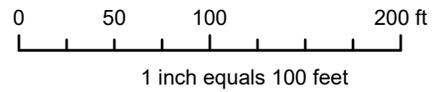




Exhibit C - Off-Site Stormwater Improvement Area



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.*



TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/ map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No
 Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? Yes or No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
758-99-8560	0106103	DB 019825	PG 00797	0.5824	\$ 16,120

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If **property owned by INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

[Signature] _____ Date Signed 6/1/2023
 Signature of Owner #1

 Signature of Owner #2 _____ Date Signed _____

- If **property owned by a COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

COMM DEV LLC _____
 Name of Corporation
MATT SHUEY _____
 Printed Name of Registered Agent
[Signature] _____
 Signature of Registered Agent
1340 CLIFTON POND ROAD LOUISBURG NC 27549 _____
 Address, State, Zip of Registered Office:

North Carolina, Wake County

I, Shannon Howell, 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 1st day of June, 2023.

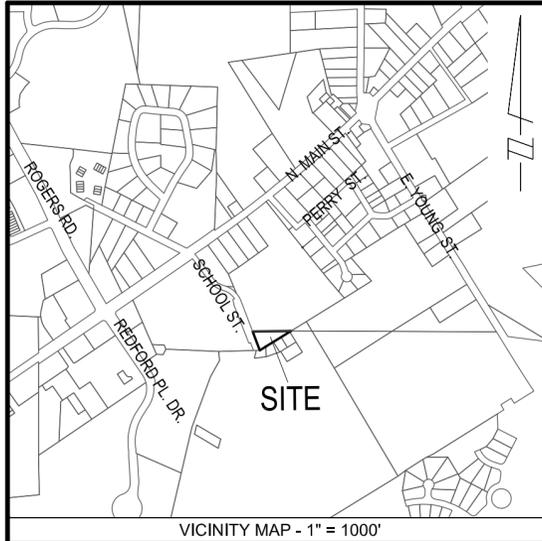
SHANNON HOWELL
 NOTARY PUBLIC
 Wake County
 North Carolina
 My Commission Expires 8/13/2025

Shannon Howell
 Notary Public
 My commission expires: 8/13/2025

2021-12-07

DESCRIPTION OF AREA TO ANNEXED:

COMMENCING AT AN EXISTING IRON PIPE HAVING NC GRID NAD '83/2011 COORDINATES OF N=790,041.514 FEET AND E=2,159,514.571 FEET, SAID PIPE BEING THE SOUTHWESTERN CORNER OF THE PROPERTY OWNED BY BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN DEED BOOK 13085, PAGE 1846, WAKE COUNTY REGISTRY, AND ALSO BEING AN EASTERN CORNER OF THE PROPERTY OWNED BY EDDINS FAMILY LLC AS REFERENCED IN DEED BOOK 17186, PAGE 434, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE EASTERN LINE OF SAID EDDINS FAMILY LLC PROPERTY S 22°13'08" E A DISTANCE OF 55.00 FEET TO A POINT; THENCE S 22°13'08" E A DISTANCE OF 61.29 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE PROPERTY OWNED BY WAKE COUNTY BOARD OF EDUCATION (ROLESVILLE ELEMENTARY SCHOOL) AS SHOWN IN PLAT BOOK 2003, PAGE 557, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE EASTERN LINE OF SAID WAKE COUNTY BOARD OF EDUCATION PROPERTY S 22°13'08" A DISTANCE OF 59.02 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SCHOOL STREET, THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF S 31°00'17" E AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE CONTINUING ALONG AND WITH SAID RIGHT-OF-WAY S 20°43'10" E A DISTANCE OF 271.91 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N 89°02'14" E A DISTANCE OF 320.84 FEET TO A POINT, SAID POINT BEING IN THE NORTHERN LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN DEED BOOK 5409, PAGE 926, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE COMMON LINE OF SAID W. H. PARKER & DORIS FAYE PARKER PROPERTY S 58°02'43" W A DISTANCE OF 14.50 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHEAST CORNER OF PROPERTY OWNED BY ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN DEED BOOK 15944, PAGE 1564, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN DEED BOOK 9721, PAGE 2124, WAKE COUNTY REGISTRY; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY RUTH DEBNAM UPCHURCH HEIRS AS REFERENCED IN DEED BOOK 11563, PAGE 1757, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 73.62 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY DOROTHY JONES PENDER AS REFERENCED IN DEED BOOK 1630, PAGE 481, WAKE COUNTY REGISTRY; THENCE WITH THE COMMON LINE OF SAID PENDER PROPERTY S 58°20'21" W A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF THE SAID SCHOOL STREET; THENCE S 88°32'59" W A DISTANCE OF 42.37 FEET TO A POINT WITHIN SAID RIGHT-OF-WAY; THENCE CONTINUING WITHIN SAID RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 168.15 FEET TO A POINT; THENCE N 89°02'14" E A DISTANCE OF 42.50 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.7366 ACRES OR 32,088 SQ. FT.

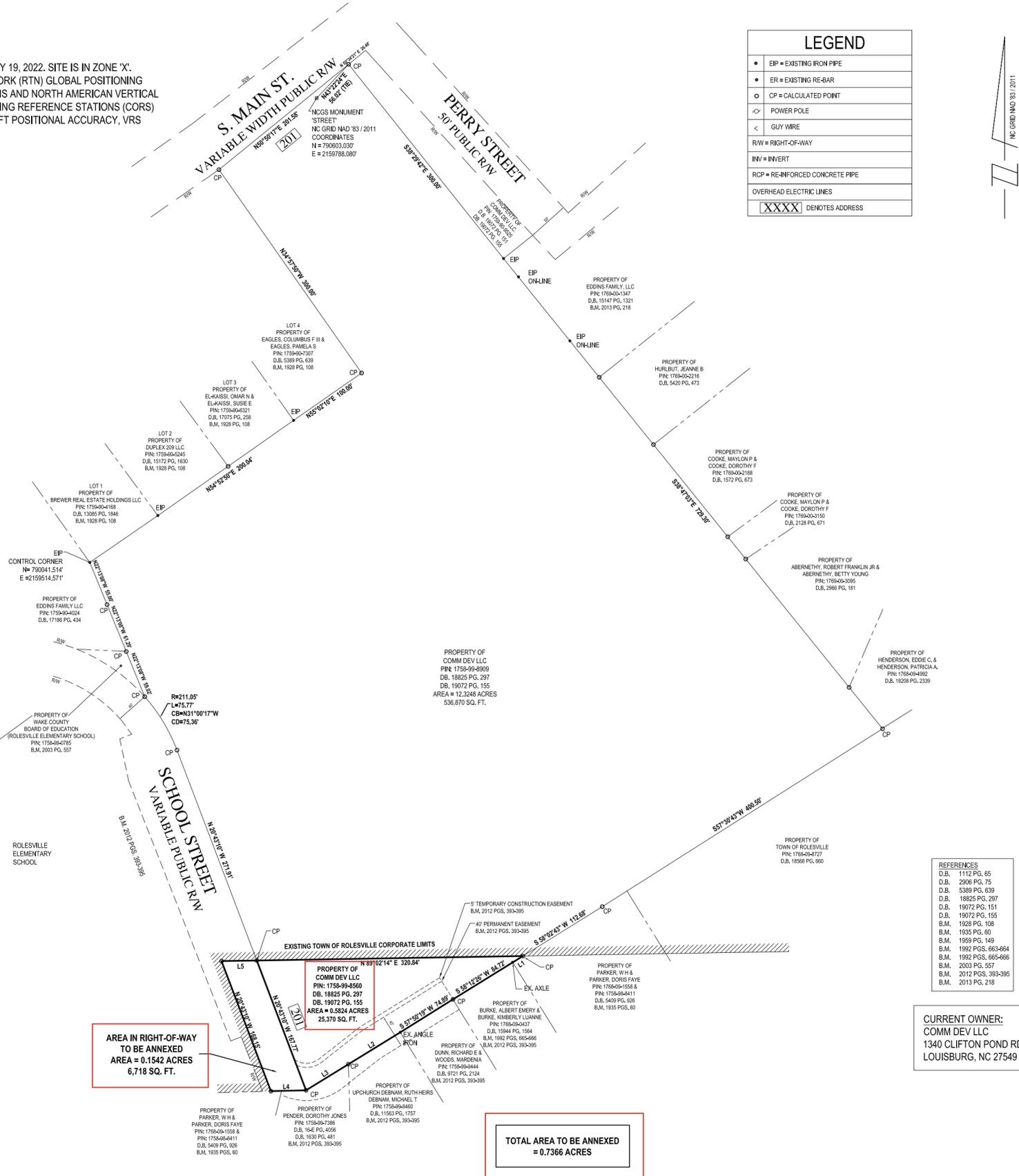


VICINITY MAP - 1" = 1000'

- NOTE:
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 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 3720175800K, EFFECTIVE JULY 19, 2022. SITE IS IN ZONE 'X'.
 7. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY. CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

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LINE	BEARING	DISTANCE
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L2	S 58°20'21" W	73.62'
L3	S 58°20'21" W	60.00'
L4	S 88°32'59" W	42.37'
L5	N 89°02'14" E	42.50'



"I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THIS _____ DAY OF _____, 2024.

SEAL
PROFESSIONAL LAND SURVEYOR

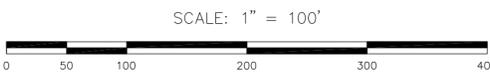


AREA IN RIGHT-OF-WAY TO BE ANNEXED
AREA = 0.1542 ACRES
6,718 SQ. FT.

TOTAL AREA TO BE ANNEXED
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- REFERENCES
- D.B. 1112 PG. 65
 - D.B. 2906 PG. 75
 - D.B. 5389 PG. 639
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 - B.M. 2013 PG. 218

CURRENT OWNER:
COMM DEV LLC
1340 CLIFTON POND RD.
LOUISBURG, NC 27549



REV.	DATE	DESCRIPTION	BY



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	PL
DRAWN BY	CWC
CHECKED BY	DG
DATE	8-14-2024

ANNEXATION PLAT
FOR THE TOWN OF ROLESVILLE

PROPERTY OF
COMM DEV LLC

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

SHEET
1
OF
1

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 2024-O-14
CASE ANX-23-04 - 200 SCHOOL STREET (SCARBORO)

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 public 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 7:00 pm or thereafter on November 07, 2024 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 November 07, 2024:

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

COMMENCING AT AN EXISTING IRON PIPE HAVING NC GRID NAD '83/2011 COORDINATES OF N=790,041.514 FEET AND E=2,159,514.571 FEET, SAID PIPE BEING THE SOUTHWESTERN CORNER OF THE PROPERTY OWNED BY BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN DEED BOOK 13085, PAGE 1846, WAKE COUNTY REGISTRY, AND ALSO BEING AN EASTERN CORNER OF THE PROPERTY OWNED BY EDDINS FAMILY LLC AS REFERENCED IN DEED BOOK 17186, PAGE 434, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE EASTERN LINE OF SAID EDDINS FAMILY LLC PROPERTY S 22°13'08" E A DISTANCE OF 55.00 FEET TO A POINT; THENCE S 22°13'08" E A DISTANCE OF 61.29 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE PROPERTY OWNED BY WAKE COUNTY BOARD OF EDUCATION (ROLESVILLE ELEMENTARY SCHOOL) AS SHOWN IN PLAT BOOK 2003, PAGE 557,

WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE EASTERN LINE OF SAID WAKE COUNTY BOARD OF EDUCATION PROPERTY S 22°13'08" A DISTANCE OF 59.02 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SCHOOL STREET, THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF S 31°00'17" E AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE CONTINUING ALONG AND WITH SAID RIGHT-OF-WAY S 20°43'10" E A DISTANCE OF 271.91 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N 89°02'14" E A DISTANCE OF 320.84 FEET TO A POINT, SAID POINT BEING IN THE NORTHERN LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN DEED BOOK 5409, PAGE 926, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE COMMON LINE OF SAID W. H. PARKER & DORIS FAYE PARKER PROPERTY S 58°02'43" W A DISTANCE OF 14.50 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHEAST CORNER OF PROPERTY OWNED BY ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN DEED BOOK 15944, PAGE 1564, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN DEED BOOK 9721, PAGE 2124, WAKE COUNTY REGISTRY; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY RUTH DEBNAM UPCHURCH HEIRS AS REFERENCED IN DEED BOOK 11563, PAGE 1757, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 73.62 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY DOROTHY JONES PENDER AS REFERENCED IN DEED BOOK 1630, PAGE 481, WAKE COUNTY REGISTRY; THENCE WITH THE COMMON LINE OF SAID PENDER PROPERTY S 58°20'21" W A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF THE SAID SCHOOL STREET; THENCE S 88°32'59" W A DISTANCE OF 42.37 FEET TO A POINT WITHIN SAID RIGHT-OF-WAY; THENCE CONTINUING WITHIN SAID RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 168.15 FEET TO A POINT; THENCE N 89°02'14" E A DISTANCE OF 42.50 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING **0.7366 ACRES** OR 32,088 SQ. FT.

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 7th day of November 2024.

Ronnie I. Currin
Town of Rolesville Mayor

CERTIFICATION

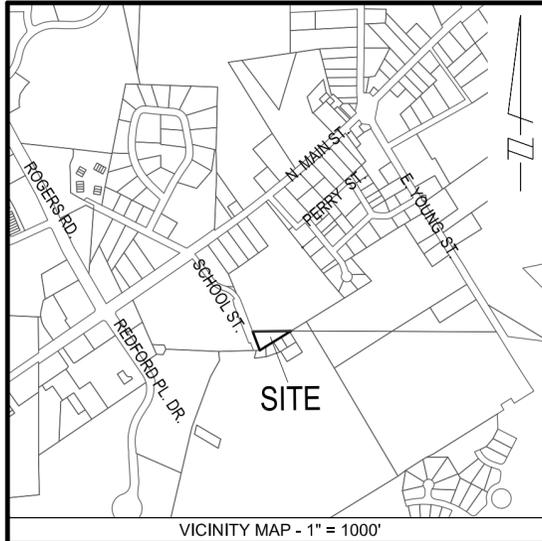
I, Christina Ynclan, Interim Town Clerk for the Town of Rolesville, North Carolina, do hereby certify the foregoing to be a true copy of an ordinance duly adopted at the meeting of the Town Board of Commissioners held on this 7th day of November 2024.

Christina Ynclan
Interim Town Clerk

2021-12-07

DESCRIPTION OF AREA TO ANNEXED:

COMMENCING AT AN EXISTING IRON PIPE HAVING NC GRID NAD '83/2011 COORDINATES OF N=790,041.514 FEET AND E=2,159,514.571 FEET, SAID PIPE BEING THE SOUTHWESTERN CORNER OF THE PROPERTY OWNED BY BREWER REAL ESTATE HOLDINGS LLC AS REFERENCED AS LOT 1 IN DEED BOOK 13085, PAGE 1846, WAKE COUNTY REGISTRY, AND ALSO BEING AN EASTERN CORNER OF THE PROPERTY OWNED BY EDDINS FAMILY LLC AS REFERENCED IN DEED BOOK 17186, PAGE 434, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE EASTERN LINE OF SAID EDDINS FAMILY LLC PROPERTY S 22°13'08" E A DISTANCE OF 55.00 FEET TO A POINT; THENCE S 22°13'08" E A DISTANCE OF 61.29 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHEASTERN CORNER OF THE PROPERTY OWNED BY WAKE COUNTY BOARD OF EDUCATION (ROLESVILLE ELEMENTARY SCHOOL) AS SHOWN IN PLAT BOOK 2003, PAGE 557, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE EASTERN LINE OF SAID WAKE COUNTY BOARD OF EDUCATION PROPERTY S 22°13'08" A DISTANCE OF 59.02 FEET TO A POINT LOCATED ON THE EASTERN RIGHT-OF-WAY LINE OF SCHOOL STREET, THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 75.77 FEET, SAID CURVE HAVING A RADIUS OF 211.05 FEET, A CHORD BEARING OF S 31°00'17" E AND A CHORD DISTANCE OF 75.36 FEET TO A POINT; THENCE CONTINUING ALONG AND WITH SAID RIGHT-OF-WAY S 20°43'10" E A DISTANCE OF 271.91 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY N 89°02'14" E A DISTANCE OF 320.84 FEET TO A POINT, SAID POINT BEING IN THE NORTHERN LINE OF THE W. H. PARKER & DORIS FAYE PARKER PROPERTY AS REFERENCED IN DEED BOOK 5409, PAGE 926, WAKE COUNTY REGISTRY; THENCE ALONG AND WITH THE COMMON LINE OF SAID W. H. PARKER & DORIS FAYE PARKER PROPERTY S 58°02'43" W A DISTANCE OF 14.50 FEET TO AN EXISTING AXLE, SAID AXLE BEING THE NORTHEAST CORNER OF PROPERTY OWNED BY ALBERT EMERY BURKE & KIMBERLY LUANNE BURKE AS REFERENCED IN DEED BOOK 15944, PAGE 1564, WAKE COUNTY REGISTRY; THENCE S 58°12'26" W A DISTANCE OF 84.72 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY RICHARD E. DUNN & MARDENIA WOODS AND OTHERS AS REFERENCED IN DEED BOOK 9721, PAGE 2124, WAKE COUNTY REGISTRY; THENCE S 57°50'19" W A DISTANCE OF 74.89 FEET TO AN EXISTING ANGLE IRON, SAID ANGLE IRON BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY RUTH DEBNAM UPCHURCH HEIRS AS REFERENCED IN DEED BOOK 11563, PAGE 1757, WAKE COUNTY REGISTRY; THENCE S 58°20'21" W A DISTANCE OF 73.62 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY OWNED BY DOROTHY JONES PENDER AS REFERENCED IN DEED BOOK 1630, PAGE 481, WAKE COUNTY REGISTRY; THENCE WITH THE COMMON LINE OF SAID PENDER PROPERTY S 58°20'21" W A DISTANCE OF 60.00 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF THE SAID SCHOOL STREET; THENCE S 88°32'59" W A DISTANCE OF 42.37 FEET TO A POINT WITHIN SAID RIGHT-OF-WAY; THENCE CONTINUING WITHIN SAID RIGHT-OF-WAY N 20°43'10" W A DISTANCE OF 168.15 FEET TO A POINT; THENCE N 89°02'14" E A DISTANCE OF 42.50 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.7366 ACRES OR 32,088 SQ. FT.

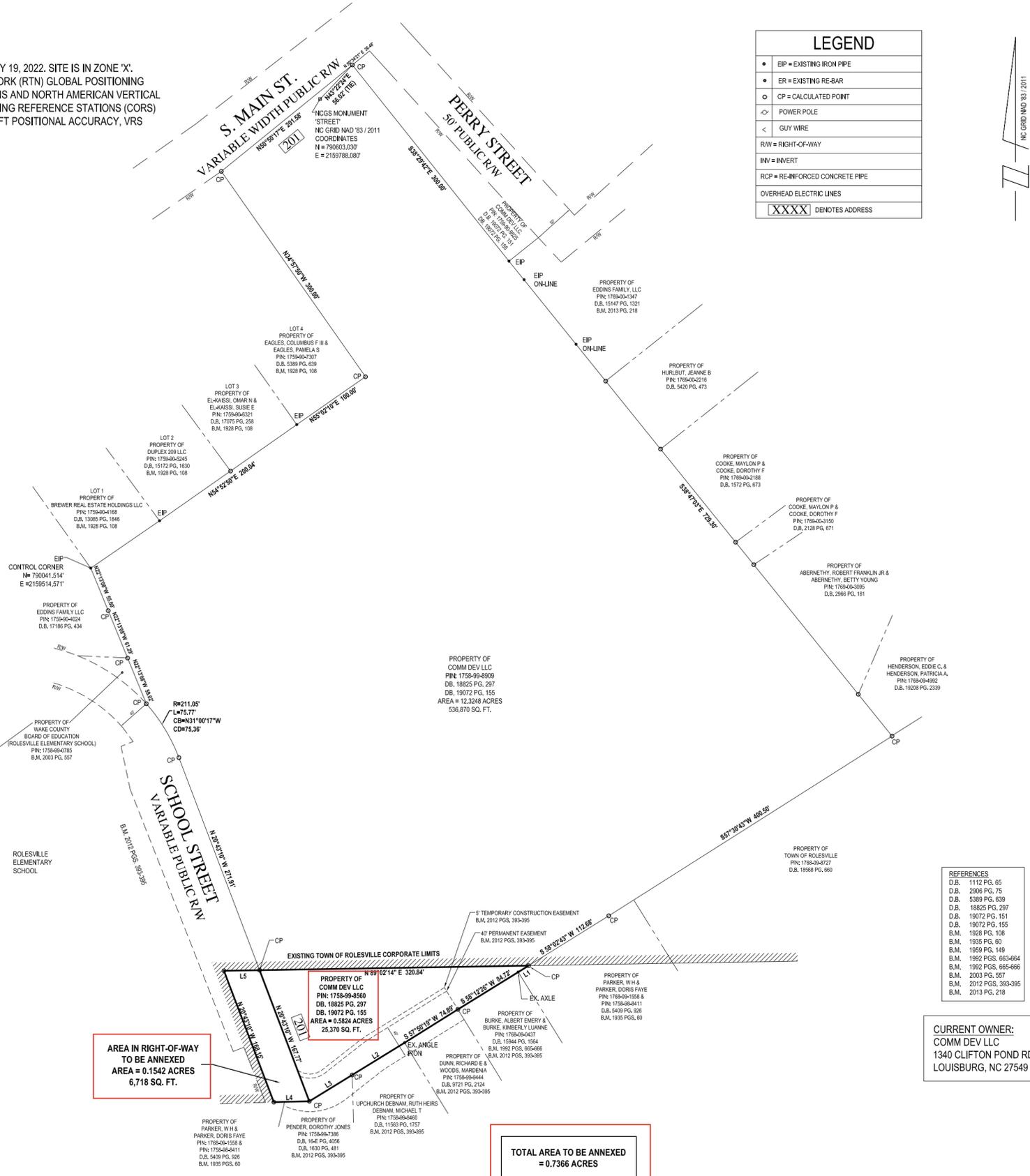


VICINITY MAP - 1" = 1000'

- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO FEMA FLOOD HAZARD AREAS PER FIRM PANEL 3720175800K, EFFECTIVE JULY 19, 2022. SITE IS IN ZONE 'X'.
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LEGEND	
•	EIP = EXISTING IRON PIPE
•	ER = EXISTING RE-BAR
○	CP = CALCULATED POINT
⊕	POWER POLE
<	GUY WIRE
<	RW = RIGHT-OF-WAY
—	INV = INVERT
—	RCP = RE-INFORCED CONCRETE PIPE
—	OVERHEAD ELECTRIC LINES
XXXX	DENOTES ADDRESS



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PROFESSIONAL LAND SURVEYOR

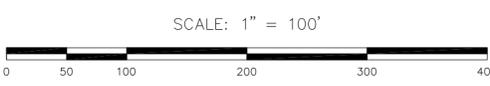


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CURRENT OWNER:
COMM DEV LLC
1340 CLIFTON POND RD.
LOUISBURG, NC 27549



REV.	DATE	DESCRIPTION	BY

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 OR (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	PL
DRAWN BY	CWC
CHECKED BY	DG
DATE	8-14-2024

ANNEXATION PLAT
FOR THE TOWN OF ROLESVILLE

PROPERTY OF
COMM DEV LLC

TOWN OF ROLESVILLE WAKE COUNTY NORTH CAROLINA

SHEET
1
OF
1

CERTIFICATE OF SUFFICIENCY

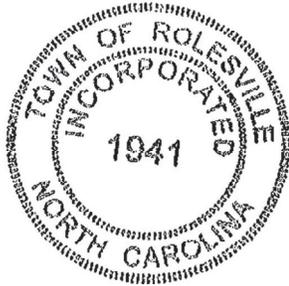
ANX-23-04 - 200 School Street

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 30th day of July, 2024.



Robin E. Peyton

Robin E. Peyton
Town Clerk