



**Planning Board Meeting
May 18, 2026
7:00 p.m.
Rolesville Town Hall**

AGENDA

A. Call to Order

1. Pledge of Allegiance
2. Invocation
3. Approval of April 27, 2026 Meeting Minutes

B. Regular Agenda

1. Rezoning REZ-25-0002 – Opal at Main
2. Rezoning REZ-26-0002 – 1101 Averette Road
3. Rezoning REZ-26-0003 – Town Campus

C. Communications

1. Planning Director's Report
2. Town Attorney's Report
3. Other Business
4. Adjournment

Memo

To: Town of Rolesville Planning Board
From: Stephen Wensman, Planning Director
Date: Meeting Held May 18, 2026
Re: REZ-25-04 (GovWell- REZ-25-0002) - Opal at Main

Application & Site Data

The Town of Rolesville Planning Department received a Zoning Map Amendment (Rezoning) application in July 2025 for properties located at 0 North Main Street and 204 West Young Street, and a second application in December 2025 to include two additional properties located at 205 North Main Street and 108 Nortwick Road (four properties in total). The request is to change the zoning district from the existing Residential Low Density (RL) to a Residential High Density Conditional Zoning District (RH-CZ). The Applicant has included a set of proposed Conditions of Approval and a Concept Site Plan in relation to the Conditional Zoning aspect.



Opal at Main Concept Site Plan

Key information from the Rezoning application is in the Table below:

Application Details	
Application	REZ-25-04 (GovWell- REZ-225-0002) - Opal at Main
Address(es) / PINS	0 N. Main St. (1769029362), 205 N. Main St. (1769123307), 108 Nortwick Rd. (1769121549), 204 W. Young St. (1769027985)
Owners	Columbia Park East, Mary Perry, Donald H. Lawrence, III
Applicant	Laura Holloman, McAdams Engineering
Area	11.50 acres (combined)
Current Zoning	Residential Low-Density (RL) District
Proposed Zoning	Residential High-Density Conditional Zoning (RH-CZ) District
Current Use	(2) Residential single-family dwellings, (2) Vacant/undeveloped
Proposed Use	Single-Family Detached (2 lots) and Single-Family Attached (64 dwelling units) Housing

Previous Rezoning Application for Property

The Zoning Map Amendment application MA-20-03, Broughton Townhomes, was denied by the Town Board of Commissioners on February 1, 2022. Due to the timing of the submittal, the application was reviewed under the Unified Development Ordinance (UDO); the request was only for the 7.21-acre property located at 0 N. Main Street, PIN 1769029362, to rezone from Residential 1 (R-1) to a Residential 3 Conditional Zoning (R3-CZ) District. The request was brought by Columbia Park East MDP-KB, LLC, and proposed to build a maximum of 57 single-family attached (townhome) dwelling units.

Applicant Justification

The Applicant provided a Justification Statement for their rezoning request; it is included as **Attachment 5**. This notes that the proposed rezoning, from Residential Low (max 2 dwelling units per acre) to a Residential High-Conditional Zoning (max 6 Detached dwelling units, or max 9 attached dwelling units per acre) district, would allow the property to be developed with a mix of single-family housing and complete the existing Terrell Plantation neighborhood within walking distance of commercial development. The statement further says the proposed development also aligns with the Community Transportation Plan and Greenway and Bicycle Plans, and that it would dedicate/construct the planned bike lane improvements on W. Young Street, as well as the sidewalk improvements.

Proposed Conditions of Approval - Attachment 9

The Applicant’s proposed Conditions of Approval include (paraphrased):

1. General compliance with the Concept Site Plan.
2. Development of a maximum of sixty-four (64) single-family attached dwellings and two (2) single-family detached dwellings.
3. Stormwater control measure (SCM) to include trails, plantings, and a historic plaque.
4. Townhome planting commitments, installed prior to the Certificate of Occupancy.

5. Thirty (30) foot-wide buffer with Type 3 plantings adjacent to the Little House Museum.
6. Garages will have fully finished interiors, with drywall, paint, and trim.
7. Residential architectural and square footage commitments for the dwelling units.
8. Rental of dwelling units governed by the Covenants, Conditions, and Restrictions of the HOA of this development.

Neighborhood Meeting

The Applicant held two neighborhood meetings, both at the Village Church of Rolesville; the first was held on September 18, 2025, and the second (which was after the inclusion of the two additional properties) on February 19, 2026. Both neighborhood meeting reports are included as **Attachment 7**. There were 16 attendees at the first meeting, and 9 at the second.

Comprehensive Plan

Land Use

The Rolesville 2050 Comprehensive Plan's Future Land Use Map identifies two of the subject properties as Commercial Center (purple) and the other two as Mixed-Residential Community (mustard yellow) – See **Attachment 10**. Commercial Center is composed largely of conventional commercial uses (retail, entertainment, and restaurants) along primary corridors such as Main Street and West Young Street, while the Mixed-Residential is largely single-family subdivisions with limited non-residential uses at key intersections.

The Comprehensive Plan explains that in northern Rolesville, including this site, these neighborhoods are largely established, and interconnectivity and limited commercial variety will be important for future development and redevelopment. The intent of this category is to provide unique and diverse residential opportunities and amenities through the Town while encouraging interconnectivity via multi-modal connections. Most of the four parcels lie in the Priority Intersection Buffer noted by the red dashed line, as shown in **Attachment 10**. The Future Land Use Map identifies priority intersections for transportation considerations based on the Average Annual Daily Traffic (AADT). This data is published by NCDOT, then used to evaluate town-wide development patterns, evolving network constraints, and the capacity of Rolesville's roadways.

Community Transportation Plan

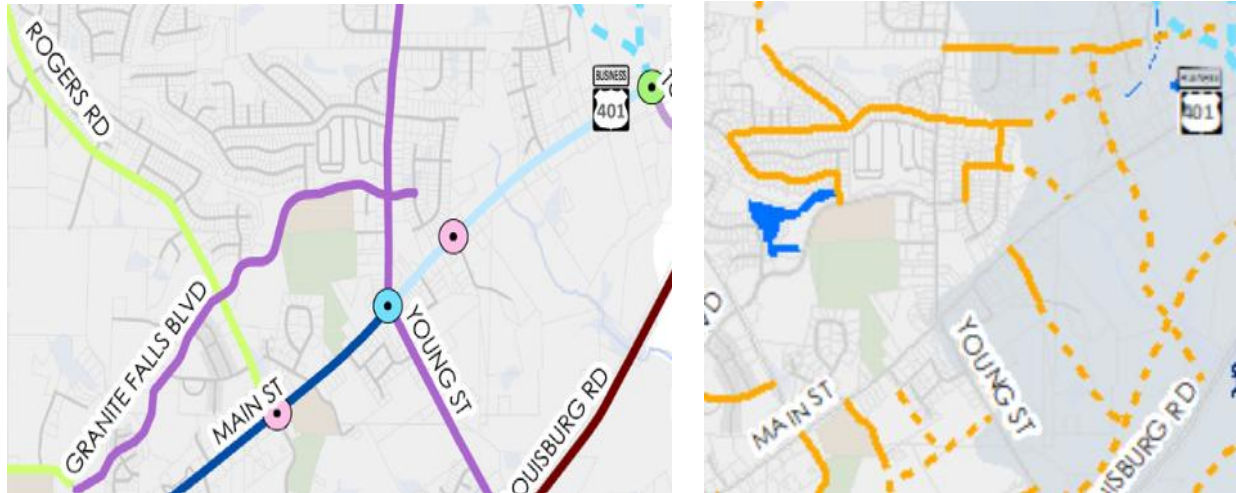
The Town's Community Transportation Plan (CTP, adopted 2021) includes recommendations for Thoroughfares, Collectors, and intersections. Below are the recommendations that affect the subject properties:

Thoroughfare Recommendations

- North Main Street: 2-lane divided (raised median) with curb & gutter, sidewalk, and side path; existing public right-of-way.
- West Young Street: 2-lane divided (narrow raised median) with two-way left turn lane, curb & gutter, bike lanes, and sidewalk.

Collector Recommendations

- The CTP Proposed Network Map shows Collector Streets located on Weathers Street and Terrell Drive but does not show any future proposed connections to West Young or Main Street.



Proposed Network Map, Northern Rolesville
(Thoroughfares Shown in Purple and Collectors shown in Mango Yellow)

Greenway and Bike Plans

As per the 2022 Greenway and Bike Plans, proposed pedestrian routes are shown in the following locations:

- Continue sidewalk/side path along North Main Street and West Young Street.

Consistency

The Applicant’s rezoning request is **inconsistent** with the Town of Rolesville’s Comprehensive Plan for the following reasons:

- The lack of commercial and 100% proposed residential uses is inconsistent with the Mixed-Residential Community District and the Commercial Center District.

Traffic

Traffic Impact Analysis

The consulting firm, DRMP, one of the Town’s on-call transportation consultants, performed the Traffic Impact Analysis (TIA) for this project, studying a scope of development of:

- 71 Single-Family Attached Housing Dwelling Units
- 2 Single-Family Detached Housing Dwelling Units

This scope was for more dwelling units than are ultimately / currently being requested. The Final Report dated February 2026 is included as **Attachment 8** to this memo.

TIA Summary - Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	2 Du	18	2	5	2	1
Single-Family Attached Housing (215)	71 DU	467	7	20	19	14
Total Trips		485	9	25	21	15

Four intersections were studied for capacity analysis and the Level of Service (LOS) impact of this development. Recommendations for improvements are listed in the table below.

TIA Summary – Recommendations	
<i>Young Street and Scarboro Street/ Site Access A (Nortwick Road)</i>	<ul style="list-style-type: none"> • Construct Access A (westbound approach) as full movement access with one ingress and one egress lane (shared left-through-right lane). • Provide 100 feet of Internal Protected Stem (IPS) length. • Restripe the existing two-way left-turn lane (TWLTL) to provide 50 feet of storage for the southbound left-turn movement. • Restripe the existing two-way left-turn lane (TWLTL) to provide 50 feet of storage for the northbound left-turn movement. • Provide stop control for the westbound approach
<i>Main Street and Site Access B</i>	<ul style="list-style-type: none"> • Construct Access B (southbound approach) as full movement access with one ingress lane and one egress lane (shared left-right lane). • Provide 100 feet of Internal Protected Stem (IPS) length. • Restripe the existing two-way left-turn lane (TWLTL) to provide 25 feet of storage for the eastbound left-turn movement into the site. • Provide stop control for the southbound approach.
<i>Main Street and Williams Street</i>	<ul style="list-style-type: none"> • Restripe the existing 150-foot two-way left-turn lane (TWLTL) to provide 25 feet of storage for the westbound left-turn movement into Williams Street and 25 feet of storage for the eastbound left-turn movement into Site Access B.

Development Review

The Technical Review Committee (TRC) reviewed five (5) submittals of the Rezoning application and attachments, with most comments being resolved. Outstanding comments/issues include the following:

- 13. FYI – Residential High is not compatible with the Comprehensive Plan, see comment on Justification statement.
- 36. Revise Flu categories to include those in the 2050 Comp Plan: Commercial Center and Mixed-Residential Community.
- 37. NOTE - MAJOR LAND USE COMMENT - Neither Mixed Residential Community (compatible zoning is RM or NC) nor Commercial Center (compatible zoning is GC or CH) aligns with the proposed RH district - SFA/townhomes would be a component of a Mixed Residential Community by land use, but that only relates to the new PIN added (205 N Main). Staff would strongly suggest revising the request to a TC, AC, or NC District that would allow SFA/Townhome use and instill some non-residential area/uses/development along the Young and/or Main frontages. If that is not done, this request is NOT in compliance with the Comprehensive Plan, and the Justification Statement should be revised to accurately reflect that but asking the BOC to amend the Comp Plan to match this project and RH zoning.

Staff Analysis/ Recommendation

The Application seeks to change the zoning from Residential Low Density to a Residential High Density Conditional Zoning District.

- The single-family detached dwelling unit count is **two (2)**. These dwelling units would be similar to the existing lots in the Terrell Plantation Subdivision.
- The single-family attached component entails a maximum of **sixty-four (64) Townhome dwellings** at a **density of approximately 5.6** units per gross site acre.

LDO Section 3.1.3. for the RH District permits up to nine (9) single-family Attached dwelling units per acre. The proposed density of 5.6 units per acre is below this maximum allowed density.

Residential units, detached or attached, are not consistent with the Community Center land use category, but are both consistent with the Mixed Residential Community as a land use, though there is zero mix of non-residential uses/development to go with the proposed dwelling units.

Under the existing RL zoning, which permits creation of 20,000 SF minimum single-family detached lots, a theoretically lot yield of 25 home lots could be achieved on the 11.50 acre site. 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 (approximately 1.5 acres), 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 15 - 17 lots.

The Conditions of Approval commit to a series of offers that work to improve upon the minimum development standards of the Land Development Ordinance. By-right development would yield no such conditions.

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 inconsistent with Rolesville's vision in Policy documents and the Board of Commissioners' legislative decisions over the past several years. Rezoning application REZ-25-04 (GovWell-REZ-25-0002) is thus inconsistent and is therefore not reasonable.

Planning Board Proposed Motions

1. Motion to recommend to the Town Board of Commissioners Denial of Zoning Map Amendment request REZ-25-04 (GovWell-REZ-25-0002) – Opal at Main based on inconsistency with Rolesville's Comprehensive Plan.
2. Motion to recommend to the Town Board of Commissioners Approval of Zoning Map Amendment request REZ-25-04 (GovWell-REZ-25-0002) – Opal at Main based on **< ___ State reasons for Plan Consistency and Reasonableness ___ >.**

Attachments to Memo

1	Applications (3) (for each of 3 different property owners)
2	Deed(s) (4 parcels / 3 property owners)
3	Legal Metes and Bounds (1) description
4	Alta Survey- April 2, 2025 (4 PINS)
5	Applicant Justification Statement – March 2, 2026
6	Concept Site Plan – April 17, 2026
7	Neighborhood Meeting Minutes – September 18, 2025, and February 19, 2026
8	Traffic Impact Analysis (TIA) Report – Signature dated February 6, 2026
9	Proposed Conditions of Approval – dated April 27, 2026
10	Future Land Use Map
11	Vicinity Map
12	Current Zoning Map

Zoning Map (Rezoning) Application

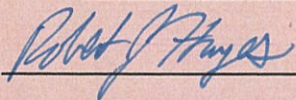
Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov


Planning Department Home Page: [Official Town Webpage](#)

Complete one form for each parcel identification number.

APPLICATION INFORMATION:	
Site Address: 205 N Main St, 108 Nortwick Road	Site Area (in acres): 2.36
Rezoning Type: <input type="checkbox"/> General <input checked="" type="checkbox"/> Conditional	Total area requested to be rezoned (in acres):
Voluntary Annexation Application Submitted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ANX-	Current Location: <input type="checkbox"/> County Limits <input type="checkbox"/> ETJ <input checked="" type="checkbox"/> Town Limits
Existing Zoning District: RL- Residential Low Dens ⁺	Proposed Zoning District(s): RH- Residential High Density
PIN: 1769121549, 1769123307	Associated Previous Case(s):
Current Use(s): Residential	Proposed Use(s): Attached SF Residential

APPLICATION REQUIREMENTS:	
<input type="checkbox"/> Complete Application and checklist.	<input type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner- See page 5.
<input type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	<input type="checkbox"/> A Concept (nee site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be incorporated into a written condition for "general compliance" upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
<input type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or a Letter/Email from Planning staff confirming that a TIA is not required. (LDO Section 8.C.5)	<input type="checkbox"/> * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts require the submission of a Concept Plan (also known as a site plan) as per LDO Sections 3.4.1 and 3.4.2.
<input type="checkbox"/> Legal Metes & Bounds	<input type="checkbox"/> Deeds with Book of Map & Page Number
<input type="checkbox"/> Sketch/Pre-submittal meeting held on: _____	<input type="checkbox"/> Meeting Notes submitted
<input type="checkbox"/> Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.	

Financially Responsible Party (*REQUIRED: Who will pay invoices related to this application?)	
Name: Robert J. Hayes	Company Name: Grand Communities, LLC
Title: Planning + Entitlements Manager	Signature: 
Mailing Address: 3940 Olympic Blvd, Suite 400	City/State/Zip: Erlanger, KY 41018
Phone: 859.344.3137	Email: robert.hayes@thefischergroup.com

Property Owner (First name on Deed)
 Name: Lawrence, Donald H III Signature: 
 Address: 205 N Main Street, Rolesville, NC 27104 Email: _____

Property Owner (Second name on Deed or Spouse information required if applicable)
 Name: _____ Signature: _____
 Address: _____ Email: _____

Preferred Point of Contact: Owner Agent Applicant Architect Attorney Engineer
 Please add contact information if applicable.

Agent Name: _____	Title/ Firm _____
Phone: _____	Email: _____
Applicant Name: <u>Laura Holloman, AICP</u>	Title/ Firm <u>McAdams</u>
Phone: <u>919-361-5000</u>	Email: <u>holloman@mcadamsco.com</u>
Architect Name: _____	Title/ Firm _____
Phone: _____	Email: _____
Attorney Name: _____	Title/ Firm _____
Phone: _____	Email: _____
Engineer Name: <u>Ryan Barker, PE</u>	Title/ Firm <u>McAdams</u>
Phone: _____	Email: <u>barker@mcadamsco.com</u>
Owner Name: <u>Columbia Park East MHP-KB LLC</u>	Title/ Firm _____
Phone: _____	Email: _____

Concept Plan Minimum Requirements (Required for AC or NC Districts, Optional for Conditional Districts):

- A vicinity map of the site, illustrating the boundaries of the site, the north arrow, and the scale reference
- Site Data Table: Typical Property Information (Property Legal Description, Acreage/Square Footage, etc.)
- * If Commercial, include the square footage of the proposed building, use, or development, the approximate proposed Impervious Coverage, approximate parking calculations, and if it is a multi-family development, the number of Dwelling units, etc.
- * If Residential - Number of proposed development lots (including by type of lot and use), density (proposed and permitted), and approximate parking calculations.
- * Calculations for open space are required and provided.
- Existing and Proposed Use and Zoning District of the property and adjacent properties
- A drawing depicting the details provided above as a general concept of the development, including such details as –
 - Residential - Lot layout and a "typical" lot size/dimension exhibit.
 - Non-res/multifamily - Proposed building layout and/or general footprint locations.
 - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private);
 - Pedestrian circulation, including general greenways, side paths, and bike lane locations.
 - General Utility access and points of connection/extensions,
 - Buffer Spaces (street and perimeter), open communal spaces, stormwater control measures, etc.
- Name, address, and contact information for the property owner and/or Applicant
- Name/information of the professional who created the Concept Plan
- Any other information requested by the Planning Department staff

Rezoning Justification Statement – Complete the attached form

Provide a **separate document** titled "Statement of Justification" (including Date) that addresses each/all the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present when it was adopted?
4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Neighborhood Meeting- (Complete the attached form)

Per [LDO Section 2.2, Appendix A / 2.3.D., and 2.3.F Rezoning \(Zoning Map Amendment\)](#); and TA-23-01, all applicants shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners. This meeting will enable the applicant to explain the proposed request and address the neighborhood's concerns. A summary of the meeting in the form of meeting notes or minutes, along with a list and contact information (as shown below) for all attendees and a list of property owners and Homeowners' Associations within 500 feet of the subject property as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they are required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled).

Conditions of Approval – Provide a separate list of voluntary conditions proposed by the applicant to be signed upon presentation to the Town Board at the Legislative Hearing (if applicable).

Please visit the [Submittal Process webpage](#) for information on submission timing.

Submission Packet Document Review- Please be sure to include the following:

Required documents to be submitted with the Application

<input type="checkbox"/> Complete Application	<input type="checkbox"/> Legal Metes and Bounds
<input type="checkbox"/> Concept Plan (if applicable)	<input type="checkbox"/> Property Owner Consent form(s)
<input type="checkbox"/> Conditional Zoning Proposed List (if applicable)	<input type="checkbox"/> Rezoning Boundary Survey with Total Area Requested and Zoning Districts labeled
<input type="checkbox"/> Deeds	<input type="checkbox"/> Rezoning Justification Statement
<input type="checkbox"/> Financial Responsible Party information	<input type="checkbox"/> Sketch Plan meeting notes (if applicable)

Required documents for Planning Board and/or Town Board meeting

<input type="checkbox"/> Neighborhood Meeting Information	<input type="checkbox"/> PowerPoint slides (or other digital media) to include in the Planning Board and Town Board Agenda Packets.
<input type="checkbox"/> Signed Proposed Conditions (for approval by the Town Board at Legislative Hearing)	



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Broughton Townhomes
Site Address: 204 W Young St, Rolesville, NC 27571
Parcel ID: 1769029362 Deed Reference: 018297/02451

Property Owner *This field is required.

1) Name: Columbia Park East MHP-KB LLC Signature: _____
(Type or print clearly.)
Mailing Address: 8480 Honeycutt Road Suite 200 City/State/Zip: Raleigh, NC 27615
Phone: _____ Email: _____

2) Name: _____ Signature: _____
(Type or print clearly.) (spouse if applicable)
Mailing Address: _____ City/State/Zip: _____
Phone: _____ Email: _____
Company Name: _____ Title: _____

Applicant P.O.A. Agent Legal Representative
Check all that apply.

1) Name: Laura Holloman Signature: _____
(Type or print clearly.)
Mailing Address: 621 Hillsborough St, Ste 500 City/State/Zip: Raleigh, NC 27603
Phone: 919-361-5000 Email: holloman@mcadamsco.com
Company Name: McAdams Title: Director, Development Entitlement

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



Voluntary List of Proposed Conditions: (Please use additional pages as needed)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Property Owner (First name on Deed)

Printed Name:

Donald W. Lawrence Jr

Signature:

Donald W. Lawrence Jr

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Property Owner (Second name on Deed)

Printed Name:

Signature:

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Zoning Map (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Planning Department Home Page: [Official Town Webpage](#)


Complete one form for each parcel identification number.

APPLICATION INFORMATION:	
Site Address: _____	Site Area (in acres): <u>11.5</u>
Rezoning Type: <input type="checkbox"/> General <input type="checkbox"/> Conditional	Total area requested to be rezoned (in acre: <u>11.5</u>
Voluntary Annexation Application Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No ANX-	Current Location: <input type="checkbox"/> County Limits <input type="checkbox"/> ETJ <input type="checkbox"/> Town Limits
Existing Zoning District: <u>RL: Residential Low Density</u>	Proposed Zoning District(s): <u>RH: Residential High Density</u>
PIN: <u>1769029362</u>	Associated Previous Case(s): _____
Current Use(s): <u>Vacant</u>	Proposed Use(s): <u>Single-family attached</u>

APPLICATION REQUIREMENTS:	
<input type="checkbox"/> Complete Application and checklist.	<input type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner- See page 5.
<input type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	<input type="checkbox"/> A Concept (nee site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be incorporated into a written condition for “general compliance” upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
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<input type="checkbox"/> Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.	

Financially Responsible Party (*REQUIRED: Who will pay invoices related to this application?)


Name: _____ Company Name: _____

Title: _____ Signature:  _____

Mailing Address _____ City/State/Zip _____

Phone _____ Email _____

Property Owner (First name on Deed)

Name: _____ Signature:  _____

Address: _____ Email: _____

Property Owner (Second name on Deed or Spouse information required if applicable)

Name: _____ Signature: _____

Address: _____ Email: _____

Preferred Point of Contact: Owner Agent Applicant Architect Attorney Engineer

Please add contact information if applicable.

Agent Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Applicant Name: same as agent Title/ Firm _____

Phone: _____ Email: _____

Architect Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Attorney Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Engineer Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Owner Name: _____ Title/ Firm _____

Phone: _____ Email: _____

Concept Plan Minimum Requirements (Required for AC or NC Districts, Optional for Conditional Districts):

- A vicinity map of the site, illustrating the boundaries of the site, the north arrow, and the scale reference
- Site Data Table: Typical Property Information (Property Legal Description, Acreage/Square Footage, etc.)
- * If Commercial, include the square footage of the proposed building, use, or development, the approximate proposed Impervious Coverage, approximate parking calculations, and if it is a multi-family development, the number of Dwelling units, etc.
- * If Residential - Number of proposed development lots (including by type of lot and use), density (proposed and permitted), and approximate parking calculations.
- * Calculations for open space are required and provided.
- Existing and Proposed Use and Zoning District of the property and adjacent properties
- A drawing depicting the details provided above as a general concept of the development, including such details as –
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- Any other information requested by the Planning Department staff

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2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present when it was adopted?
4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
6. Would the application result in a logical and orderly development pattern?
7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?
8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Neighborhood Meeting- (Complete the attached form)

Per [LDO Section 2.2, Appendix A / 2.3.D., and 2.3.F Rezoning \(Zoning Map Amendment\)](#); and TA-23-01, all applicants **shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners**. This meeting will enable the applicant to explain the proposed request and address the neighborhood's concerns. A summary of the meeting in the form of meeting notes or minutes, along with a list and contact information (as shown below) for all attendees and a list of property owners and Homeowners' Associations within 500 feet of the subject property as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they are required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled).

Conditions of Approval – Provide a separate list of voluntary conditions proposed by the applicant to be signed upon presentation to the Town Board at the Legislative Hearing (if applicable).

Please visit the [Submittal Process webpage](#) for information on submission timing.

Submission Packet Document Review- Please be sure to include the following:

Required documents to be submitted with the Application

<input type="checkbox"/> Complete Application	<input type="checkbox"/> Legal Metes and Bounds
<input type="checkbox"/> Concept Plan (if applicable)	<input type="checkbox"/> Property Owner Consent form(s)
<input type="checkbox"/> Conditional Zoning Proposed List (if applicable)	<input type="checkbox"/> Rezoning Boundary Survey with Total Area Requested and Zoning Districts labeled
<input type="checkbox"/> Deeds	<input type="checkbox"/> Rezoning Justification Statement
<input type="checkbox"/> Financial Responsible Party information	<input type="checkbox"/> Sketch Plan meeting notes (if applicable)

Required documents for Planning Board and/or Town Board meeting

<input type="checkbox"/> Neighborhood Meeting Information	<input type="checkbox"/> PowerPoint slides (or other digital media) to include in the Planning Board and Town Board Agenda Packets.
<input type="checkbox"/> Signed Proposed Conditions (for approval by the Town Board at Legislative Hearing)	



Town of Rolesville Planning Department
 Property Owner Consent & Authorization Form
 planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: _____
 Site Address: _____
 Parcel ID: _____ Deed Reference: _____

Property Owner *This field is required.

1) Name: _____
 (Type or print clearly.)

Signature: 

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

2) Name: _____
 (Type or print clearly.) (spouse if applicable)

Signature: 

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Company Name: _____

Title: _____

Applicant P.O.A. Agent Legal Representative
Check all that apply.

1) Name: _____
 (Type or print clearly)

Signature: _____

Mailing Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Company Name: _____

Title: _____

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.




Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Voluntary List of Proposed Conditions: (Please use additional pages as needed)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Property Owner (First name on Deed)

Printed Name: _____

Signature: 

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Property Owner (Second name on Deed)

Printed Name: _____

Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**



Zoning Map (Rezoning) Application

Town of Rolesville Planning Department | PO Box 250 | Rolesville, NC 27571 | 919-554-6517 | planning@rolesvillenc.gov

Planning Department Home Page: [Official Town Webpage](#)

Complete one form for each parcel identification number.

APPLICATION INFORMATION:	
Site Address: 204 W Young St	Site Area (in acres): 1.93
Rezoning Type: <input checked="" type="checkbox"/> General <input type="checkbox"/> Conditional	Total area requested to be rezoned (in acres):
Voluntary Annexation Application Submitted: <input type="checkbox"/> Yes <input type="checkbox"/> No ANX-	Current Location: <input type="checkbox"/> County Limits <input type="checkbox"/> ETJ <input checked="" type="checkbox"/> Town Limits
Existing Zoning District: RL- Residential Low Dens	Proposed Zoning District(s): RH- Residential High Density
PIN: 1769027985	Associated Previous Case(s):
Current Use(s): Detached SF Residential	Proposed Use(s): Attached SF Residential

APPLICATION REQUIREMENTS:	
<input type="checkbox"/> Complete Application and checklist.	<input type="checkbox"/> Completed Property Owner's Consent Form – 1 per Owner- See page 5.
<input type="checkbox"/> If the request is for a <i>Conditional District</i> per LDO Section 3.3. The submittal shall include a separate document listing the written Conditions of Approval, which may consist of exhibits, plans, maps, and other relevant materials. Provide a Date and space for revision Dates; this document will always be referenced, including its Date.	<input type="checkbox"/> A Concept (nee site) Plan * may be submitted, considered, and approved as part of a <i>Conditional District</i> request; it shall be incorporated into a written condition for “general compliance” upon future Development Application reviews and approvals. Provide a Date and space for revision Dates. See the Next page for details.
<input type="checkbox"/> Traffic Impact Analysis (TIA), ITE Trip Generation Letter, or a Letter/Email from Planning staff confirming that a TIA is not required. (LDO Section 8.C.5)	<input type="checkbox"/> * The Activity Center (AC) and Neighborhood Commercial (NC) zoning districts require the submission of a Concept Plan (also known as a site plan) as per LDO Sections 3.4.1 and 3.4.2.
<input type="checkbox"/> Legal Metes & Bounds	<input type="checkbox"/> Deeds with Book of Map & Page Number
<input type="checkbox"/> Sketch/Pre-submittal meeting held on: _____	<input type="checkbox"/> Meeting Notes submitted
<input type="checkbox"/> Application Fee: An invoice for the application fee will be issued during the completeness check or after the application review.	

Financially Responsible Party (*REQUIRED: Who will pay invoices related to this application?)

Name: Robert J. Hayes Company Name: Grand Communities, LLC

Title: Planning + Entitlements Manager Signature:

Mailing Address 3940 Olympic Blvd, Suite 400 City/State/Zip Erlanger, Kentucky 41018

Phone 859.344.3137 Email rhayes@fischerhomes.com

Property Owner (First name on Deed)

Name: Mary C. Perry Signature: *Mary Perry* 04/28/2026 10:07 AM EDT

Address: 204 W Young St Rolesville, NC 27571 Email: jessicachampion2@gmail.com

Property Owner (Second name on Deed or Spouse information required if applicable)

Name: _____ Signature: _____

Address: _____ Email: _____

Preferred Point of Contact: Owner Agent Applicant Architect Attorney Engineer

Please add contact information if applicable.

Agent Name: Laura Holloman Title/ Firm McAdams

Phone: 919-610-7377 Email: holloman@mcadamsco.com

Applicant Name: Same as agent Title/ Firm _____

Phone: _____ Email: _____

Architect Name: N/A Title/ Firm _____

Phone: _____ Email: _____

Attorney Name: N/A Title/ Firm _____

Phone: _____ Email: _____

Engineer Name: Ryan Barker Title/ Firm McAdams

Phone: 919-361-5000 Email: barker@mcadamsco.com

Owner Name: Mary C. Perry Title/ Firm _____

Phone: _____ Email: _____

Concept Plan Minimum Requirements (Required for AC or NC Districts, Optional for Conditional Districts):

- A vicinity map of the site, illustrating the boundaries of the site, the north arrow, and the scale reference
- Site Data Table: Typical Property Information (Property Legal Description, Acreage/Square Footage, etc.)
- * If Commercial, include the square footage of the proposed building, use, or development, the approximate proposed Impervious Coverage, approximate parking calculations, and if it is a multi-family development, the number of Dwelling units, etc.
- * If Residential - Number of proposed development lots (including by type of lot and use), density (proposed and permitted), and approximate parking calculations.
- * Calculations for open space are required and provided.
- Existing and Proposed Use and Zoning District of the property and adjacent properties
- A drawing depicting the details provided above as a general concept of the development, including such details as –
 - Residential - Lot layout and a “typical” lot size/dimension exhibit.
 - Non-res/multifamily - Proposed building layout and/or general footprint locations.
 - Vehicular circulation / street layout including existing/proposed right-of-way widths (public, alley, private);
 - Pedestrian circulation, including general greenways, side paths, and bike lane locations.
 - General Utility access and points of connection/extensions,
 - Buffer Spaces (street and perimeter), open communal spaces, stormwater control measures, etc.
- Name, address, and contact information for the property owner and/or Applicant
- Name/information of the professional who created the Concept Plan
- Any other information requested by the Planning Department staff

Rezoning Justification Statement – Complete the attached form

Provide a **separate document** titled “Statement of Justification” (including Date) that addresses each/all the following:

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?
2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?
3. Does the application correct any errors in the existing zoning present when it was adopted?
4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?
5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?
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8. If a **Conditional district** providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.

Neighborhood Meeting- (Complete the attached form)

Per [LDO Section 2.2, Appendix A / 2.3.D., and 2.3.F Rezoning \(Zoning Map Amendment\)](#); and TA-23-01, all applicants **shall conduct a neighborhood meeting prior to any public hearing or review by the Planning Board and Board of Commissioners**. This meeting will enable the applicant to explain the proposed request and address the neighborhood's concerns. A summary of the meeting in the form of meeting notes or minutes, along with a list and contact information (as shown below) for all attendees and a list of property owners and Homeowners' Associations within 500 feet of the subject property as well as all property owners within 200 feet of any roadway improvements and/or utility improvements associated with an application (per Wake County tax records at the time of filing this application) as they are required to receive a Notification Letter regarding the Legislative Hearing before the Town Board of Commissioners (when scheduled).

Conditions of Approval – Provide a separate list of voluntary conditions proposed by the applicant to be signed upon presentation to the Town Board at the Legislative Hearing (if applicable).

Please visit the [Submittal Process webpage](#) for information on submission timing.

Submission Packet Document Review- Please be sure to include the following:

Required documents to be submitted with the Application

<input type="checkbox"/> Complete Application	<input type="checkbox"/> Legal Metes and Bounds
<input type="checkbox"/> Concept Plan (if applicable)	<input type="checkbox"/> Property Owner Consent form(s)
<input type="checkbox"/> Conditional Zoning Proposed List (if applicable)	<input type="checkbox"/> Rezoning Boundary Survey with Total Area Requested and Zoning Districts labeled
<input type="checkbox"/> Deeds	<input type="checkbox"/> Rezoning Justification Statement
<input type="checkbox"/> Financial Responsible Party information	<input type="checkbox"/> Sketch Plan meeting notes (if applicable)

Required documents for Planning Board and/or Town Board meeting

<input type="checkbox"/> Neighborhood Meeting Information	<input type="checkbox"/> PowerPoint slides (or other digital media) to include in the Planning Board and Town Board Agenda Packets.
<input type="checkbox"/> Signed Proposed Conditions (for approval by the Town Board at Legislative Hearing)	



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Consent is required from the property owner(s) or legal representative. Unless otherwise specified, consent is valid for one year from the date of application.

Please provide a separate form for each parcel number. For properties with multiple owners, each owner must complete an individual form. (A husband and wife may both sign and submit one form.)

Project/ Subdivision Name: Broughton Townhomes
Site Address: 204 W Young St, Rolesville, NC 27571
Parcel ID: 1769027985 Deed Reference: 11-E/1986

Property Owner *This field is required.
1) Name: Mary C. Perry Signature: Mary Perry 05/04/2026 08:21 AM EDT
Mailing Address: 204 W Young St City/State/Zip: Rolesville, NC 27571
2) Name: (Type or print clearly.) (spouse if applicable)
Mailing Address: City/State/Zip:
Phone: Email:
Company Name: Title:

Applicant P.O.A. Agent Legal Representative
Check all that apply.
1) Name: Laura Holloman Signature:
Mailing Address: 621 Hillsborough St, Ste 500 City/State/Zip: Raleigh, NC 27603
Phone: 919-361-5000 Email: holloman@mcadamsco.com
Company Name: McAdams Title: Director, Development Entitlement

By signing the above, I swear and affirm that I am the owner(s) or authorized representative as shown in the records of Wake County, North Carolina, which is the subject of this application. I further affirm that I am fully aware of the Town's application, fees, and procedural requirements and consent to this Application. I authorize the person(s) listed below to submit this Application and serve as the representative and point of contact for this Application.



Town of Rolesville Planning Department
Property Owner Consent & Authorization Form
planning@rolesvillenc.gov

Voluntary List of Proposed Conditions: (Please use additional pages as needed)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Property Owner (First name on Deed)

Printed Name: Mary Perry

Signature: *Mary Perry*

05/04/2026
09:41 AM EDT

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

Property Owner (Second name on Deed)

Printed Name: _____

Signature: _____

***A signature is required before submitting this list to the Town Board for approval at the Legislative Hearing.**

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

HOLD FOR: Warren, Shackelford & Thomas, P.L.L.C.

PREPARED BY and RETURN TO: Warren, Shackelford & Thomas, P.L.L.C.,
343 S. White Street, Wake Forest, NC 27587

TAX IDENTIFICATION #: 353430 REVENUE STAMPS \$ 8.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 27th day of March, 2019 by and between:

GRANTOR: **HES, Inc.**

GRANTEE: **Donald H. Lawrence, III**
205 N. Main Street, Rolesville, NC 27571

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

TOWNSHIP OF _____, COUNTY OF WAKE

BEING all of Lot 108 containing 0.15 acres as shown on plat recorded in Book of Maps 2006, Page 2675, Wake County Registry.

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

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

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

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

- 1. Subject to easement(s) and restriction(s) of record.

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

HES, INC.

By: Debra Van Nortwick, Pres. HES, Inc.
President

STATE OF NORTH CAROLINA

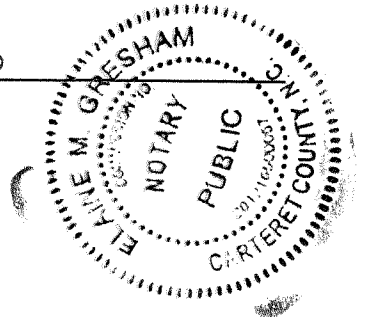
COUNTY OF Carteret

I, Elaine M. Gresham, a Notary Public for the County of Carteret, State of North Carolina, certify that Debra Van Nortwick personally appeared before me this day and acknowledged that he/she is Dr. President of HES, INC. a North Carolina corporation, and that by authority duly given and as an act of the corporation, the foregoing instrument was signed in its name by its Dr. President.

Witness my hand and official stamp or seal, this 29th day of March, 2019.

Elaine M. Gresham
Notary Public

My Commission Expires: 6/10/22



WAKE COUNTY, NC 85
 CHARLES P. GILLIAM
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 08/08/2017 13:08:52

BOOK:016871 PAGE:00285 - 00288

✓ Excise Tax \$0

NORTH CAROLINA SPECIAL WARRANTY DEED

Tax Block: ___ Lot:

✓ Parcel Identifier No. : 0089068

✓ Prepared by: John B. South, Jr. who is a licensed North Carolina attorney.
 The South Law Firm, PLLC, 3725 National Drive Suite 100, Raleigh, NC 27612

✓ Return to: Grantee

*This property is the primary residence of the Grantor.

*Delinquent taxes, if any, to be paid by the closing attorney to the county Tax Collector upon disbursement of closing proceedings.

THIS DEED made this 3 day of August, 2017, by and between

GRANTOR DONALD HERBERT LAWRENCE III (Separated) And BROOKANNE LAWRENCE (Separated)	GRANTEE DONALD H. LAWRENCE III (Separated) ✓ 205 N. Main Street Rolesville, NC 27571
---	---

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in **WAKE** County, North Carolina and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

The purpose of this conveyance is to sever the tenancy by the entirety in the property described herein pursuant to G.S. 39-13.3, to vest sole title in the name of the Grantee, and to allow the Grantee to henceforth convey and encumber said Property without the consent or joinder of **Brookanne Lawrence**

By execution hereof, **Brookanne Lawrence** relinquishes: (1) the right to an elective life estate in the Property herein conveyed as provided in N.C.G.S. 29-30 and (2) the right to dissent from Grantee's will as provided in N.C.G.S. 30-1 as to any devise of the Property herein conveyed. (3) any and all other rights marital rights in the Property herein conveyed as established by the North Carolina General Statutes.

It is the intention of **Brookanne Lawrence** that the Property herein conveyed shall be considered separate property of Grantee under the Equitable Distribution Act and **Brookanne Lawrence** relinquishes all right or claim to the Property herein conveyed provided in said act.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.


DONALD HERBERT LAWRENCE III (SEAL)



BROOKANNE LAWRENCE (SEAL)

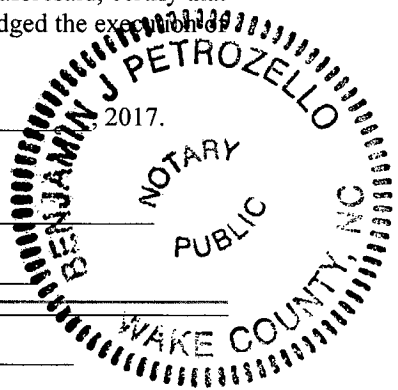
STATE OF NORTH CAROLINA COUNTY OF WAKE

I, BENJAMIN J. PETROZELLO, a Notary Public for County and State aforesaid, certify that **Donald Herbert Lawrence III** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 3RD day of AUGUST, 2017.

[Official Seal]


NOTARY PUBLIC
My Commission expires: 03-21-2019

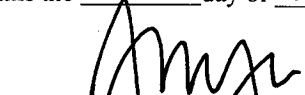


STATE OF NORTH CAROLINA COUNTY OF WAKE

I, BENJAMIN J. PETROZELLO, a Notary Public for County and State aforesaid, certify that **Brookanne Lawrence** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 3RD day of AUGUST, 2017.

[Official Seal]


NOTARY PUBLIC
My Commission expires: 03-21-2019

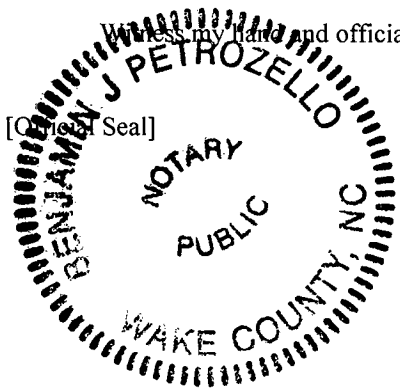
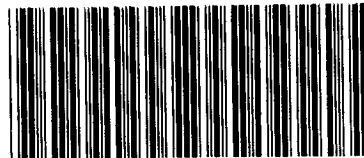


EXHIBIT "A"

BEGINNING at a point in the northwestern right of way of U.S. Highway 401, said point being North 39° 11' 35" East 190.40 feet and North 23° 17' 09" West 27.97 feet from an iron pipe at the intersection of the center line of U.S. Highway 401 and Williams Street; thence North 23° 17' 04" West 451.27 feet to an iron pipe; thence along the line of William Y. Weathers North 48° 12' 46" East 187.75 feet to an iron pipe, South 38° 53' 06" East 200.00 feet to an iron pipe and South 18° 45' 45" East 248.23 feet to a point in the northwestern right of way of U.S. Highway 401; thence along the northwestern right of way line of U.S. Highway 401 South 49° 15' 10" West 148.33 feet to a point and South 46° 21' 55" West 75.47 feet to the BEGINNING, as shown on survey by W. Keith Wrenn, R.L.S., dated May 22, 1986 and revised December 5, 1986.



BOOK:016871 PAGE:00285 - 00288



Please retain yellow trailer page

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

Charles P. Gilliam
Register of Deeds
Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

New Time Stamp

\$25 Non-Standard Fee

Additional Document Fee

Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 4 # of Pages J

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

RETURN TO: GRANTEE

PREPARED BY: Warren, Shackleford & Thomas, P.L.L.C.,
343 S. White Street, Wake Forest, NC 27587

TAX IDENTIFICATION #: 8831 REVENUE STAMP \$ 1,342.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this 7th day of January, 2021 by and between:

GRANTOR: **KATHRYN ANN BROUGHTON AND HUSBAND, MARK MARTIN AND ROYALL M. BROUGHTON, JR. AND WIFE, DEBORAH B. BROUGHTON**

GRANTEE: **COLUMBIA PARK EAST MHP-KB LLC**
8480 Honeycutt Road Suite 200, Raleigh, NC 27615

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

TOWNSHIP OF _____, COUNTY OF WAKE

SEE ATTACHED EXHIBIT "A"

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

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

Submitted electronically by Hervey & Hervey, P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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

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

- 1. Subject to Easements and Restrictions of record.

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

Kathryn Ann Broughton (SEAL)

Mark Martin (SEAL)

[Signature]

Royall M. Broughton, Jr. (SEAL)

[Signature]

Deborah B. Broughton (SEAL)

STATE OF Alabama, COUNTY OF Lee

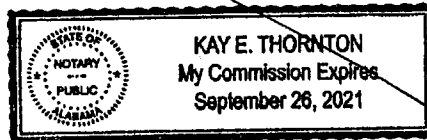
I, Kay E. Thornton, a Notary Public for the County of Lee and State of Alabama, certify that **Kathryn Ann Broughton and husband, Mark Martin** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 12th day of January, 2021.

[Signature]

Notary Public

My Commission Expires: 9-26-21



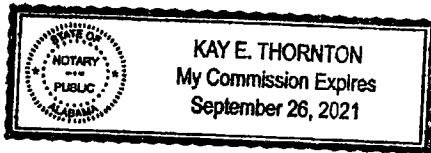
STATE OF Alabama, COUNTY OF Lee

I, Kay E. Thornton, a Notary Public for the County of Lee and State of Alabama, certify that **Royall M. Broughton, Jr. and wife, Deborah B. Broughton** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 12th day of January, 2021.

Kay E. Thornton
Notary Public

My Commission Expires: 9-26-21

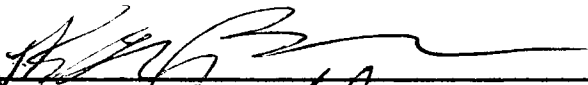


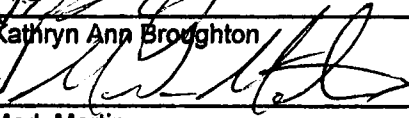
Grantor covenants with Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title to the property against the lawful claims of all others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

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

- 1. Subject to Easements and Restrictions of record.

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


 _____ (SEAL)
 Kathryn Ann Broughton


 _____ (SEAL)
 Mark Martin


 _____ (SEAL)
 Royall M. Broughton, Jr.

 _____ (SEAL)
 Deborah B. Broughton

STATE OF CALIFORNIA, COUNTY OF ALAMEDA

I, _____, a Notary Public for the County of _____ and State of _____, certify that Kathryn Ann Broughton and husband, Mark Martin personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the _____ day of January, 2021.



 Notary Public

My Commission Expires: _____

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On Jan, 14, 2021 before me, Monica Chopra, Notary Public
(Here insert name and title of the officer)

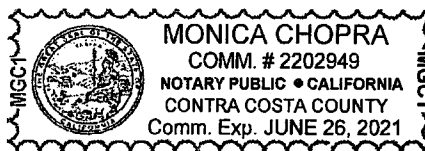
personally appeared KATHRYN ANN BROUGHTON AND MARK MARTIN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed the same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

M Chopra
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)
Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"

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

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN RIGHT-OF-WAY OF WEST YOUNG STREET, A 60 FT. PUBLIC RIGHT-OF-WAY, SAID PIPE BEING THE NORTHWEST CORNER OF TRACT 1 AS REFERENCED IN BOOK OF MAPS 2002, PAGE 1740, AND BEING THE SOUTHWEST CORNER OF THE MARY C. PERRY PROPERTY AS REFERENCED IN DEED BOOK 2022, PAGE 249, SAID PIPE ALSO HAVING N.C. GRID NAD '83 COORDINATES OF N=792765.4848 FEET AND E=2160643.6612 FEET; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID PERRY PROPERTY, N89°30'10"E A DISTANCE OF 364.35 FEET TO A POINT IN THE LINE OF LOT 52 OF THE TERRELL PLANTATION AS REFERENCED IN BOOK OF MAPS 2012, PAGE 158; THENCE S23°18'36"E A DISTANCE OF 730.70 FEET TO A POINT IN THE NORTHWESTERN RIGHT-OF-WAY OF NORTH MAIN STREET - US 401, A VARIABLE PUBLIC RIGHT-OF-WAY; THENCE WITH THE SAID NORTH MAIN STREET RIGHT-OF-WAY, S47°04'48"W A DISTANCE OF 13.22 FEET TO A POINT; THENCE S46°17'02"W A DISTANCE OF 75.48 FEET TO A POINT; THENCE S45°42'52"W A DISTANCE OF 44.33 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF LITTLE HOUSE, LLC AND REFERENCED IN DEED BOOK 14739, PAGE 2454; THENCE WITH THE COMMON LINE OF THE SAID LITTLE HOUSE, LLC PROPERTY, N43°20'26"W A DISTANCE OF 175.10 FEET TO AN EXISTING IRON PIPE; THENCE S45°18'24"W A DISTANCE OF 124.99 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF MILDRED F. MATHENY, HEIRS AS REFERENCED IN DEED BOOK 614, PAGE 245; THENCE WITH THE SAID MATHENY HEIRS LINE, N43°20'12"W A DISTANCE OF 239.77 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF DENISE BROWN AS REFERENCED IN DEED BOOK 17010, PAGE 41; THENCE WITH THE COMMON LINE OF THE SAID BROWN PROPERTY, N01°16'09"E A DISTANCE OF 31.03 FEET TO AN EXISTING IRON PIPE; THENCE N89°00'59"W A DISTANCE OF 181.74 FEET TO A POINT IN THE AFOREMENTIONED RIGHT-OF-WAY OF WEST YOUNG STREET; THENCE WITH THE SAID WEST YOUNG STREET RIGHT-OF-WAY, N00°12'54"E A DISTANCE OF 81.17 FEET TO A POINT; THENCE N00°08'34"E A DISTANCE OF 101.84 FEET TO A POINT; THENCE N00°09'08"W A DISTANCE OF 102.45 FEET TO A POINT; THENCE N00°47'19"W A DISTANCE OF 104.25 FEET TO A POINT; THENCE N00°49'13"W A DISTANCE OF 122.35 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 314,148 SQUARE FEET OR 7.2118 ACRES AS SHOWN ON THAT SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BROUGHTON TOWNHOMES", DATED 11-01-2019, REVISED 03-26-2020 AND PREPARED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS.

NORTH CAROLINA Wake COUNTY THIS DEED OF TRUST, made and entered into this the 20th day of September 1976 by and between Jesse J. Perry and wife, Mary Catherine Perry

parties of the first part (whether one or more persons), QUARANTY STATE BANK, Trustee, party of the second part, and CENTRAL CAROLINA BANK & TRUST COMPANY, a corporation of the State of North Carolina, party of the third part.

WITNESSETH: That Whereas, the said parties of the first part are justly indebted to the said party of the third part for money loaned in the principal sum of \$ 6,100.00 and have executed their note of even date herewith in said sum with interest thereon from date hereof at the rate set forth in said note payable in monthly installments of not less than \$ 108.11 on or before the 1st day of November 1976 and a like amount on the same day of each month thereafter until said principal and interest thereon and all monies advanced by the Bank for the benefit of the undersigned and interest thereon are fully paid; it being understood and agreed that said installments shall be applied (1) to the payment of interest on said note, (2) to the payment of any sums advanced under the terms of said note or this deed of trust for the benefit of the party of the first part and not otherwise paid, (3) to the principal of said note.

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar to the parties of the first part in hand paid by the said party of the second part, the receipt of which is hereby fully acknowledged, and in order to carry out the intention expressed in the premises, the said parties of the first part have given, granted, bargained, and sold and do by these presents give, grant, bargain, sell, alien, assign, and convey unto said party of the second part as trustee, and its successors and assigns, all of that certain lot, tract, or parcel of land lying and being in Wake Forest Township, County of Wake and State of North Carolina, bounded and described as follows:

Being Lots Nos. 1, 2 and 3 of the lands of Mrs. Lillian Weathers, according to a map of Pittman Stell, C. S., dated February 12, 1946, and more particularly described as follows: BEGINNING at a point in the eastern boundary of the Oxford Road, line of R. M. Broughton; runs thence along the eastern boundary of said Oxford Road N. 4 deg. E. 300 feet to a stake; thence S. 86 deg. E. 280 feet to a stake; thence S. 4 deg. W. 300 feet to a stake in the Broughton line; thence N. 86 deg. W. 280 feet to the point of beginning.

The original of this instrument together with the notes thereby secured, having been exhibited to the undersigned marked paid and satisfied as required by law, the same is hereby cancelled of record by virtue of authority contained in Sec. 45-37 of the General Statutes of N.C. and recorded in Book 2437 Page 647 this 26th day of

KENNETH C. WILKINS Register of Deeds

By [Signature] Asst/Deputy

together with all heating, plumbing, electrical and air conditioning fixtures, equipment, and appurtenances thereto, including floor carpeting, and all renewals or replacements, now or hereafter attached to or used in connection with said real estate.

TO HAVE AND TO HOLD said lot, tract, or parcel of land with all privileges and appurtenances thereon and thereto, belonging unto the said party of the second part and its successors and assigns forever in fee simple. And the parties of the first part covenant for themselves and their heirs and assigns that they are seized of said land in fee and have good right to convey the same in fee simple; that the same are free and clear of all encumbrances of any kind and that they will forever warrant and defend the title thereto again - the claims of all persons whomsoever.

The parties of the first part do hereby assign, transfer, and set over to the party of the third part any and all rents and income from said property during the life of this indenture as further security to said debt, and upon any default therein set out the party of the third part shall be entitled to enter into the possession of said property for the purpose of collecting the rents and profits arising therefrom, and is hereby authorized to employ an agent to collect said rents and profits; to pay said agent a reasonable commission out of rents and profits so collected, and is directed to apply the balance upon the debt hereby secured; provided, the party of the third part may make such repairs as in its opinion are needed on the property, and first deduct the costs thereof from rents received. This rental assignment shall in no way affect or prejudice the rights of the party of the third part to have this Deed of Trust foreclosed upon breach of its terms and conditions.

IT IS UNDERSTOOD AND AGREED that the parties of the first part shall pay all taxes, or other assessments, which may be levied upon or against said property, within the time prescribed by law, shall upon demand of the Bank pay to it monthly in advance one-twelfth of the estimated taxes, assessments and insurance premiums for the current year; shall keep the buildings on said premises insured against loss or damage by fire and windstorm in such amounts and in such insurance company or companies as the Bank may require, which policy, or policies, shall be payable to said Bank, as its interest may appear, and be deposited with the Bank to be applied, in case of loss, as far as the same may extend or may be necessary to the satisfaction of this trust. If the said parties of the first part shall fail to pay said taxes, or other assessments, as and when said taxes and assessments shall fall due, or to effect said insurance, or to keep said property free and clear of encumbrances, the said Bank shall be at liberty to pay said taxes, or other assessments, or to effect said insurance, or to pay off and remove such encumbrances, as the case may be, and the amount so advanced shall be deemed principal money, bearing interest at the rate set forth in said note and be due and payable on the first day of the next succeeding month.

THE CONDITION OF THIS DEED, HOWEVER, IS SUCH that if the parties of the first part, their heirs, executors, administrators or assigns shall pay or cause to be paid the interest and principal secured hereby to the party of the third part, shall perform all other obligations herein assumed as to the payment of taxes, assessments and insurance premiums, and monies advanced by the party of the third part for the purpose of protecting its security, and shall perform and fully discharge all covenants and stipulations as herein required, then this conveyance shall be null and void.

If the said parties of the first part or their heirs, executors, administrators or assigns shall fail or neglect to pay the monthly installments of interest and principal as herein provided for, at the time and in the manner set out herein, and any and all other sums which may become due and payable hereunder, and shall fail or neglect to keep faithfully each and all of the other agreements and covenants herein made, then, in any or all of said events the whole of the debt hereby secured shall immediately become due and payable at the option of the party of the third part, and upon application of the said party of the third part, its successors and assigns, it shall be lawful for and the duty of said party of the second part or its successors, and it is hereby authorized and empowered to sell the land and premises hereinbefore described at public auction to the highest bidder for cash, on the premises or at the Court House Door in Raleigh North Carolina; and shall execute and deliver to the purchaser a good and sufficient deed in fee simple free and discharged of all the right, title, interest, estate and property of the parties of the first part. Before such sale,

the same shall be advertised once each week for four successive weeks in some newspaper published in Wake County and by posting notice of sale at the Court House Door for thirty days prior to said sale. Out of the proceeds of said sale, the party of the second part or its successor is hereby authorized and empowered to pay the necessary and reasonable costs and expenses of advertising and making such sale, including a commission of five per cent upon the gross proceeds of said sale and pay the balance of the indebtedness secured and interest thereon and all other sums which the party of the third part, its successors and assigns, may have paid by virtue of the covenants and agreements herein contained; and pay the surplus, if any, to the parties of the first part or their legal representatives.

Upon condemnation of the premises or improvements or any part thereof, the entire unpaid balance of the note secured hereby shall, at the option of the party of the third part, at once become due and payable and any amounts paid for such taking shall be paid to the party of the third part and be applied upon the indebtedness hereby secured. The Note(s) secured by this Deed of Trust, at the option of the party of the third part, shall become and be due and payable forthwith if the party of the first part shall convey said premises or if title thereto shall become vested in any other person or party in any manner whatsoever, unless the party of the third part shall, in writing, have expressly consented thereto.

The party of the third part shall have the right, in its discretion, to advance to or for the benefit of the party of the first part, or their successors in title, whatever monies may be needed for any purpose, at any time before the release or cancellation of this deed of trust, provided, that said advances together with the unpaid balance of the original indebtedness, shall not exceed the original indebtedness; and all interest, costs, expenses and advances required to be made to protect the security or to discharge a paramount lien on the property hereinbefore described shall be secured hereby without limitation in respect of the amount thereof, and the amount so advanced shall become a debt due hereunder and shall bear interest at the rate specified in the note, and the monies so advanced shall be secured by this deed of trust, and this deed of trust secures all other covenants and agreements contained in this instrument or in the notes hereinbefore referred to.

The party of the first part shall have the privilege of prepaying the outstanding debt in whole or in part in advance, upon first obtaining the consent of the party of the third part, and in such event the note hereby secured shall not be in default so long as the prepayment would reduce the balance due to an amount not greater than that due under the monthly installment schedule through the current monthly installment. Provided, that this provision shall not apply where any part of the real estate above secured has been released from under this deed of trust in consideration for said advanced payment.

In case the party of the third part or the party of the second part voluntarily or otherwise shall become a party to any suit or legal proceeding to protect the property herein conveyed or to protect the lien of this deed of trust, the party of the second part and the party of the third part shall be saved harmless and shall be reimbursed by the party of the first part for any amounts paid, including all reasonable costs, charges and attorney's fees incurred in any suit or proceeding, and the same shall be secured by this deed of trust and its payment enforced as if it were a part of the original debt.

IN TESTIMONY WHEREOF the said parties of the first part have hereunto set their hands and seals the day and year first above written

(SEAL)

(SEAL)

(SEAL)

(SEAL)

JESSE J. PERRY

MARY CATHERINE PERRY

NOTARIAL SEAL HERE



STATE OF NORTH CAROLINA, COUNTY OF Wake

BOOK 2437 PAGE 648

I, Elaine W. Powell, a Notary Public of said County do hereby certify that Jesse J. Perry & wife, Mary Catherine Perry

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and notarial seal, this the 20th day of Sept., 1976.

SIGNATURE OF NOTARY REQUIRED

Elaine W. Powell
April 26, 1951

Notary Public

My commission expires

NOTARIAL SEAL HERE



STATE OF NORTH CAROLINA, COUNTY OF

a Notary Public of said County do hereby

certify that

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this the day of 19

SIGNATURE OF NOTARY REQUIRED

My commission expires 19

Notary Public

NOTARIAL SEAL HERE



STATE OF NORTH CAROLINA, COUNTY OF

This is to certify that on this day before me personally came with whom I am personally acquainted, who, being by me first duly sworn, says that

is the president and is the secretary of

the corporation described in and which executed the foregoing deed of trust; that he knows the common seal of said corporation, that the seal affixed to the foregoing instrument is said common seal and the name of the corporation was subscribed thereto by said president, and the said secretary subscribed their names thereto and said common seal was affixed all by order of the board of directors of said corporation and that the said instrument is the act and deed of said corporation.

Witness my hand and notarial seal this the day of 19

SIGNATURE OF NOTARY REQUIRED

My commission expires 19

Notary Public

STATE OF NORTH CAROLINA, COUNTY OF

The foregoing certificate(s) of Notary Public(s)

NORTH CAROLINA—WAKE COUNTY

The foregoing certificate of Elaine W. Powell

Notary Public is

(are) certified to be correct. This instrument was presented for registration and recorded in this

office in Book 2437 page 647

This 28 day of Sept., 1976 at 12:00 o'clock — M.

R. B. MCKENZIE, JR., Register of Deeds

By Joyce B. Johnson
DEPUTY REGISTER OF DEEDS

FORM 19

DEED OF TRUST

Rich & Helen

Box 1187

W. H. Trust N.C. 27587

TO

Guaranty State Bank

Trustee for

CENTRAL CAROLINA BANK
and TRUST COMPANY
Durham, N. C.

Consideration, \$

Date

North Carolina — County

Filed for registration on the

day of 19

at o'clock M., and

duly recorded in the office of Register of Deeds of

County, N. C. in Mortgage Book

No. Page, etc.

Register of Deeds.

**PIN: 1769029362 -REID: 0008831, PIN: 1769123307 -REID: 0089068 and
PIN: 1769027985 REID: 0054708
REZONING DESCRIPTION ZONED RL
11.42 ACRES – 497, 599 SQ.FT.**

BEGINNING AT AN EXISTING IRON PIPE(EIP) AT THE INTERSECTION OF THE COMMON CORNER OF COLUMBIA PARK EAST MHP-KB LLC PIN: 1769029362 AND MARY C. PERRY PIN:1769027985 WITH THE EASTERN RIGHT-OF-WAY LINE OF WEST YOUNG STREET A VARIABLE WIDTH PUBLIC R/W, HAVING NC NAD83(2011) GRID COORDINATES OF N792765.52, E2160643.67;

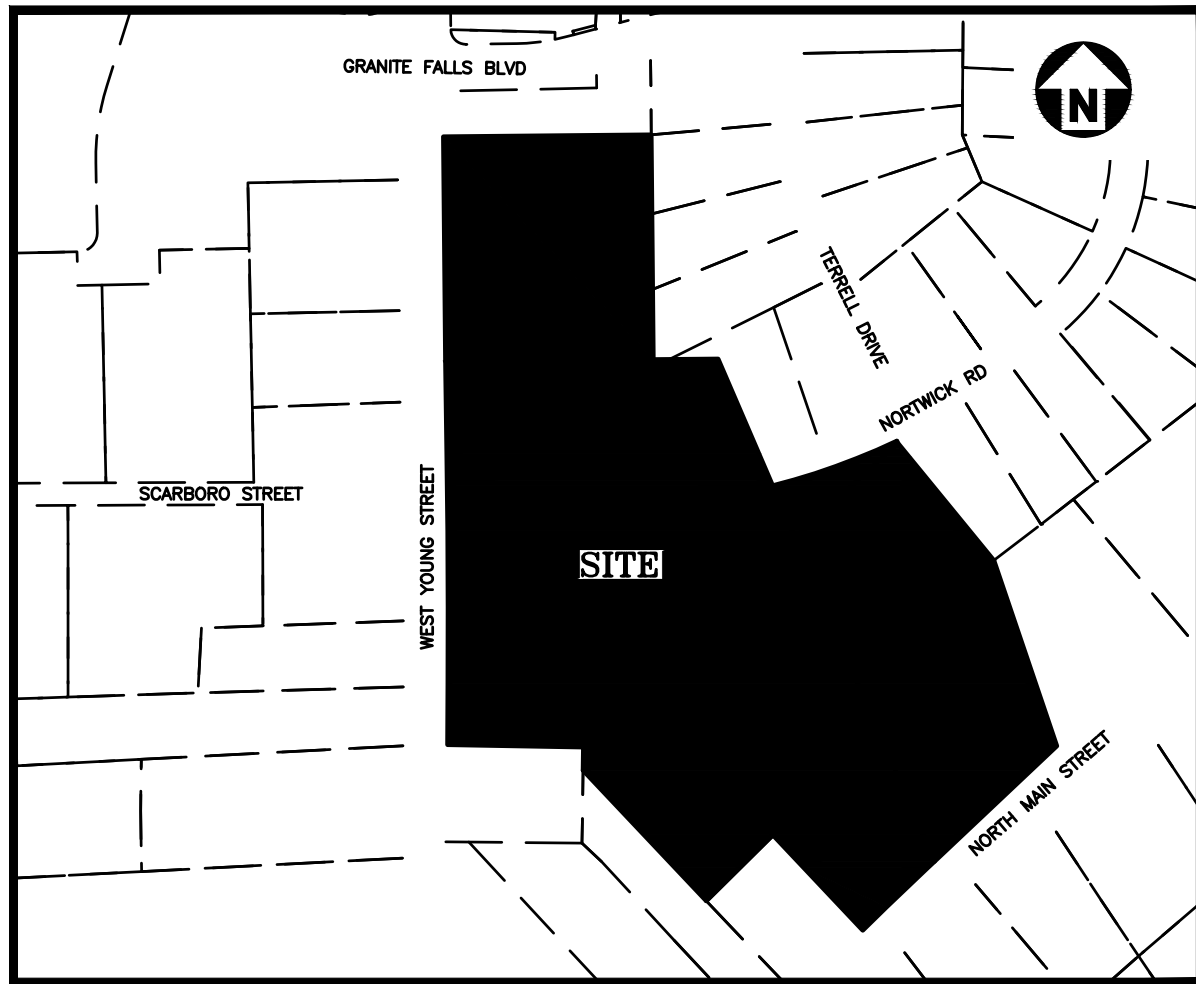
- THENCE NORTH 00°30'05" WEST A DISTANCE OF 300.11 FEET TO AN IRON PIPE SET;
- THENCE NORTH 89°29'55" EAST A DISTANCE OF 277.69 FEET TO AN EXISTING IRON PIPE WITH CAP & TACK;
- THENCE SOUTH 00°30'05" EAST A DISTANCE OF 300.09 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 89°29'34" EAST A DISTANCE OF 86.57 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 23°18'55" EAST A DISTANCE OF 259.94 FEET TO AN IRON;
- THENCE NORTH 47°26'12" EAST A DISTANCE OF 186.41 FEET TO A POINT;
- THENCE SOUTH 39°18'41" EAST A DISTANCE OF 202.62 FEET TO A BENT IRON PIPE;
- THENCE SOUTH 18°43'39" EAST A DISTANCE OF 261.51 FEET TO A IRON PIPE;
- THENCE SOUTH 46°39'34" WEST A DISTANCE OF 224.48 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 47°26'07" WEST A DISTANCE OF 13.21 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 46°16'05" WEST A DISTANCE OF 75.48 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 45°41'55" WEST A DISTANCE OF 44.33 FEET TO AN IRON PIPE SET;
- THENCE NORTH 43°20'46" WEST A DISTANCE OF 175.00 FEET TO AN EXISTING IRON PIPE;
- THENCE SOUTH 45°18'52" WEST A DISTANCE OF 124.99 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 43°19'59" WEST A DISTANCE OF 239.77 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 00°46'20" EAST A DISTANCE OF 31.00 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 88°59'39" WEST A DISTANCE OF 181.51 FEET TO AN EXISTING IRON PIPE;
- THENCE NORTH 00°13'06" EAST A DISTANCE OF 81.12 FEET TO AN IRON PIPE SET;
- THENCE NORTH 00°08'24" EAST A DISTANCE OF 101.84 FEET AN IRON PIPE SET;
- THENCE NORTH 00°09'18" WEST A DISTANCE OF 102.45 FEET AN IRON PIPE SET;
- THENCE NORTH 00°47'29" WEST A DISTANCE OF 104.25 FEET TO AN IRON PIPE SET;
- THENCE NORTH 00°49'09" WEST A DISTANCE OF 122.38 FEET TO AN EXISTING IRON PIPE;
WHICH IS THE **POINT OF BEGINNING**, HAVING AN AREA OF 11.42 ACRES – 497,599 SQUARE FEET.

**PIN: 1769121549 REID: 0353430
REZONING DESCRIPTION ZONED RM-CZ
0.15 ACRES – 6,441 SQ.FT.**

BEGINNING AT A POINT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF NORWICK ROAD A 50' PUBLIC R/W, HAVING NC NAD83(2011) GRID COORDINATES OF N792599.43, E2161080.89;

- THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 176.49 FEET, WITH A RADIUS OF 925.00 FEET, WITH A CHORD BEARING OF NORTH 70°13'16" EAST, WITH A CHORD LENGTH OF 176.22 FEET TO A REBAR;
- THENCE SOUTH 25°09'19" EAST A DISTANCE OF 3.25 FEET TO AN IRON PIPE SET;
- THENCE SOUTH 47°26'12" WEST A DISTANCE OF 186.41 FEET TO AN EXISTING IRON PIPE;

- THENCE NORTH 23°18'55" WEST A DISTANCE OF 75.57 FEET TO THE POINT OF BEGINNING,
- HAVING AN AREA OF 6,441 SQUARE FEET, 0.15 ACRES



VICINITY MAP
NOT TO SCALE

TO FISCHER HOMES; INVESTORS TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 8, 11, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 2, 2026.
DATE OF PLAT OR MAP: APRIL 2, 2025
LAST REVISED: APRIL 23, 2026

JAY B. TAYLOR, P.L.S. L-5472 DATE
PRELIMINARY

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472
PRELIMINARY

I, JAY B. TAYLOR, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: AA
- (2) POSITIONAL ACCURACY: HORIZONTAL 0.048' VERTICAL 0.014'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 04-03-2025
- (5) DATUM/EPOCH: NAD83 (2001)
- (6) PUBLISHED/FIXED-CONTROL USE: VRS
- (7) GEOID MODEL: 18
- (8) COMBINED GRID FACTOR(S): 0.99994985794446
- (9) UNITS: U.S. FEET

JAY B. TAYLOR, PLS #5472 DATE
PRELIMINARY

SURVEYOR'S CERTIFICATE

I, JAY B. TAYLOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AND PAGE AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE AS SHOWN; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS AS SHOWN; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DAY OF A.D.,

JAY B. TAYLOR, PROFESSIONAL LAND SURVEYOR L-5472
PRELIMINARY

GENERAL NOTES

1. THIS IS AN ALTA/NSPS LAND TITLE SURVEY.
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. ZONING: TRACTS 1, 2, AND 4 ARE ROLESVILLE ZONE "RL" TRACT 3 IS ROLESVILLE ZONE "RM-CZ" PER WAKE COUNTY GIS; NO ZONING REPORT PROVIDED.
5. AREA BY COORDINATE GEOMETRY.
6. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720176900J DATED 05/02/2006.
7. REFERENCES: AS SHOWN
8. UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
9. NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
10. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK
11. NO FIELD DELINEATION OF WETLANDS WAS PERFORMED AS A PART OF THIS SURVEY AND NO MARKERS FOR SUCH WERE OBSERVED
12. NO PARTY WALLS WERE LOCATED AS PART OF THIS SURVEY
13. NO DOCUMENTATION OF CEMETERIES PROVIDED TO THE SURVEYOR. NO PHYSICAL EVIDENCE OF CEMETERIES WERE OBSERVED DURING THE NORMAL COURSE OF THE SURVEY.
14. THE SURVEYED PROPERTY SHOWN AND DESCRIBED IN THE PROPERTY DESCRIPTION IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT.
15. PROPERTY HAS DIRECT ACCESS TO WEST YOUNG STREET, NORTH MAIN STREET, AND NORTHWICK ROAD, ALL PUBLIC RIGHT-OF-WAYS

TITLE COMMITMENT
(FOR TRACT 1 AND TRACT 2)

INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 202510043CA
COMMITMENT DATE: JANUARY 2, 2025 AT 08:00 AM

SCHEDULE B, PART II
EXCEPTIONS

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART II-REQUIREMENTS ARE MET. --[NOT A SURVEY MATTER]
2. TAXES FOR THE YEAR 2025, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. --[NOT A SURVEY MATTER]
3. MATTERS SHOWN ON RECORDED BOOK OF MAPS 2002 AT PAGE 1740. --[SHOWN AND REFERENCED HEREON]
4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE OF LESS THAN THREE (3) YEAR'S DURATION. (TO BE DELETED UPON RECEIPT OF NO TENANT AFFIDAVIT.) --[NOT A SURVEY MATTER]
5. TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF WEST YOUNG STREET. --[WEST YOUNG STREET SHOWN HEREON]
6. EASEMENT(S) TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 926 AT PAGE 117. --[BLANKET IN TYPE, NOT PLOTTABLE]
7. DEED OF EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES TO TOWN OF ROLESVILLE RECORDED IN BOOK 6235 AT PAGE 531. --[TEMPORARY CONSTRUCTION EASEMENT TERMINATED AT COMPLETION OF INSTALLATION OF WATERLINE AND LANDSCAPING]
8. GENERAL PERMITS TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1080 AT PAGE 262 AND BOOK 1231 AT PAGE 401. --[BLANKET IN TYPE, NOT PLOTTABLE]
9. THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED. --[SURVEY SHOWN HEREON]

NO INSURED CLOSING PROTECTION COVERAGE PROVIDED - AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES.

SCHEDULE "C"
LEGAL DESCRIPTION
(FOR TRACT 1 AND TRACT 2)

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY OF WEST YOUNG STREET, A 60 FT. PUBLIC RIGHT OF WAY, SAID PIPE BEING THE NORTHWEST CORNER OF TRACT 1 AS REFERENCED IN BOOK OF MAPS 2002, PAGE 1740, AND BEING THE SOUTHWEST CORNER OF THE MARY C. PERRY PROPERTY AS REFERENCED IN DEED BOOK 2022, PAGE 249, SAID PIPE ALSO HAVING GRID NAD 83 COORDINATES OF N=792765.4848 FEET AND E=216043.6612 FEET; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID PERRY PROPERTY, N89°30'10"E A DISTANCE OF 364.35 FEET TO A POINT IN THE LINE OF LOT 52 OF THE TERRELL PLANTATION AS REFERENCED IN BOOK OF MAPS 2012, PAGE 158; THENCE S23°18'36"E A DISTANCE OF 730.70 FEET TO A POINT IN THE NORTHWESTERN RIGHT OF WAY OF NORTH MAIN STREET-US 401, A VARIABLE PUBLIC RIGHT OF WAY; THENCE WITH THE SAID NORTH MAIN STREET RIGHT OF WAY, S47°04'48"W A DISTANCE OF 13.22 FEET TO A POINT; THENCE S48°17'02"W A DISTANCE OF 75.48 FEET TO A POINT; THENCE S45°42'52"W A DISTANCE OF 44.33 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF LITTLE HOUSE, LLC AND REFERENCED IN DEED BOOK 14739, PAGE 2454; THENCE WITH THE COMMON LINE OF THE SAID LITTLE HOUSE, LLC PROPERTY, N43°20'12"W A DISTANCE OF 175.10 FEET TO AN EXISTING IRON PIPE; THENCE S45°18'24"W A DISTANCE OF 124.89 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF MILDRED F. MATHENY, HEIRS AS REFERENCED IN DEED BOOK 614, PAGE 245; THENCE WITH THE SAID MATHENY HEIRS LINE, N43°20'12"W A DISTANCE OF 239.77 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF DENISE BROWN AS REFERENCED IN DEED BOOK 17010, PAGE 41; THENCE WITH THE COMMON LINE OF THE SAID BROWN PROPERTY, N01°09'09"E A DISTANCE OF 81.03 FEET TO AN EXISTING IRON PIPE; THENCE N89°00'59"W A DISTANCE OF 181.74 FEET TO A POINT IN THE AFOREMENTIONED RIGHT OF WAY OF WEST YOUNG STREET; THENCE WITH THE SAID WEST YOUNG STREET RIGHT OF WAY, N00°12'54"E A DISTANCE OF 81.17 FEET TO A POINT; THENCE N00°08'34"E A DISTANCE OF 101.84 FEET TO A POINT; THENCE N00°09'08"W A DISTANCE OF 102.45 FEET TO A POINT; THENCE N00°47'19"W A DISTANCE OF 104.25 FEET TO A POINT; THENCE N00°49'13"W A DISTANCE OF 122.35 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 314.148 SQUARE FEET OR 7.2118 ACRES AS SHOWN ON THAT SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BROUGHTON TOWNHOMES", DATED 11/01/2019, REVISED 03/26/2020 AND PREPARED BY BASS, NIXON KENNEDY, INC. CONSULTING ENGINEERS.

TITLE COMMITMENT
(FOR TRACT 3 AND TRACT 4)

INVESTORS TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 202610361CA
COMMITMENT DATE: MARCH 2, 2026 AT 08:00 AM

SCHEDULE B, PART II
EXCEPTIONS

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART II-REQUIREMENTS ARE MET. --[NOT A SURVEY MATTER]
2. TAXES FOR THE YEAR 2026, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. --[NOT A SURVEY MATTER]
3. MATTERS SHOWN ON RECORDED BOOK OF MAPS 2006 AT PAGE 2675 AND PLAT BOOK 1997 AT PAGE 2005. --[SHOWN AND REFERENCED HEREON]
4. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE OF LESS THAN THREE (3) YEAR'S DURATION. --[NOT A SURVEY MATTER]
5. EASEMENT(S) TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 779 AT PAGE 296, BOOK 760 AT PAGE 65, BOOK 742 AT PAGE 357, BOOK 813 AT PAGE 388, BOOK 1504 AT PAGE 638, AND BOOK 2057 AT PAGE 617. --[BLANKET IN TYPE, NOT PLOTTABLE]
6. THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED. --[SURVEY SHOWN HEREON]

THE FOLLOWING APPLIES TO PARCEL 0353430 ONLY:

7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TERRELL PLANTATION SUBDIVISION RECORDED IN BOOK 12360 AT PAGE 518. --[NOT A SURVEY MATTER]
8. COMMUNICATION SYSTEMS RIGHT OF WAY AND EASEMENT DEED TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 12018 AT PAGE 1775. --[BLANKET IN TYPE, NOT PLOTTABLE]
9. EASEMENT(S) TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 12364 AT PAGE 2203. --[BLANKET IN TYPE, NOT PLOTTABLE]

NO INSURED CLOSING PROTECTION COVERAGE PROVIDED - AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES.

SCHEDULE "C"
LEGAL DESCRIPTION
(FOR TRACT 3 AND TRACT 4)

0089068:
BEGINNING AT A POINT IN THE NORTHWESTERN RIGHT OF WAY OF U.S. HIGHWAY 401, SAID POINT BEING NORTH 39°11'35" EAST 190.40 FEET AND NORTH 23°17'09" WEST 27.97 FEET FROM AN IRON PIPE AT THE INTERSECTION OF THE CENTER LINE OF U.S. HIGHWAY 401 AND WILLIAMS STREET; THENCE NORTH 23°17'04" WEST 451.27 FEET TO AN IRON PIPE; THENCE ALONG THE LINE OF WILLIAM Y. WEATHERS NORTH 48°12'46" EAST 187.75 FEET TO AN IRON PIPE, SOUTH 38°53'06" EAST 200.00 FEET TO AN IRON PIPE AND SOUTH 18°45'45" EAST 248.23 FEET TO A POINT IN THE NORTHWESTERN RIGHT OF WAY OF U.S. HIGHWAY 401; THENCE ALONG THE NORTHWESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY 401 SOUTH 49°15'10" WEST 148.33 FEET TO A POINT AND SOUTH 48°21'55" WEST 75.47 FEET TO THE BEGINNING, AS SHOWN ON SURVEY BY W. KEITH WRENN, R.L.S., DATED MAY 22, 1986 AND REVISED DECEMBER 5, 1986.

AND

0353430:
BEING ALL OF LOT 108 CONTAINING 0.15 ACRES AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2006, PAGE 2675. WAKE COUNTY REGISTRY.

LEGEND	
○	EXISTING IRON PIPE
○	EXISTING MONUMENT (TYPE NOTED)
■	CROSSWALK SIGNAL
●	CALCULATED POINT
⊙	TRAFFIC SIGNAL HAND HOLE
⊙	TELEPHONE PEDESTAL
⊙	MAPLE
⊙	FIRE HYDRANT
⊙	EXISTING CONCRETE MONUMENT
⊙	ELECTRIC BOX
⊙	POWER POLE
⊙	GUY WIRE
⊙	CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊙	GAS VALVE
⊙	GAS LINE MARKER
⊙	WATER METER
⊙	WATER VALVE
☆	LIGHT POLE
⊙	SIGN
⊙	BOLLARD
⊙	MAILBOX
ELH	ELECTRIC HAND HOLE
TMH	CABLE TV HAND HOLE
⊙	CABLE TV BOX
FOH	FIBER OPTIC HAND HOLE
⊙	FLOOD LIGHT
⊙	MAIL BOX
⊙	SATELLITE DISH
---	BOUNDARY LINE
---	ADJOINER LINE
---	RIGHT OF WAY LINE
---	FENCE
---	CANOPY/BUILDING OVERHANG
---	OVERHEAD ELECTRIC LINE
---	WOOD LINE/LANDSCAPING
⊙C	CEDAR
⊙M	CRAPE MYRTLE
⊙Dg	DOGWOOD
⊙Mg	MAGNOLIA
⊙M	MAPLE
⊙O	OAK
⊙OR	ORNAMENRAL
⊙P	PINE
⊙PS	PERSIMMON
⊙	DOUBLE AND TRIPLE TRUNKS
⊙-0	DOUBLE OAK
⊙-0	TRIPLE OAK
⊙-0	--- CALIPER INCH SIZE OF TREE
⊙-0	--- TYPE OF TREE
⊙-0	--- FOR DOUBLE, T FOR TRIPLE, M FOR MULTI

McADAMS
The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
FISCHER HOMES
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018

OPAL AT MAIN
ALTA/NSPS LAND TITLE SURVEY
WEST YOUNG STREET
WAKE FOREST TWP., ROLESVILLE, NORTH CAROLINA

REVISIONS

NO.	DATE	COMMITMENT AND DRAWING UPDATE
1	04.23.2026	COMMITMENT AND DRAWING UPDATE

PLAN INFORMATION

PROJECT NO. SPEC24634
FILENAME SPEC24634-AT1
CHECKED BY JBT
DRAWN BY LER
SCALE N/A
DATE 04.02.2025
SHEET

ALTA/NSPS
LAND TITLE SURVEY
1-2

Opal at Main Rezoning Justification Statement

1. Is the application consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and any other adopted Town policy plans?

- Yes and no. The proposed development does not align with the Comprehensive Plan, which designates this site as Commercial Center and Mixed Residential Community. These are intended to provide housing typologies such as duplexes and townhomes, as well multifamily and commercial uses. The proposed development consists of 62 townhome units and 2 single-family detached units to provide a cohesive transition with the existing neighborhood. While this does not align with the Comprehensive Plan, it provides a more logical transition of uses and density towards downtown. The lack of commercial in this proposal also means that it has significantly lower traffic impacts than it would have with commercial uses. Given the main concern of neighbors being traffic, this seems to be a way to alleviate those concerns.
- The proposed development also aligns with the Community Transportation Plan and Bikeway and Greenway Plans. No road extensions are planned through the site on the CTP. The project will dedicate/construct the planned bike lane improvements on W. Young Street, as well as the sidewalk improvements.

2. Does the application conflict with any provision of the LDO or the Town Code of Ordinances?

- No, the proposed project does not conflict with the LDO or other town ordinances. The proposed development complies with the LDO and Code of Ordinances. The proposed zoning conditions will ensure that the development is of a higher quality, above and beyond that which would be required by following the LDO alone. These conditions include enhanced architectural requirements, minimum square footage; limitations of the number of residential units in a building, minimum unit sizes, and the provision of a mailbox.

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

- No, the project does not correct any existing zoning errors. However, the proposed development has offered zoning conditions that will enhance the quality of the development and ensure even greater compatibility with the surrounding community. Additionally, the proposed development will however help to further the goals of the Comprehensive Plan in establishing medium density residential uses in this area; the Future Land Use Map identified this part of town for Medium Density residential uses.

4. Does the rezoning allow uses compatible with existing and permitted uses on surrounding land/properties?

- The proposed zoning is compatible with existing surrounding uses. The surrounding properties are a mix of single-family homes and small, neighborhood-scale commercial uses. The proposed zoning would allow for townhomes which would be compatible with the surrounding development and would help to create a logical transition in use intensity going from the single-family homes to the commercial uses.

- 5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations?**
- Yes. The proposed development would ensure efficient development related to street network safety, capacity, and public facilities. Bike lanes will be added along W. Young Street, as well sidewalks, which will provide a safer option for cyclists and pedestrians to travel by, thus protecting all road users. The proposed streets will comply with the safety standards required by the Town and NCDOT.
- 6. Would the application result in a logical and orderly development pattern?**
- The proposed development application would result in a logical and orderly development pattern. The townhomes proposed for this development would help to create a stronger transition of uses from the commercial uses along Main Street and Young Street, then the proposed townhomes, and ultimately the existing single-family homes in the area. The site is located near Main Street Park, which is located on the opposite side of Young Street from the parcels included in this proposal. The development will provide housing within close proximity to the public park. This transition is logical. Though this is a deviation from the Future Land Use Plan by not providing commercial on this site, the rear loaded townhomes will activate the street frontages on Young and Main Street. There will be a transition in density up from the surrounding single-family development as you move towards Young and Main Street, which will encourage walkability and a logical development pattern. This will also lead to reduced traffic impacts compared to what commercial development of this site would have.
- 7. Would the application result in adverse impacts on water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment?**
- No, the proposed development will provide buffers for the stream on-site in accordance with state and town buffer requirements. Additionally, tree preservation areas have been identified and will be set aside for conservation, protecting the natural environment and preserving a key habitat for wildlife. The tree save will help to preserve and protect air quality. Additionally, stormwater detention will be provided on-site to manage the stormwater flows that will be impacted as part of this development.
- 8. If a Conditional district providing proposed Conditions of Approval, do they address and mitigate the impacts reasonably expected to be generated by the development or use of the property, can they reasonably be implemented, and can they be enforced for the subject property, and will they result in no more significant impact on adjacent properties or the community at large than would be expected to occur by the permitted uses and the minimum development standards of the corresponding General zoning district.**
- Yes, the conditions proposed as part this rezoning are intended to be implementable and will result in a development that is compatible with the surrounding community-reducing negative impacts to neighbors and ensuring a high-quality residential community character. The proposed zoning conditions will ensure that the development is of a higher quality, above and beyond that which would be required by following the

LDO alone. These conditions include enhanced architectural and façade material requirements, limitations of the number of residential units in a building, minimum unit sizes, and the provision of a mailbox as well garage door design and interior standards and requirements for covered entryway.

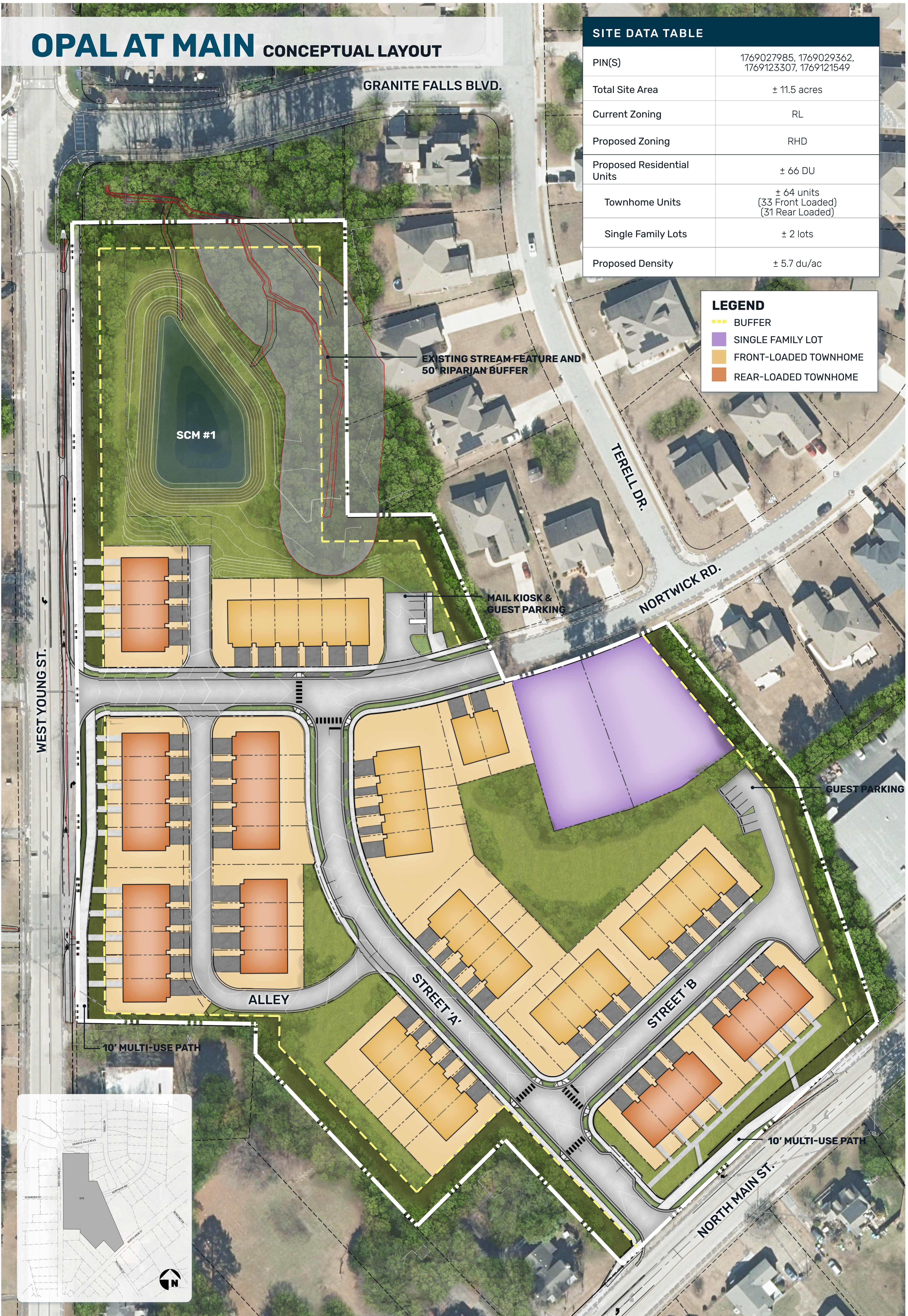
OPAL AT MAIN CONCEPTUAL LAYOUT

SITE DATA TABLE

PIN(S)	1769027985, 1769029362, 1769123307, 1769121549
Total Site Area	± 11.5 acres
Current Zoning	RL
Proposed Zoning	RHD
Proposed Residential Units	± 66 DU
Townhome Units	± 64 units (33 Front Loaded) (31 Rear Loaded)
Single Family Lots	± 2 lots
Proposed Density	± 5.7 du/ac

LEGEND

- BUFFER
- SINGLE FAMILY LOT
- FRONT-LOADED TOWNHOME
- REAR-LOADED TOWNHOME



September 18, 2025

Opal at Main Neighborhood Meeting Minutes:

- | The neighborhood was held on Thursday September 18, 2025, at 6:00pm at the Village Church Rolesville
- | Approximately 30 people attended (7 from development team, 23 neighbors).
- | Laura Holloman provided an overview of the project history and the current proposal and expected timelines.
- | Large posters of the proposed concept plan and the town's FLUM were shown.
- | Following the presentation the meeting was opened up for discussion and questions. The questions/concerns and responses are noted below.

Discussion Topics and Questions:

- | **Why is the development connecting to the neighborhood roadway? How will people be prevented from cutting through the adjacent neighborhood?**
 - This is a requirement of the town. Cross access is required. The development team stated that while they did not foresee a scenario where folks drove through the adjacent neighborhood, they would continue to evaluate potential solutions.
- | **Someone asked what the proposed density of the project would be.**
 - The development team stated that it would be around 5 dwelling units per acre, well below the maximum for the general high-density zoning in Rolesville. The team explained that they needed to proposed the high-density zoning as it is the only one that allows townhomes, but noted that they are committed to limiting the density to less than the maximum allowed. The team noted that if approved, the rezoning would mean that this developer or any other developer of this site would be held to the conditional density standard (5 du/ac) and would need to rezone again to exceed that number.
- | **Several neighbors raised concerns about the rapid growth of the Town and wanted to see a more rural community. They expressed a desire to see the site become open space in its entirety.**
 - The development noted these concerns but also explained that Town is growing due to the growth of the Triangle in general.
- | **Someone asked if the units would be for rent or for sale? And would there be protections against someone buying multiple homes to rent them out?**
 - The development team explained that North Carolina law prohibits people from dictating if homes must be for sale or for rent. The team also explained that these homes would be on individually platted lots rather than one common lot. The individual lots tend to be more conducive to for sale development. They also explained that they (the developer) don't have much control over who purchases the homes.
- | **Will there be Section 8 housing on site?**
 - The development team noted that there were no affordable housing commitments proposed as part of the development.

- | **Concerns were raised about the potential road improvements and several people mentioned that turn lanes were removed to add bike lanes which they felt made traffic worse.**
 - The developer stated that they would be providing improvements based on the TIA results. They also stated that they would be providing bike lanes along Young Street in accordance with the Transportation Plan. They could not speak to what would happen to the bike lanes after construction, as that is up to the Town and NCDOT's discretion.

- | **Several questions were asked about how the TIA would be conducted and what the process would be for requiring improvements.**
 - The traffic engineer for the project, Nate Bouquin, explained that they would obtain traffic counts, which they can do now that school is back in session, but also noted that the current road closures complicate the timing of the counts. He also added that the analysis would take into account not only the developments that are currently constructed but also any approved projects in the area. They also account for a level of assumed growth in the community- about 3%. Using these numbers they run models and simulations based on the Institute of Traffic Engineering's expert assumptions to understand the impacts to the road network that the new development would have and what improvements might help with mitigation. Nate Bouquin also noted that NCDOT is the ultimate decision-maker with regards to traffic lights and that they only allow them in very specific circumstances and at certain thresholds.

- | **One attendee raised concerns about what might be found underground on the site.**
 - The development team noted this concern and stated that they had completed a phase 1 environmental study of the site.
- | **Questions were raised about the size of the units.**
 - The developer stated that they committed to a minimum sf of 1550 sf for the homes.

- | **Someone asked if there was an expected price point for the homes and noted that they understood that would be hard to answer.**
 - The developer noted that it was hard to say exactly what the prices would be at this time but that they anticipated around 300K-400k for the homes. They added that they will reflect the market price at the time of sale which is some years away.

- | **One attendee raised concerns about water pressure.**
 - The development team noted this concern and stated that the development would need to conduct a fire flow analysis when the project goes to site plan review to evaluate the water pressure and noted that improvements could be required if the pressure is determined to be inadequate.

- | **Someone asked about the project timelines.**
 - The development team stated that if all goes well they would hope to have units for sale in 2028 and would probably break ground in 2027, but noted that would be the best case scenario.

- | **Questions were raised about what development would occur in the tree save areas.**
 - The development team noted that no development can occur in the tree save areas nor in the stream buffers. Those areas will need to remain undisturbed.

Name	Address	Email
Michelle King	316 Woodlief Farm Rd 2915711	King.mikandmichelle@gmail.com
Susan Decker	306 Norfwick Rd	Susanjdecker@gmail.com
Christymullen	219 Terrell Drive	christy_mullen78@yahoo.com
J.L. Rutens	254 Norfwick Rd	JL.Rutens@aol.com
Susan Short	313 Norfwick Rd	sueshort313@gmail.com
Sena Moore	318 Norfwick Rd.	Spmoore65@aol.com
JOHN AU PFERB	112 TERRELL DR	
Dorrie Lawrence	205 N Main St.	919-201-4686 DorrieLawrence@gmail.com

Name	Address	Email
Steve & Janice Cox	304 Woodley Farm Rd. Raleigh, N.C. 27571	5COXZ10@GMAIL.COM
Rick Edman	Rd. NC, USA	on file
Mel + Shizl Amour		Mello me 1309@AOL.COM
Ylenia + Hassan Sharif	209 Terrell Driv.	yleniasharif11@gmail.com
RICHARD & BEVERLY STAUSS	208 TERRELL DRIVE	rebkid@sbcglobal.net
Rebecca Rivera	111 Terrell Drive	r.riveradiaz88@gmail.com
Steve + Antonette Dickens	107 Terrell DR	SNA DICKENS@GMAIL.COM
Rhonda + Ronald Gook	115 Terrell Dr	Mattiematt17@gmail.com mattiematt17@gmail.com

SITE DATA TABLE	
PIN(S)	1769027985 1769029362
Total Site Area	± 9.12 acres
Current Zoning	RL
Proposed Zoning	RHD
Tree Preservation Area Required (10% Site Area)	± 0.92 acre
Tree Preservation Area Provided	± 0.93 acre
Proposed Residential Units	51 DU
Maximum Density	± 5.59 DU/ac

- CONCEPT PLAN NOTES**
- 01 Development on this site will comply with the Town's Unified Development Ordinance and other applicable standards and plans adopted by the Town of Rolesville
 - 02 Sidewalks, trails, and open space areas shown on this plan are approximate. Final location and design to be determined at site or subdivision plan review.
 - 03 Utilities and easements shown on this plan are conceptual. Final location and design to be determined at site or subdivision plan review.
 - 04 Where a conflict between graphic representation and text information on this sheet is present, the text shall prevail.
 - 05 All base file information taken from GIS is subject to change unless otherwise stated.
 - 06 All assumptions shown herein are in accordance with current LDO standards as of the date shown on the plan. Changes to LDO standards, or jurisdictional text changes after that date may impact plan.
 - 07 Lighting requirements will comply with the standards set forth in the LDO.
 - 08 Master plan is conceptual, with final layout to be determined at subdivision plan.
 - 09 Tree coverage areas are conceptual, with final location to be determined at subdivision plan.

LEGEND

- SIDEWALK
- CBU + PARKING
- RESIDENTIAL TOWNHOUSE UNITS
- LANDSCAPE BUFFER
- PROGRAMMED OPEN SPACE
- UNPROGRAMMED OPEN SPACE
- TREE PRESERVATION AREA
- EASEMENTS
- STREAM BUFFER
- STORMWATER POND



TO MAIN STREET PARK + SANFORD CREEK ELEMENTARY
 SCARBORO STREET
 PROPOSED CROSSWALK
 PROPOSED BIKE LANE

February 19, 2026

Opal at Main Neighborhood Meeting Minutes:

- | The neighborhood meeting was held on Thursday February 19, 2026, at 6:00pm at the Village Church Rolesville
- | Approximately 15 people attended (5 from development team, 10 neighbors).
- | Laura Holloman provided an overview of the project updates and the current proposal and expected timelines.
- | Large posters of the proposed concept plan and the proposed conceptual elevations for both the townhomes and single-family detached lots were shown.
- | Following the presentation the meeting was opened up for discussion and questions. The questions/concerns and responses are noted below.

Discussion Topics and Questions:

- | **Someone asked what the proposed density of the project would be.**
 - The development team stated the latest proposed density of 5.7 dwellings per acre, and that it remained below the maximum for the general high-density zoning in Rolesville. The team reminded the community members that they needed to propose the high-density zoning as it is the only one that allows townhomes but noted that they are committed to limiting the density to less than the maximum allowed. The team noted that if approved, the rezoning would mean that this developer or any other developer of this site would be held to the conditional density standard (5.7 du/ac) and would need to rezone again to exceed that number.
- | **Several neighbors raised concerns about the rapid growth of the Town and wanted to see a more rural community. They again expressed concern with this area of town seeing a lot of growth.**
 - The development noted these concerns but also explained that Town is growing due to the growth of the Triangle in general.
- | **Someone asked if the units would be for rent or for sale? And would there be protections against someone buying multiple homes to rent them out?**
 - The development team explained that North Carolina law prohibits people from dictating if homes must be for sale or for rent. The team also explained that these homes would be on individually platted lots rather than one common lot. The individual lots tend to be more conducive to for sale development. The team also updated the group that they were attempting to propose a zoning condition that would restrict rentals, but this still needed to be vetted with planning staff.
- | **Several questions were asked about how the TIA would be conducted and what the process would be for requiring improvements.**
 - The traffic engineer for the project, Nate Bouquin, explained that the Town's traffic consultant, DRMP, had prepared and completed the TIA, and went over the findings with those in attendance.
 - They asked what peak hour meant, and Mr. Bouquin explained it was between 7-9am in the mornings and 4-6pm in the evenings.

- Attendees explained school times and traffic circulation that occurred as a result.
- Attendees also asked if all the new and planned developments were accounted for, Nate then explained the analysis had considered not only the developments that are currently constructed but also any approved projects in the area. They also account for the level of assumed growth in the community- about 3%. Using these numbers, they run models and simulations based on the Institute of Traffic Engineering’s expert assumptions to understand the impacts to the road network that the new development would have and what improvements might help with mitigation.
- Like the last meeting, Nate Bouquin also noted that NCDOT is the ultimate decision-maker with regards to traffic lights and that they only allow them in very specific circumstances and at certain thresholds.

I One attendee raised the idea of wanting to see some sort of public space or park to celebrate Ms. Mary Perry being the first African American homeowner in Rolesville on a portion of this site, complete with a plaque and hopefully some yellow buttercups as that was her favorite flower.

- The development team listened intently and agreed to consider this very important suggestion and stated they would show something in concept on our concept plan exhibit, but ultimate specifics would be shown at the time of site plan.

I Questions were raised about the size of the units.

- The developer stated that they committed to a minimum sf of 1550 sf for the townhomes and over 2,000 square feet for single-family detached.

I Someone asked if there was an expected price point for the homes.

- The developer noted that it was hard to say exactly what the prices would be at this time but that they anticipated around 300K-400k for the townhomes. It was anticipated that the single-family detached homes would start at 750k.
- They added that they will reflect the market price at the time of sales, which is some years away.

I One attendee raised concerns about the buffer adjacent to the Little House Museum.

- The development team noted this concern and stated that the development team would look at what they could do to widen this buffer beyond the minimum UDO standard.

I Someone asked about the project timelines.

- The development team stated that if all went well they would hope to have units for sale in 2028 and would probably break ground in 2027 but noted that would be the best-case scenario.

I Questions were raised about what development would occur in the tree save areas.

- The development team noted that no development can occur in the tree save areas nor in the stream buffers. Those areas will need to remain undisturbed.

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TRAFFIC IMPACT ANALYSIS

FOR

OPAL AT MAIN

LOCATED

IN

ROLESVILLE, NC

Prepared For:

MCADAMS CO.
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RALEIGH, NC 27603

FEBRUARY 2026

DRMP Project No. 251334

Prepared By: LK

Reviewed By: CC

**TRAFFIC IMPACT
ANALYSIS**

FOR

OPAL AT MAIN

LOCATED IN

ROLESVILLE, NC



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TRAFFIC IMPACT ANALYSIS OPAL AT MAIN

Rolesville, North Carolina

EXECUTIVE SUMMARY

1. Development Overview

A Traffic Impact Analysis (TIA) was conducted for the proposed Opal at Main development in accordance with the Rolesville (Town) Unified Development Ordinance (UDO) and North Carolina Department of Transportation (NCDOT) capacity analysis guidelines. The proposed Opal at Main development to be located Rolesville, North Carolina. The proposed development, anticipated to be completed in 2030, is assumed to consist of 2 single-family detached homes and 71 single-family attached homes. Site access is proposed via two (2) full-movement driveways, one (1) along Young Street and one (1) along North Main Street. Refer to the attached site plan.

2. Existing Traffic Conditions

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Rolesville (Town) and consists of the following existing intersections:

- Main Street (US 401) and Young Street
- Main Street (US 401) and Williams Street
- Young Street and Granite Falls Boulevard
- Young Street and Scarboro Street

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersection listed above, in December of 2025 by DRMP during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods. Traffic volumes were balanced between study intersections, where appropriate.

3. Future Traffic Conditions

Through coordination with the NCDOT and the Town, it was determined that an annual growth rate of 3% would be used to generate 2030 projected weekday AM and PM peak

hour traffic volumes. the following adjacent developments were identified to be included as an approved adjacent development in this study:

- Parker Ridge
- Rolesville Town Center
- Young Street PUD

Additionally, based on coordination with the NCDOT and the Town, it was determined that the roadway improvements associated with the NCDOT State Transportation Improvement Program (STIP) U-6241 should be considered in this study.

4. Site Trip Generation

Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE Trip Generation Manual, 11.1th Edition. Table E-1 provides a summary of the trip generation potential for the site.

Table E-1: Site Trip Generation

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	2 DU	18	2	5	2	1
Single-Family Attached Housing (215)	71 DU	467	7	20	19	14
Total Trips		485	9	25	21	15

To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2030 no-build traffic volumes to determine the 2030 build traffic volumes. The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2025 Existing Traffic Conditions
- 2030 No-Build Traffic Conditions
- 2030 Build Traffic Conditions

5. Capacity Analysis Summary

The analysis considered weekday AM and PM peak hour traffic for 2026 existing, 2030 no-build, and 2030 build conditions. Refer to Section 7 of the TIA for the capacity analysis summary performed at each study intersection.

6. Recommendations

Based on the findings of this study, specific geometric and traffic control improvements have been identified at study intersections. The improvements are summarized below and are illustrated in Figure E-1.

Recommended Improvements by Developer

Young Street and Scarboro Street/Site Access A

- Construct Access A (westbound approach) as full movement access with one ingress and one egress lane (shared left-through-right lane).
- Provide 100 feet of Internal Protected Stem (IPS) length.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 50 feet of storage for the southbound left-turn movement.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 50 feet of storage for the northbound left-turn movement.
- Provide stop control for the westbound approach

Main Street and Site Access B

- Construct Access B (southbound approach) as full movement access with one ingress lane and one egress lane (shared left-right lane).
- Provide 100 feet of Internal Protected Stem (IPS) length.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 25 feet of storage for the eastbound left-turn movement into the site.
- Provide stop control for the southbound approach.

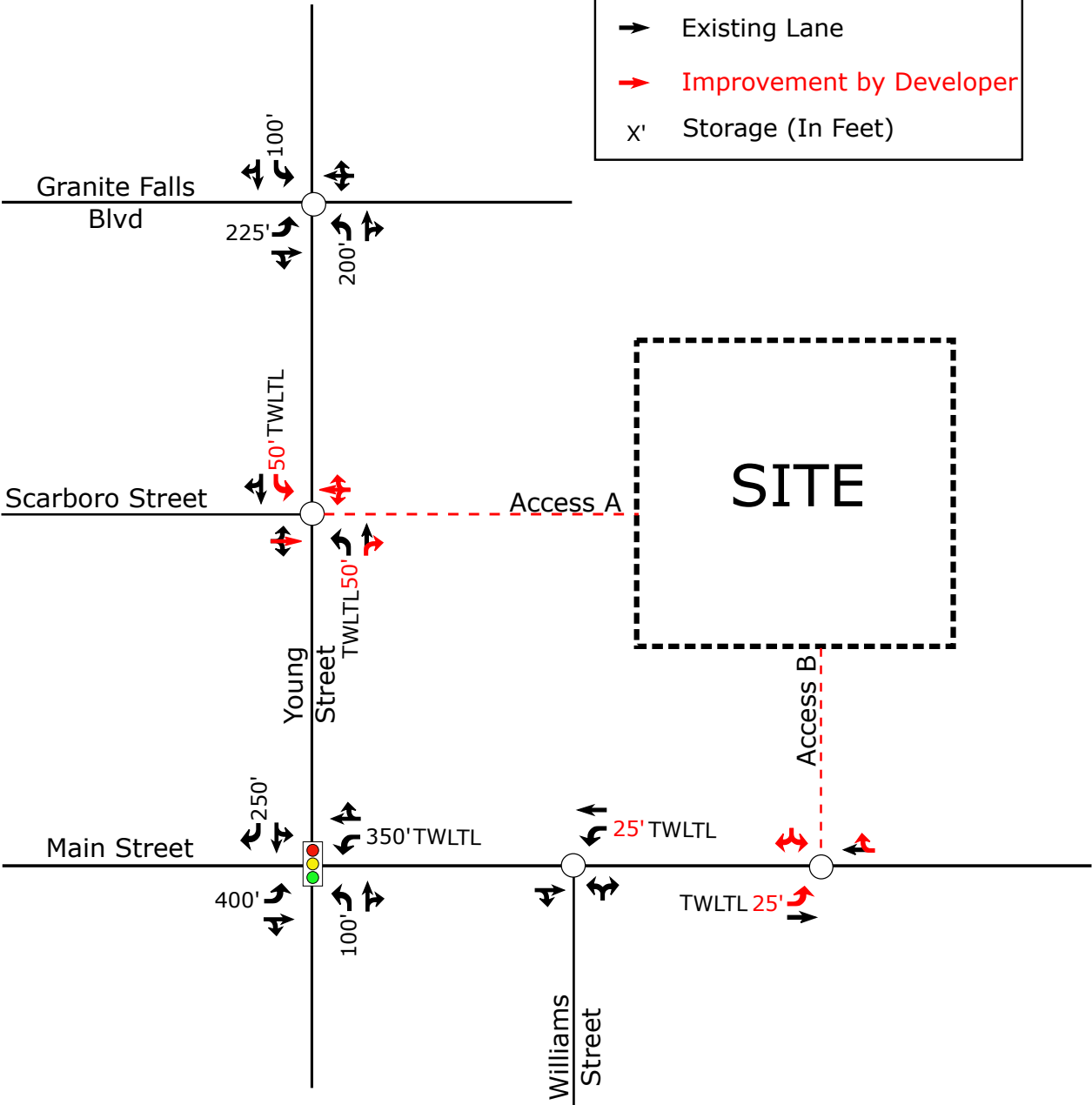
Main Street and Williams Street

- Restripe the existing 150 feet two-way left-turn lane (TWLTL) to provide 25 feet of storage for the westbound left-turn movement into Williams Street and 25 feet of storage for the eastbound left-turn movement into Site Access B.



LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- Existing Lane
- Improvement by Developer
- x' Storage (In Feet)



Opal at Main
Rolesville, NC

Recommended Lane
Configurations

Scale: Not to Scale Figure E-1

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Appendix A:	Scoping Documentation
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Appendix C:	Signal Plans
Appendix D:	Adjacent Development Information
Appendix E:	Future Roadway Improvements
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Appendix H:	Capacity Calculations – Young Street and Granite Falls Boulevard
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TRAFFIC IMPACT ANALYSIS

OPAL AT MAIN Rolesville, North Carolina

1. INTRODUCTION

The contents of this report present the findings of the Traffic Impact Analysis (TIA) conducted for the proposed Opal at Main development to be located Rolesville, North Carolina. The purpose of this study is to determine the potential impacts to the surrounding transportation system created by traffic generated by the proposed development, as well as recommend improvements to mitigate the impacts.

The proposed development, anticipated to be completed in 2030, is assumed to consist of the following uses:

- 2 single-family detached homes
- 71 single-family attached homes

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2025 Existing Traffic Conditions
- 2030 No-Build Traffic Conditions
- 2030 Build Traffic Conditions

1.1. Site Location and Study Area

The development is proposed to be located Rolesville, North Carolina. Refer to Figure 1 for the site location map.

The study area for the TIA was determined through coordination with the North Carolina Department of Transportation (NCDOT) and the Rolesville (Town) and consists of the following existing intersections:

- Main Street (US 401) and Young Street
- Main Street (US 401) and Williams Street
- Young Street and Granite Falls Boulevard
- Young Street and Scarboro Street

1.2. Proposed Land Use and Site Access

The proposed development, anticipated to be completed in 2030, is assumed to consist of 2 single-family detached homes and 71 single-family attached homes. Site access is proposed via two (2) full-movement driveways, one (1) along Young Street and one (1) along North Main Street. Refer to Figure 2 for a copy of the preliminary site plan.

1.3. Adjacent Land Uses

The proposed development is located in an area consisting primarily of commercial and residential development, as well as undeveloped land.

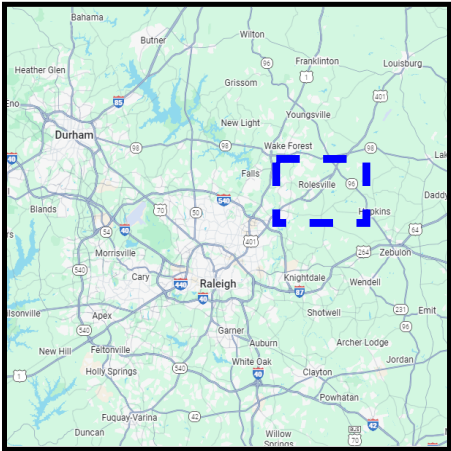
1.4. Existing Roadways

Existing lane configurations (number of traffic lanes on each intersection approach), speed limits, storage capacities, and other intersection and roadway information within the study area are shown in Figure 3. Table 1 provides a summary of this information, as well.




Table 1: Existing Roadway Inventory

Road Name	Route Number	Typical Cross Section	Speed Limit	AADT (vpd)
Young Street	SR 1945	2-lane undivided	35 mph	10,500
Main Street	US 401	2-lane undivided	35 mph	4,100
Main Street	US 401	2-lane undivided	35 mph	12,000

*AADT based on the traffic counts from 2023 and assuming the weekday PM peak hour volume is 10% of the average daily traffic.



LEGEND

-  Study Intersection
-  Proposed Site Access
-  Study Area



Opal at Main
Rolesville, NC

Site Location Map

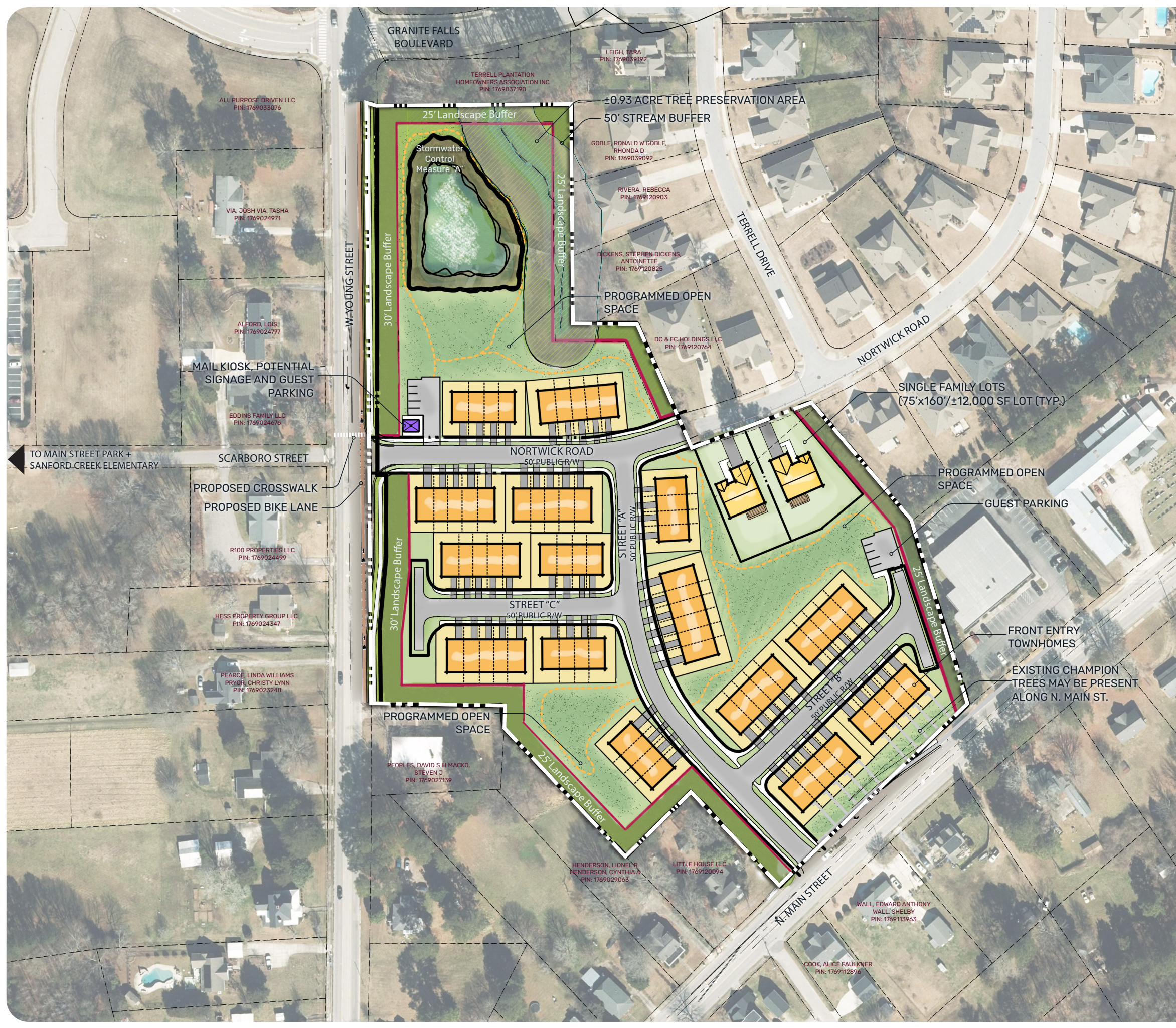
Scale: Not to Scale Figure 1

SITE DATA TABLE


PIN(S)	1769027985 1769029362
Total Site Area	± 11.5 acres
Current Zoning	RL
Proposed Zoning	RHD
Tree Preservation Area Required (10% Site Area)	± 0.92 acre
Tree Preservation Area Provided	± 0.93 acre
Open Space Required (15% Site Area)	± 1.72 acre
Open Space Provided	± 1.75 acre
Proposed Residential Units	± 73 DU
Townhome Units	71 units
Single Family Lots	2 lots
Maximum Density	To be determined

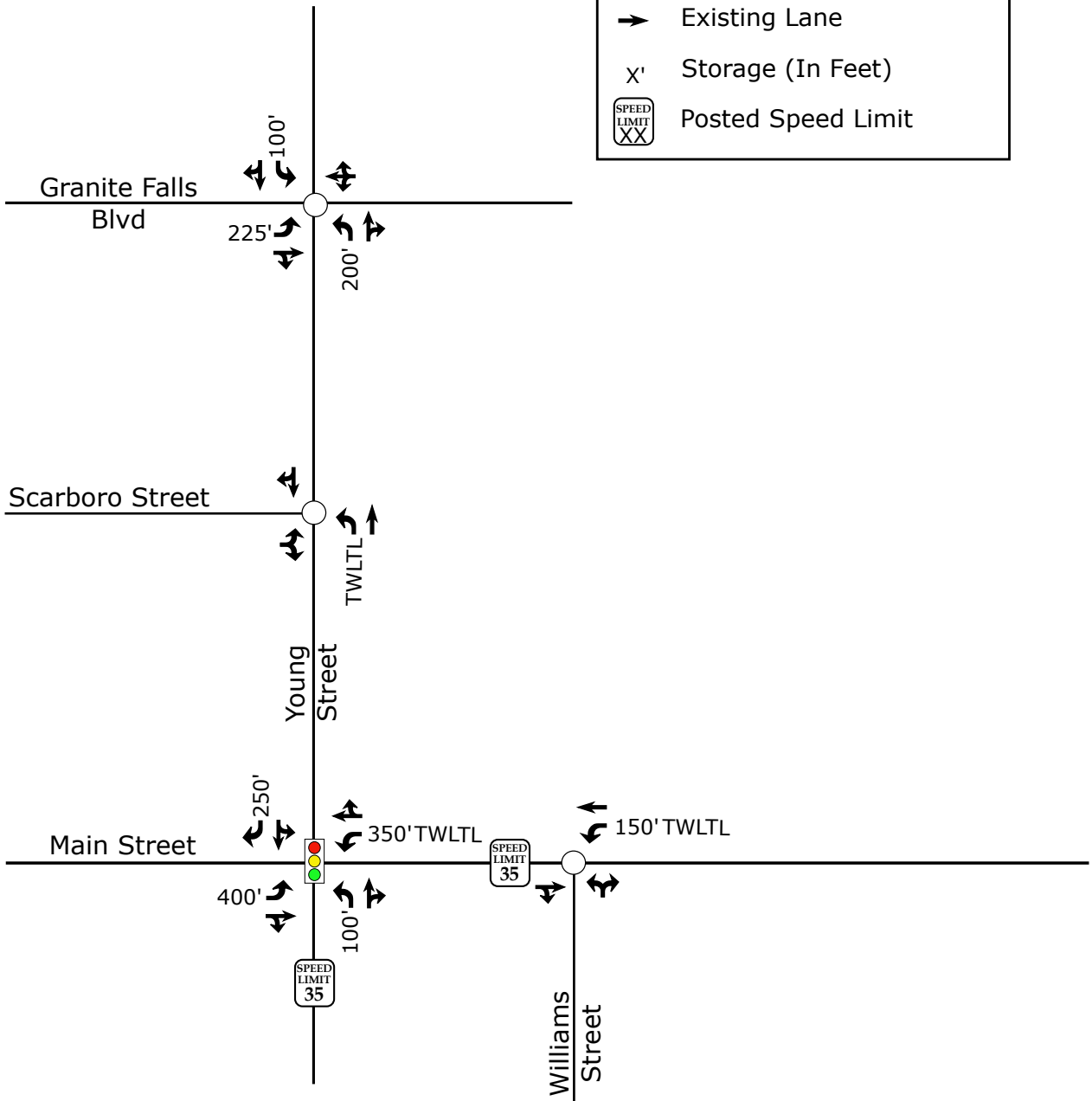
CONCEPT PLAN NOTES


- 01 Development on this site will comply with the Town's Unified Development Ordinance and other applicable standards and plans adopted by the Town of Rolesville
- 02 Sidewalks, trails, and open space areas shown on this plan are approximate. Final location and design to be determined at site or subdivision plan review.
- 03 Utilities and easements shown on this plan are conceptual. Final location and design to be determined at site or subdivision plan review.
- 04 Where a conflict between graphic representation and text information on this sheet is present, the text shall prevail.
- 05 All base file information taken from GIS is subject to change unless otherwise stated.
- 06 All assumptions shown herein are in accordance with current LDO standards as of the date shown on the plan. Changes to LDO standards, or jurisdictional text changes after that date may impact plan.
- 07 Lighting requirements will comply with the standards set forth in the LDO.
- 08 Master plan is conceptual, with final layout to be determined at subdivision plan.
- 09 Tree coverage areas are conceptual, with final location to be determined at subdivision plan.



LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- ➔ Existing Lane
- x' Storage (In Feet)
-  Posted Speed Limit



	<p>Opal at Main Rolesville, NC</p>	<p>2025 Existing Lane Configurations</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 3</p>

2. 2025 EXISTING PEAK HOUR CONDITIONS

2.1. 2025 Existing Peak Hour Traffic Volumes

Existing peak hour traffic volumes were determined based on traffic counts conducted at the study intersections listed below, in December of 2025 by DRMP during a typical weekday AM (7:00 AM – 9:00 AM) and PM (4:00 PM – 6:00 PM) peak periods:

- Main Street (US 401) and Young Street
- Main Street (US 401) and Williams Street
- Young Street and Granite Falls Boulevard
- Young Street and Scarboro Street

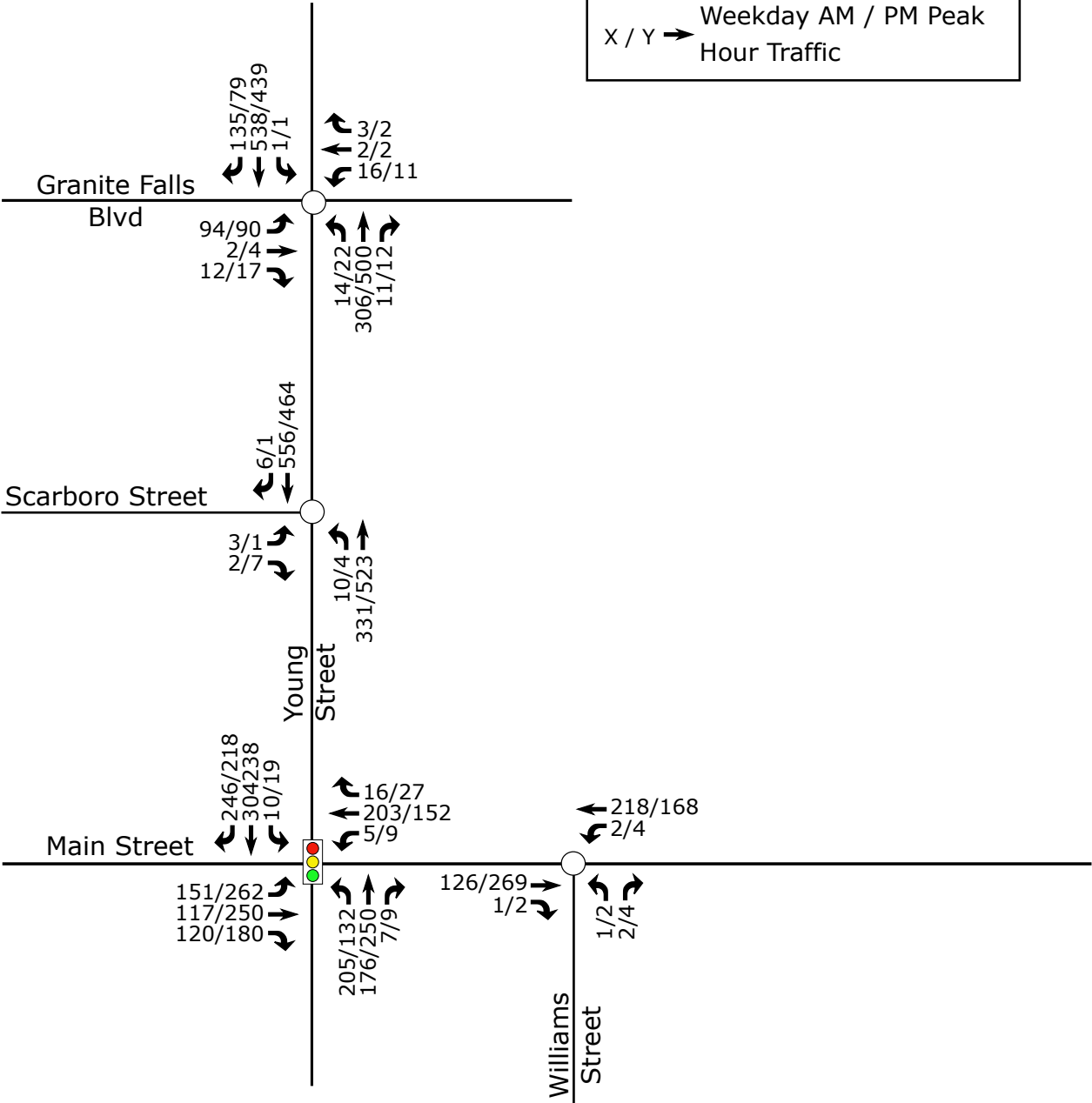
Weekday AM and PM traffic volumes were balanced between study intersections, where appropriate. Refer to Figure 4 for 2025 existing weekday AM and PM peak hour traffic volumes. A copy of the count data is located in Appendix B of this report.

2.2. Analysis of 2025 Existing Peak Hour Traffic Conditions

The 2025 existing weekday AM and PM peak hour traffic volumes were analyzed to determine the current levels of service at the study intersections under existing roadway conditions. Signal information was obtained from NCDOT and is included in Appendix C. The results of the analysis are presented in Section 7 of this report.

LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	<p>Opal at Main Rolesville, NC</p>	<p>2025 Existing Peak Hour Traffic</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 4</p>

3. 2030 NO-BUILD PEAK HOUR CONDITIONS

In order to account for growth of traffic and subsequent traffic conditions at a future year, no-build traffic projections are needed. No-build traffic is the component of traffic due to the growth of the community and surrounding area that is anticipated to occur regardless of whether or not the proposed development is constructed. No-build traffic is comprised of existing traffic growth within the study area and additional traffic created as a result of adjacent approved developments.

3.1. Ambient Traffic Growth

Through coordination with the NCDOT and the Town, it was determined that background traffic associated with the approved adjacent developments will be captured within the assumed 3% annual background growth rate. This growth rate was applied to develop the 2030 weekday AM and PM peak hour traffic projections. Refer to Figure 5 for the 2030 projected peak hour volumes.

3.2. Adjacent Development Traffic

Through coordination with the NCDOT and the Town, Table 2 provides a summary of the adjacent developments.

Table 2: Adjacent Development Information

Development Name	Location	Build-Out Year	Land Use / Intensity	TIA Performed
Parker Ridge	East and west sides of Redford Place Drive, south of Main Street	2028	162 single-family homes and 114 townhomes	August 2022 by Stantec
Rolesville Town Center	West side of Rolesville Road between Rolesville High School and Fowler Road	2030	20,680 s.f. fire station	September 2025 by Stantec
Young Street PUD	Along US 401, west of Young Street	2025	210 townhomes, 525 single-family homes and 320 townhomes	June 2019 by Kimley Horn

Traffic associated with the following adjacent developments will be captured within the assumed 3% annual background growth rate:

- 1216 Rolesville Road
- 302 S Main St – Learning Experience Rolesville
- 414 S. Main Street – Pine Glo Sports complex
- 6000 Rogers Road
- A-Master Team Townhomes
- Woodlief Assemblage
- Cobblestone Village
- North Wake Eye Center
- Jones Dairy Road

3.3. Future Roadway Improvements

Based on coordination with the NCDOT and the Town, it was determined that the roadway improvements associated with the NCDOT State Transportation Improvement Program (STIP) U-6241 should be considered in this study. STIP U-6241 is expected to realign the roadway and construct a new intersection with South Main Street, along with sidewalk extensions and complete streets improvements.

The STIP U-6241 future realignment plans can be found in Appendix E.

3.4. 2030 No-Build Peak Hour Traffic Volumes

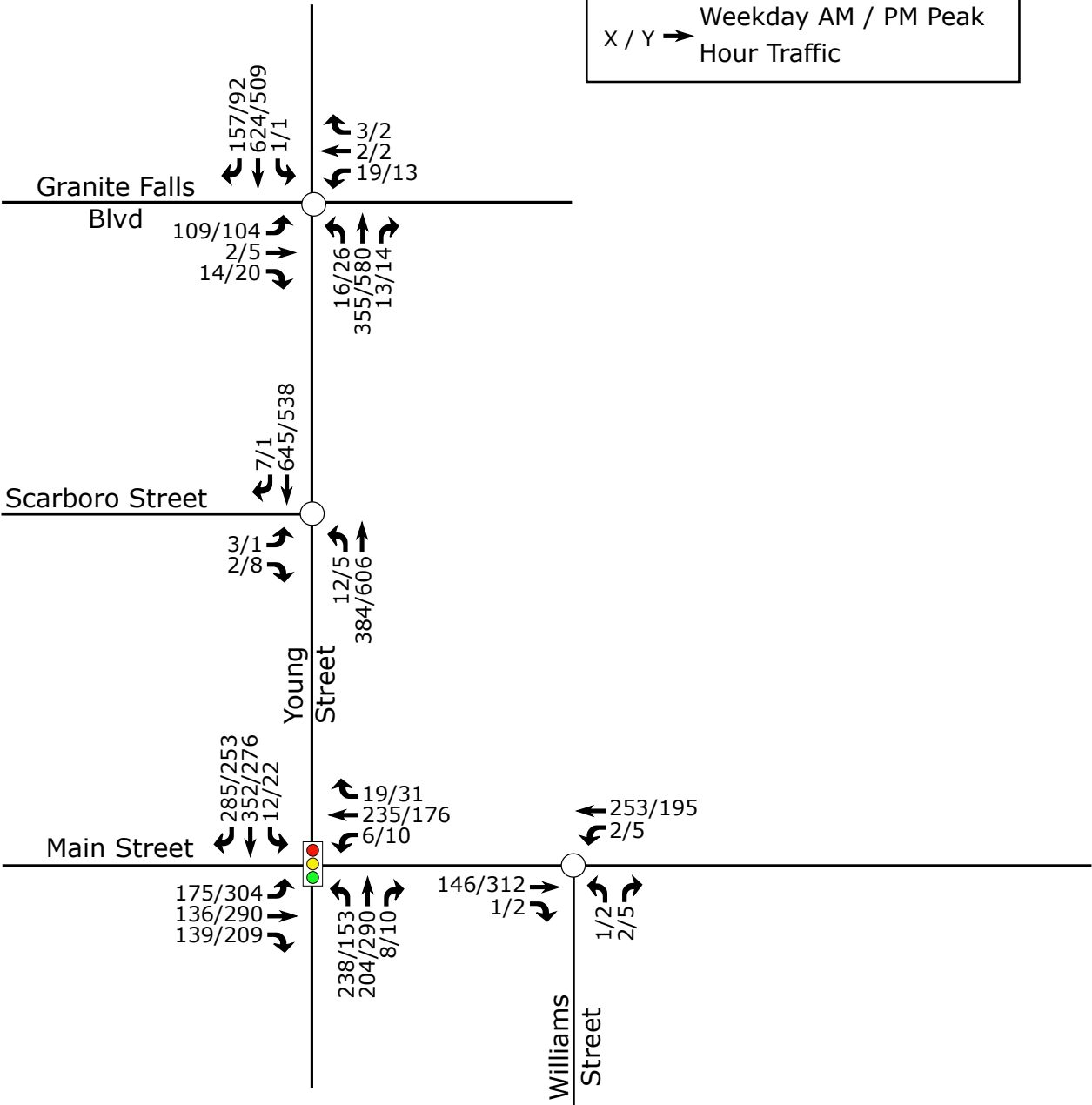
The 2030 no-build traffic volumes were determined by projecting the 2026 existing peak hour traffic to the year 2030, and adding the adjacent development trips. Refer to Figure 7 for an illustration of the 2030 no-build peak hour traffic volumes at the study intersections.

3.5. Analysis of 2030 No-Build Peak Hour Traffic Conditions

The 2030 no-build AM and PM peak hour traffic volumes at the study intersections were analyzed with future geometric roadway conditions and traffic control. The analysis results are presented in Section 7 of this report.

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



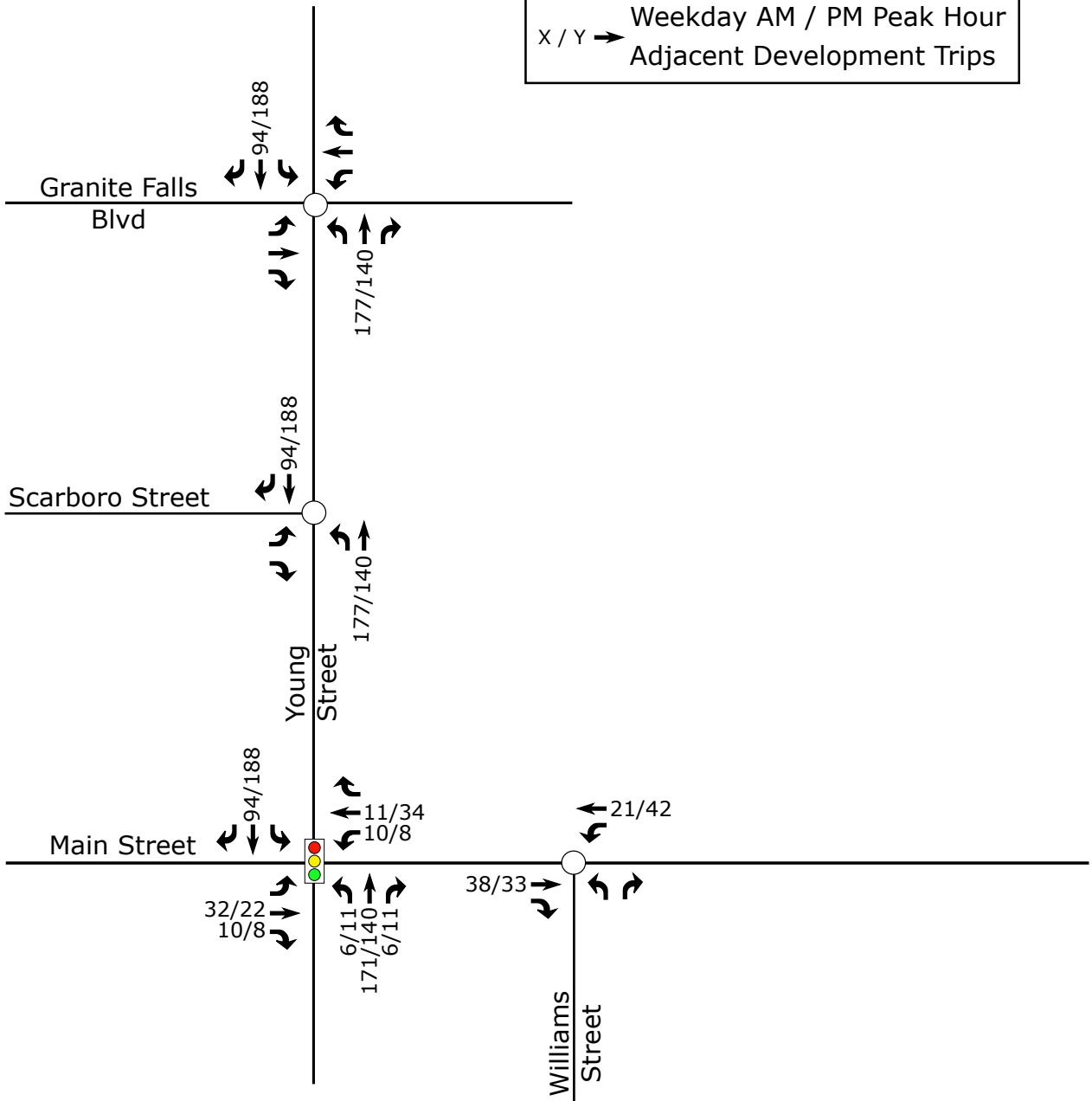
	<h2>Opal at Main Rolesville, NC</h2>	<h3>2030 Projected Peak Hour Traffic</h3>	
			Scale: Not to Scale

LEGEND

○ Unsignalized Intersection

🚦 Signalized Intersection

X / Y → Weekday AM / PM Peak Hour Adjacent Development Trips



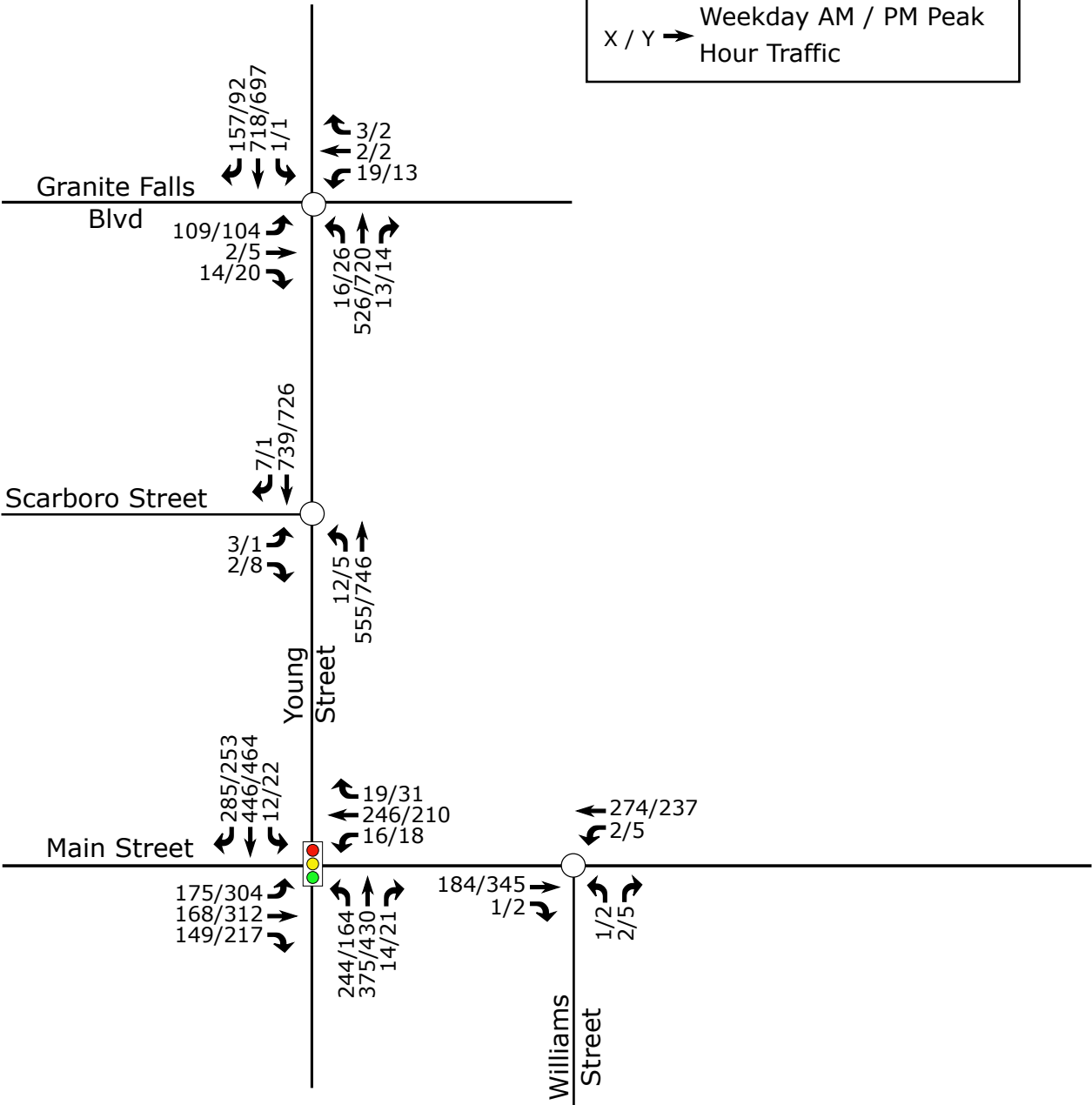
Opal at Main
Rolesville, NC

Peak Hour Adjacent
Development Trips


Scale: Not to Scale Figure 6

LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	<p>Opal at Main Rolesville, NC</p>	<p>2030 No-Build Peak Hour Traffic</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 7</p>

4. SITE TRIP GENERATION AND DISTRIBUTION

4.1. Trip Generation

The proposed development is assumed to consist of 2 single-family detached homes and 71 single-family attached homes. Average weekday daily, AM peak hour, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 12 Edition. Table 3 provides a summary of the trip generation potential for the site.

Table 3: Trip Generation Summary

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)		Weekday PM Peak Hour Trips (vph)	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (210)	2 DU	18	2	5	2	1
Single-Family Attached Housing (215)	71 DU	467	7	20	19	14
Total Trips		485	9	25	21	15

It is estimated that the proposed development will generate approximately 485 total site trips on the roadway network during a typical 24-hour weekday period. Of the daily traffic volume, it is anticipated that 34 trips (9 entering and 25 exiting) will occur during the weekday AM peak hour and 36 trips (21 entering and 15 exiting) will occur during the weekday PM peak hour.

4.2. Site Trip Distribution and Assignment

Trip distribution percentages used in assigning site traffic for this development were estimated based on a combination of existing traffic patterns, population centers adjacent to the study area, and engineering judgment.

It is estimated that the site trips will be regionally distributed as follows:

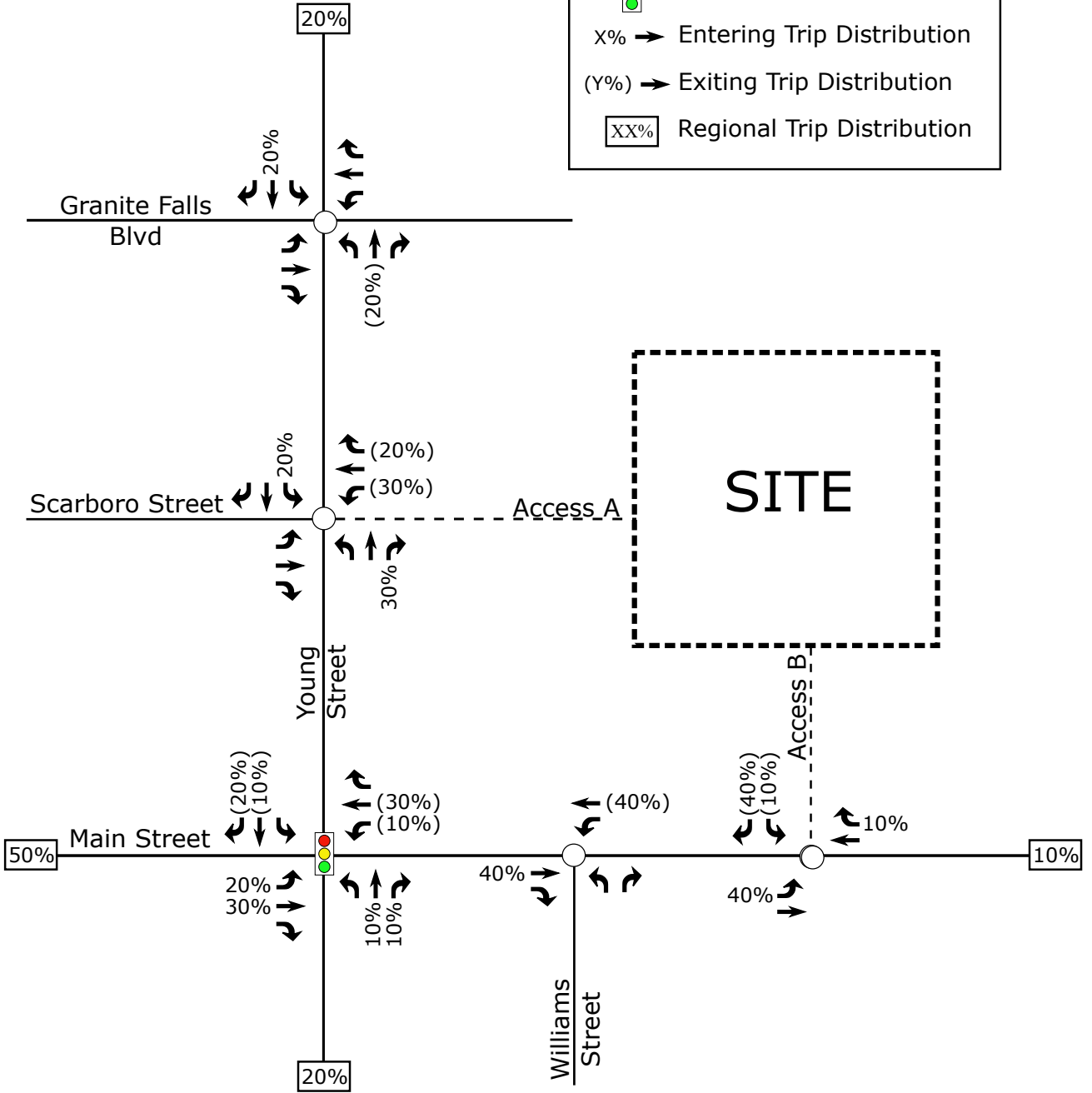
- 20% to/from the north via Young Street
- 20% to/from the south via Young Street
- 50% to/from the east via Main Street
- 10% to/from the west via Main Street

The site trip distribution is shown in Figure 8. Refer to Figure 9 for the site trip assignment.



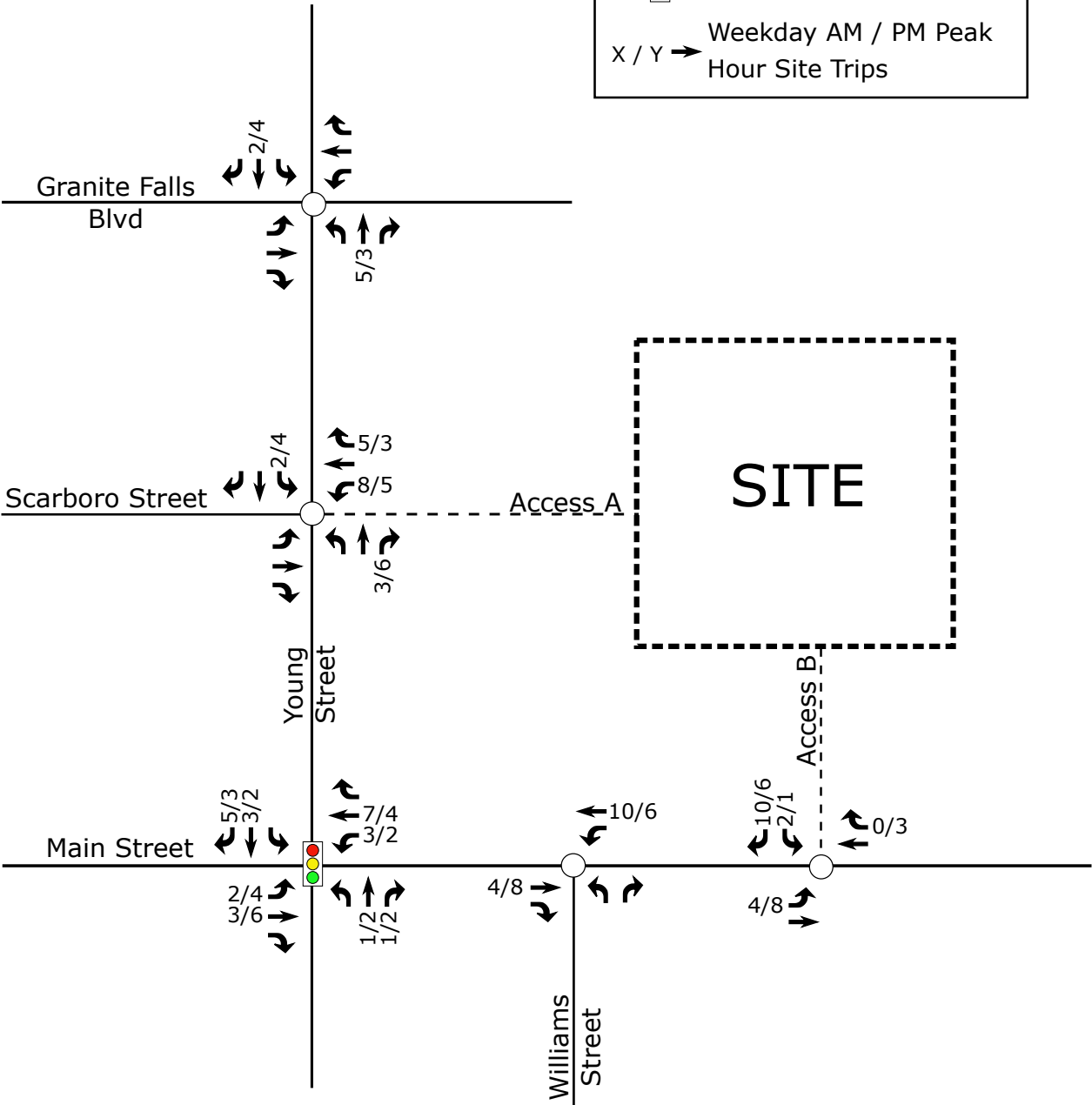
LEGEND

- Unsignalized Intersection
- 🚦 Signalized Intersection
- X% → Entering Trip Distribution
- (Y%) → Exiting Trip Distribution
- XX% Regional Trip Distribution



LEGEND

- Unsignalized Intersection
- Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Site Trips



	<p>Opal at Main Rolesville, NC</p>	<p>Site Trip Assignment</p>	
		<p>Scale: Not to Scale</p>	<p>Figure 9</p>

5. 2030 BUILD TRAFFIC CONDITIONS

5.1. 2030 Build Peak Hour Traffic Volumes

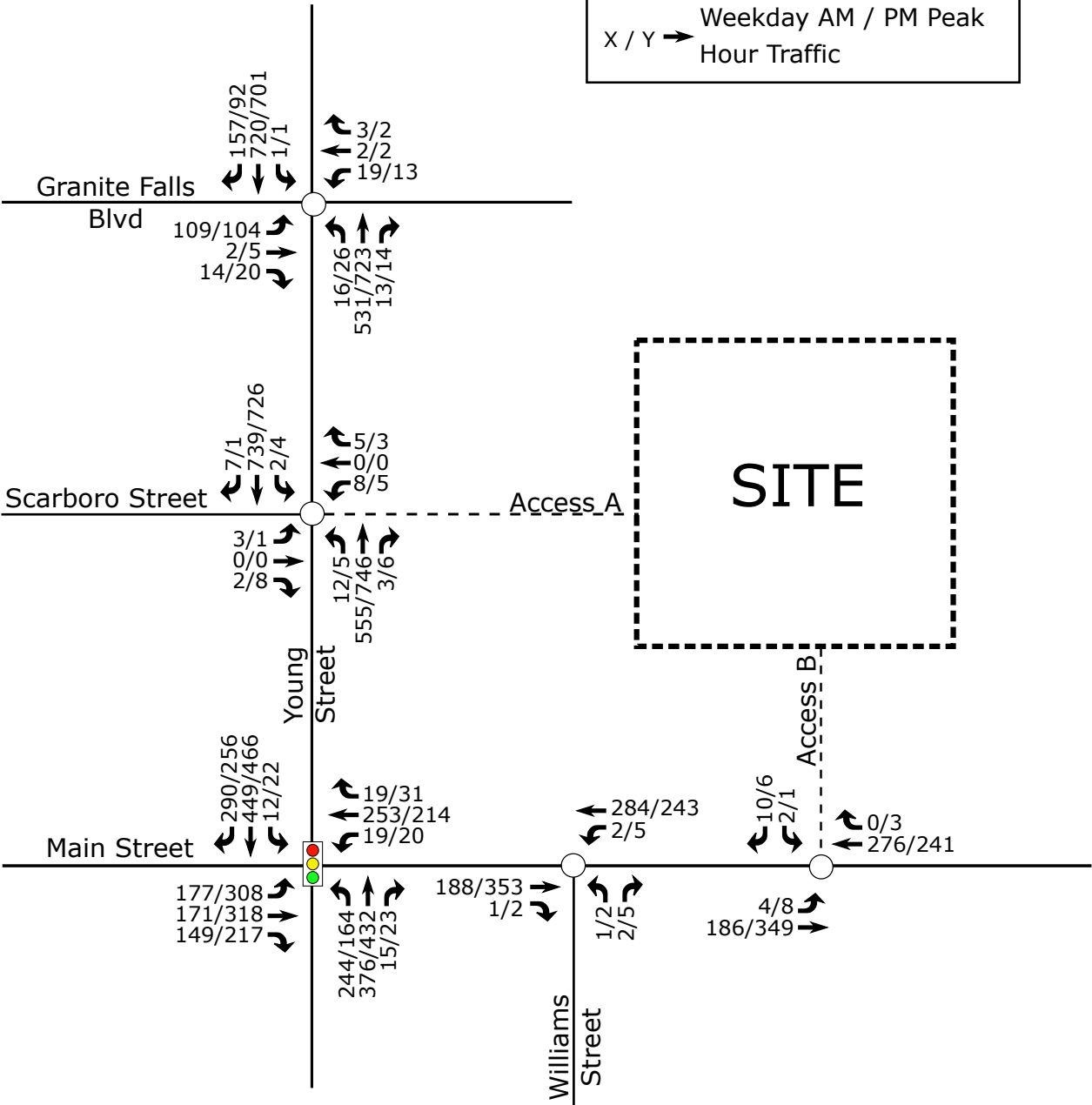
To estimate traffic conditions with the site fully built-out, the total site trips were added to the 2030 no-build traffic volumes to determine the 2030 build traffic volumes. Refer to Figure 10 for an illustration of the 2030 build peak hour traffic volumes with the proposed site fully developed.

5.2. Analysis of 2030 Build Peak Hour Traffic Conditions

Study intersections were analyzed with the 2030 build traffic volumes using the same methodology previously discussed for existing and no-build traffic conditions. Intersections were analyzed with improvements necessary to accommodate future traffic volumes. The results of the capacity analysis for each intersection are presented in Section 7 of this report.

LEGEND

- Unsignalized Intersection
- ◫ Signalized Intersection
- X / Y → Weekday AM / PM Peak Hour Traffic



Note: Based on NCDOT Congestion Management guidelines, a volume of 4 vehicles per hour (vph) was analyzed for any movement with less than 4 vph.

	<h2 style="margin: 0;">Opal at Main Rolesville, NC</h2>	<h3 style="margin: 0;">2030 Build Peak Hour Traffic</h3>	
			Scale: Not to Scale

6. TRAFFIC ANALYSIS PROCEDURE

Study intersections were analyzed using the methodology outlined in the *Highway Capacity Manual* (HCM), 6th Edition published by the Transportation Research Board. Capacity and level of service are the design criteria for this traffic study. A computer software package, Synchro (Version 11.1), was used to complete the analyses for the study area intersections. Please note that the unsignalized capacity analysis does not provide an overall level of service for an intersection; only delay for an approach with a conflicting movement.

The HCM defines capacity as “the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a lane or roadway during a given time period under prevailing roadway, traffic, and control conditions.” Level of service (LOS) is a term used to represent different driving conditions and is defined as a “qualitative measure describing operational conditions within a traffic stream, and their perception by motorists and/or passengers.” Level of service varies from Level “A” representing free flow, to Level “F” where breakdown conditions are evident. Refer to Table 4 for HCM levels of service and related average control delay per vehicle for both signalized and unsignalized intersections. Control delay as defined by the HCM includes “initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay”. An average control delay of 50 seconds at a signalized intersection results in LOS “D” operation at the intersection.

Table 4: Highway Capacity Manual – Levels-of-Service and Delay

UNSIGNALIZED INTERSECTION		SIGNALIZED INTERSECTION	
LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)	LEVEL OF SERVICE	AVERAGE CONTROL DELAY PER VEHICLE (SECONDS)
A	0-10	A	0-10
B	10-15	B	10-20
C	15-25	C	20-35
D	25-35	D	35-55
E	35-50	E	55-80
F	>50	F	>80

6.1. Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to the NCDOT Congestion Management Guidelines.

7. CAPACITY ANALYSIS

The following study intersections were analyzed under 2026 existing, 2030 no-build, and 2030 build traffic conditions:

- Main Street (US 401) and Young Street
- Main Street (US 401) and Williams Street
- Young Street and Granite Falls Boulevard
- Young Street and Scarboro Street/Site Access A
- Main Street (US 401) and Site Access B

All proposed site driveways were analyzed under 2030 build traffic conditions. Refer to Tables 5-9 for a summary of capacity analysis results. Refer to Appendices F-J for the Synchro capacity analysis reports and SimTraffic queueing reports.

capacity analysis indicates that the intersection is expected to operate at an overall Level of Service (LOS) D during the weekday AM peak hour and LOS E during the weekday PM peak hour under both 2030 no-build and build conditions. The proposed development is expected to increase queues on the westbound left-turn movement by approximately 90 feet (about four vehicles) during the PM peak hour when comparing 2030 build conditions to 2030 no-build conditions; however, the proposed development contributes only two vehicles to this movement. The overall intersection delay is projected to increase by 2.0 seconds or less, indicating minimal operational impact from the proposed development. As a result, no improvements are recommended by the developer.

7.1. Main Street and Young Street

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 5: Analysis Summary of Main Street and Young Street

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 Existing	EB	1 LT, 1 TH-RT	C (26)	D (40)	C (30)	D (39)
	WB	1 LT, 1 TH-RT	D (37)		D (40)	
	NB	1 LT, 1 TH-RT	E (55)		D (52)	
	SB	1 LT-TH, 1 RT	D (39)		D (39)	
2030 No-Build	EB	1 LT, 1 TH-RT	D (45)	D (52)	F (87)	E (76)
	WB	1 LT, 1 TH-RT	E (57)		E (61)	
	NB	1 LT, 1 TH-RT	E (61)		F (83)	
	SB	1 LT-TH, 1 RT	D (48)		E (63)	
2030 Build	EB	1 LT, 1 TH-RT	D (46)	D (53)	F (91)	E (78)
	WB	1 LT, 1 TH-RT	E (59)		E (62)	
	NB	1 LT, 1 TH-RT	E (61)		F (85)	
	SB	1 LT-TH, 1 RT	D (49)		E (64)	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the intersection is expected to operate at an overall Level of Service LOS D during the weekday AM peak hour and LOS E during the weekday PM peak hour under both 2030 no-build and build conditions. The overall intersection delay is expected to increase by 2 seconds or less, indicating minimal operational impact from the proposed development. As a result, which equates to a less than 3% delay increase from the proposed development.

The intersection is currently under construction as part of STIP Project U-6241 and is assumed to be completed by 2025. Accordingly, the analysis was conducted using the future lane configurations shown in the STIP U-6241 for all traffic conditions. Coordinated signal timings were not recorded due to ongoing construction; therefore, signal timings were optimized for all existing and future scenarios.

7.2. Main Street and Williams Street

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 6: Analysis Summary of Main Street and Williams Street

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 Existing	EB WB NB	1 TH-RT 1 LT, 1 TH 1 LT-RT	-- A (8) ¹ A (10) ²	N/A	-- A (8) ¹ B (11) ²	N/A
2030 No-Build	EB WB NB	1 TH-RT 1 LT, 1 TH 1 LT-RT	-- A (8) ¹ B (10) ²	N/A	-- A (8) ¹ B (11) ²	N/A
2030 Build	EB WB NB	1 TH-RT 1 LT, 1 TH 1 LT-RT	-- A (8) ¹ B (10) ²	N/A	-- A (8) ¹ B (11) ²	N/A

1. Level of service for major-street left-turn movement.

2. Level of service for minor-street approach.

Capacity analysis indicates that the major street left turn movement and minor street approach are expected to operate at LOS B or better during the weekday AM and PM peak hours under all traffic conditions. The maximum westbound left-turn queue is approximately 25 feet during the weekday PM peak hour, which is shorter than the existing two-way left-turn lane (TWLTL) storage length. Accordingly, the effective left-turn storage length can be shortened without affecting intersection operations, allowing a portion of the TWLTL to be reallocated to provide storage for the eastbound left-turn movement into Site Access B. With the reduced storage length, major street left-turn queues are expected to remain fully contained within the TWLTL, and no queuing issues are anticipated. The following improvements are recommended by the developer under 2030 Build traffic conditions:

- Restripe the existing 150 feet of two-way left-turn lane (TWLTL) to provide 25 feet of storage for the westbound left-turn movement into Williams Street.

7.3. Young Street and Granite Falls Boulevard

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 7: Analysis Summary of Young Street and Granite Falls Boulevard

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 Existing	EB	1 LT, 1 TH-RT	E (40) ²	N/A	E (47) ²	N/A
	WB	1 LT-TH-RT	C (24) ²		D (26) ²	
	NB	1 LT, 1 TH-RT	A (9) ¹		A (9) ¹	
	SB	1 LT, 1 TH-RT	A (8) ¹		A (9) ¹	
2030 No-Build	EB	1 LT, 1 TH-RT	F (252) ²	N/A	F (404) ²	N/A
	WB	1 LT-TH-RT	F (54) ²		F (71) ²	
	NB	1 LT, 1 TH-RT	B (10) ¹		A (10) ¹	
	SB	1 LT, 1 TH-RT	A (9) ¹		A (10) ¹	
2030 Build	EB	1 LT, 1 TH-RT	F (264) ²	N/A	F (415) ²	N/A
	WB	1 LT-TH-RT	F (56) ²		F (71) ²	
	NB	1 LT, 1 TH-RT	B (10) ¹		A (10) ¹	
	SB	1 LT, 1 TH-RT	A (9) ¹		A (10) ¹	

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major street left turn movements are expected to operate at LOS B or better during the weekday AM and PM peak hours under all traffic conditions. The minor street approach is expected to operate at LOS F under both 2030 no-build and build conditions. Reasonable queues are expected at the minor-street approaches. Traffic on the minor street has access to alternate routes, including the two (2) proposed full-movement driveways along Young Street and North Main Street. Poor levels of service and higher delays are not uncommon for an unsignalized minor-street approach during the weekday peak hours when mainline volumes are heaviest. A traffic signal was considered at this intersection, and 2030 build peak hour traffic volumes were analyzed utilizing the criteria contained in the Manual on Uniform Traffic Control Devices (MUTCD). A traffic signal was not warranted during either weekday peak hour. The NCDOT typically prefers the 4-hour and 8-hour warrants to be met, which is highly unlikely at this intersection due to the primarily residential traffic on the minor streets.

7.4. Young Street and Scarboro Street/Site Access A

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 8: Analysis Summary of Young Street and Scarboro Street/Site Access A

ANALYSIS SCENARIO	A P P R O A C H	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2025 Existing	EB NB SB	1 LT-RT 1 LT, 1 TH 1 TH-RT	B (14) ² A (9) ¹ --	N/A	B (13) ² A (9) ¹ --	N/A
2030 No-Build	EB NB SB	1 LT-RT 1 LT, 1 TH 1 TH-RT	C (17) ² A (10) ¹ --	N/A	C (17) ² A (9) ¹ --	N/A
2030 Build	EB WB NB SB	1 LT- TH-RT 1 LT-TH-RT 1 LT, 1 TH- RT 1 LT , 1 TH-RT	D (33) ² E (36) ² A (10) ¹ A (9) ¹	N/A	E (35) ² E (44) ² A (9) ¹ A (10) ¹	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major street left turn movements are expected to operate at LOS A and minor street approaches are expected to operate at LOS E or better during the weekday AM and PM peak hours under 2030 build traffic conditions. No queuing issues were identified. No turn lanes are warranted based on a review of NCDOT's "Policy on Street and Driveway Access to North Carolina Highways". The following improvements are recommended by the developer under 2030 build traffic conditions:

- Construct Access A (westbound approach) as full movement access with one ingress and one egress lane (shared left-through-right lane).
- Provide 100 feet of Internal Protected Stem (IPS) length.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 50 feet of storage for the southbound left-turn movement.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 50 feet of storage for the northbound left-turn movement.
- Provide stop control for the westbound approach

7.5. Main Street and Site Access B

Refer to the table below for a summary of the capacity analysis of the subject intersection during the analysis scenarios.

Table 9: Analysis Summary of Main Street and Site Access B

ANALYSIS SCENARIO	APPROACH	LANE CONFIGURATIONS	WEEKDAY AM PEAK HOUR LEVEL OF SERVICE		WEEKDAY PM PEAK HOUR LEVEL OF SERVICE	
			Approach	Overall (seconds)	Approach	Overall (seconds)
2030 Build	EB WB SB	1 LT , 1 TH 1 TH-RT 1 LT-RT	A (9) ¹ -- B (11) ²	N/A	A (8) ¹ -- B (11) ²	N/A

Improvements to lane configurations are shown in bold.

1. Level of service for major-street left-turn movement.
2. Level of service for minor-street approach.

Capacity analysis indicates that the major street left turn movement and minor street approach are expected to operate at LOS B or better during the weekday AM and PM peak hours under 2030 build traffic conditions. No queuing issues were identified. Based on a review of NCDOT’s Policy on Street and Driveway Access to North Carolina Highways, no turn lanes are warranted.

NCDOT has raised concerns regarding the proximity of Site Access B to the existing Williams Street, as discussed during scoping and documented in the MOU, the intersection was analyzed as a full movement. Sim Traffic results indicate that the eastbound left-turn movement into the site generates a maximum queue length of approximately 25 feet during the weekday PM peak hour. Restriping the existing two-way left-turn lane (TWLTL) to provide 25 feet of storage for the eastbound left-turn movement is expected to fully accommodate projected queues at the intersection. The maximum queue length at the Williams Street intersection is 25 feet; therefore, the proposed restriping of the TWLTL will not affect intersection operations. The projected queue is fully contained within the TWLTL and does not extend into the functional area of the Williams Street intersection.

The following improvements are recommended by the developer under 2030 build traffic conditions:

- Construct Access B (southbound approach) as full movement access with one ingress lane and one egress lane (shared left-right lane).
- Provide 100 feet of Internal Protected Stem (IPS) length.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 25 feet of storage for the eastbound left-turn movement into the site.
- Provide stop control for the southbound approach.

8. CONCLUSIONS

This Traffic Impact Analysis was conducted to determine the potential traffic impacts of the Opal at Main development to be located Rolesville, North Carolina. The proposed development, anticipated to be completed in 2030, is assumed to consist of 2 single-family detached homes and 71 single-family attached homes. Site access is proposed via two (2) full-movement driveways, one (1) along Young Street and one (1) along North Main Street.

The study analyzes traffic conditions during the weekday AM and PM peak hours for the following scenarios:

- 2025 Existing Traffic Conditions
- 2030 No-Build Traffic Conditions
- 2030 Build Traffic Conditions

Trip Generation

Primary site trips are expected to generate approximately 34 trips (9 entering and 25 exiting) during the weekday AM peak hour and 36 trips (21 entering and 15 exiting) during the weekday PM peak hour.

Adjustments to Analysis Guidelines

Capacity analysis at all study intersections was completed according to NCDOT Congestion Management Guidelines. Refer to section 6.1 of this report for a detailed description of any adjustments to these guidelines made throughout the analysis.

9. RECOMMENDATIONS

Based on the findings of this study, specific geometric improvements have been identified and are recommended to accommodate future traffic conditions. See a more detailed description of the recommended improvements below. Refer to Figure 11 for an illustration of the recommended lane configuration for the proposed development.

Recommended Improvements by Developer

Young Street and Scarboro Street/Site Access A

- Construct Access A (westbound approach) as full movement access with one ingress and one egress lane (shared left-through-right lane).
- Provide 100 feet of Internal Protected Stem (IPS) length.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 50 feet of storage for the southbound left-turn movement.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 50 feet of storage for the northbound left-turn movement.
- Provide stop control for the westbound approach

Main Street and Site Access B

- Construct Access B (southbound approach) as full movement access with one ingress lane and one egress lane (shared left-right lane).
- Provide 100 feet of Internal Protected Stem (IPS) length.
- Restripe the existing two-way left-turn lane (TWLTL) to provide 25 feet of storage for the eastbound left-turn movement into the site.
- Provide stop control for the southbound approach.

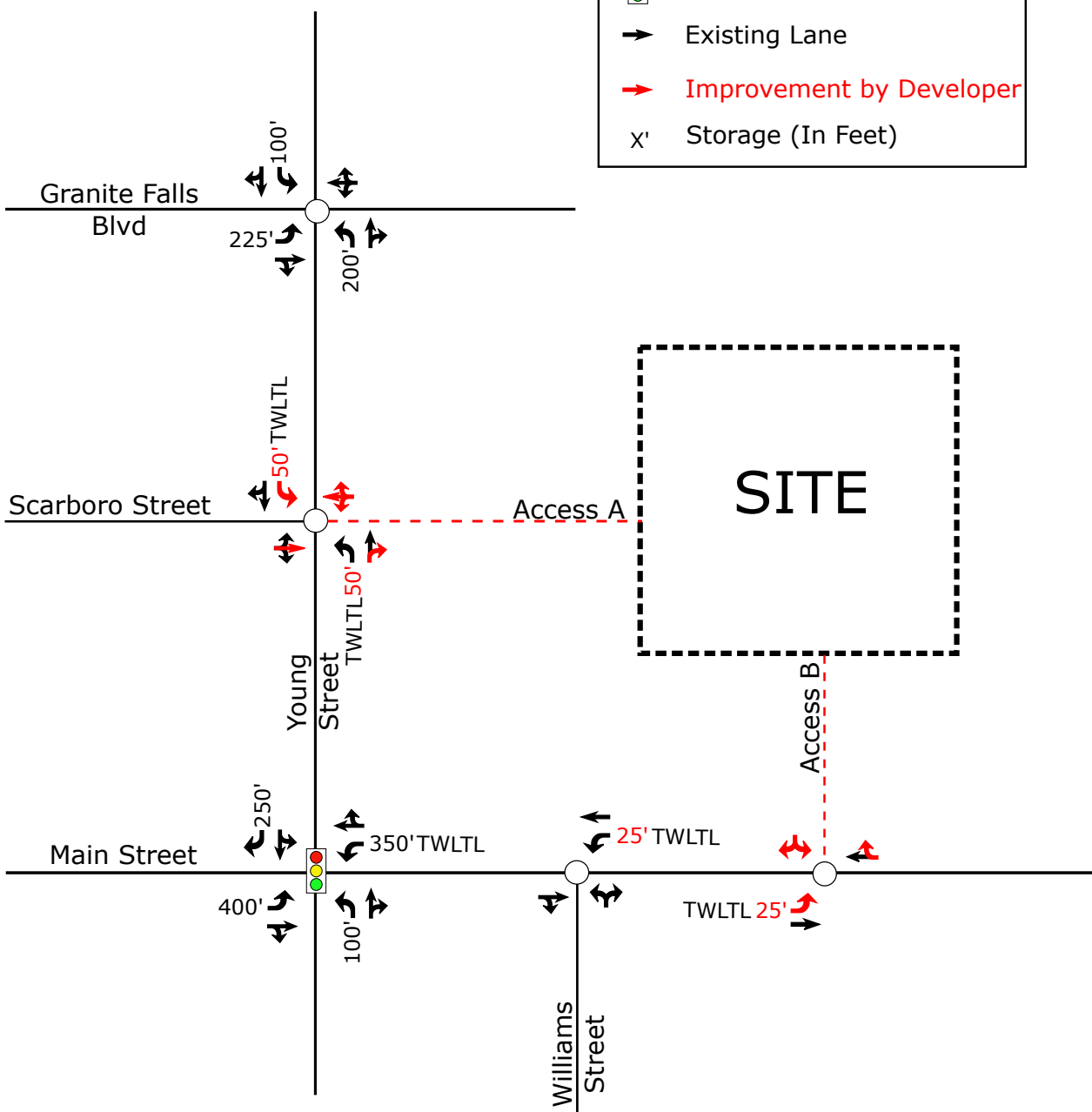
Main Street and Williams Street

- Restripe the existing 150 feet two-way left-turn lane (TWLTL) to provide 25 feet of storage for the westbound left-turn movement into Williams Street and 25 feet of storage for the eastbound left-turn movement into Site Access B.



LEGEND

- Unsignalized Intersection
- ⬆️⬆️⬆️ Signalized Intersection
- ➡ Existing Lane
- ➡ Improvement by Developer
- x' Storage (In Feet)



	Opal at Main Rolesville, NC	Recommended Lane Configurations	
		Scale: Not to Scale	Figure 11

REZ-25-04 Opal at Main Rezoning Conditions Revised/Submitted: 04/06/2026

1. The subject property shall be developed generally in accordance with the Concept Site Plan attached hereto and incorporated herein.
2. The development shall allow for a maximum of sixty-four (64) single-family attached dwellings and two (2) single-family detached dwellings.
3. The stormwater control measure (SCM) shall be enhanced with trails, plantings, and a plaque to commemorate the historic significance of the site. The plaque shall be located to ensure public access to the memorial. The exact location and design of the plaque shall be determined at time of site plan.
4. For all townhome lots adjacent to a public street or private alley: A minimum of one (1) evergreen tree at 2-inch caliper at the time of planting and a minimum of two (2) medium shrubs, a minimum of 3-gallon size at the time of planting; shall be installed by the developer prior to the Certificate of Occupancy.
5. A thirty (30) foot-wide buffer shall be provided along the property boundary with PIN 1769120094 (Little House Museum) where the proposed homes abut the museum. This buffer shall achieve a Type 3 planting standard in accordance with Town of Rolesville LDO.
6. Garages will have fully finished interiors, with drywall, paint and trim.
7. The architectural commitments for this development shall be:
 - a) No dwelling unit shall be clad with aluminum or vinyl siding. Vinyl windows, trim and soffit are allowed.
 - b) No townhome building shall exceed six (6) units.
 - c) The minimum square footage for townhomes shall be 1,575 square feet. Garages shall not be counted towards the minimum square footage.

General architectural requirements of the neighborhood will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.

8. Conditions restricting the rental of dwelling units shall be governed by the Covenants, Conditions, and Restrictions of the HOA of this development. The Town shall verify that the Covenants, Conditions, and Restrictions contain language that regulates rental units at the time of construction drawings however enforcement of the covenants shall be the responsibility of the HOA.

Site Address/PIN:

Property Owner Name:

Date:

Site Address/PIN:

Property Owner Signature:

Date:

Site Address/PIN:

Property Owner Name:

Date:



REZ-25-0002/ REZ-25-04 OPAL at MAIN

Address: 0 N. Main St., 205 N. Main St., 108 Nortwick Rd.,
204 W. Young St.

PINs:1769121549, 1769123307, 1769029362, 1769027985

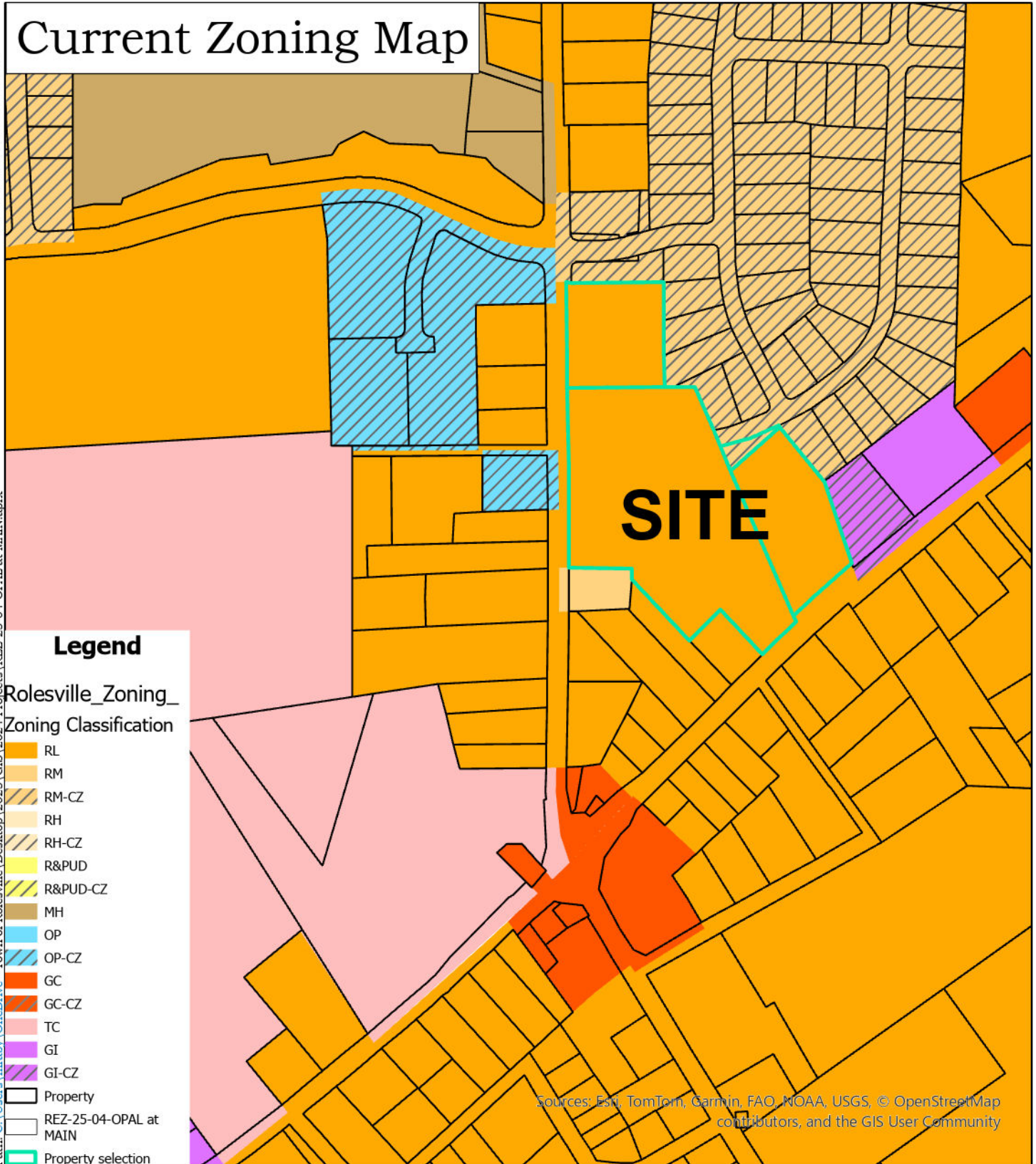
**2050 COMPREHENSIVE PLAN FUTURE
LAND USE MAP**



Current Zoning Map

Date Saved: 5/6/2026 9:48 AM

Path: C:\Users\mrabry\OneDrive - Town of Rolesville\Desktop\2025\GIS\2024 Projects\REZ-25-04-OPAL at MAIN.aprx



Legend

Rolesville_Zoning_ 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
- Property
- REZ-25-04-OPAL at MAIN
- Property selection

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