



Memo

To: Mayor and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: December 30, 2021
Re: ANX 21-04 and MA 21-06 Tucker Wilkins Property

Background Annexation

The Town of Rolesville Planning Department received contiguous voluntary annexation petitions in May 2021 from Mary Mitchell Godfrey, Timothy Wade Godfrey, Alice Mitchell Pearce, David W. Tucker, Sue S. Tucker, Betsy S. Wilkins, and James F. Wilkins. The petitioned properties total 32.59 acres and are located at 0, 2012, and 2016 Rolesville Road with PINs 1767263062, 1767264441, 1767257612 (portion of), and 1767256316 (portion of). The property owners agreed to have all of the annexation petitions considered together.

As provided in G.S. 160A-31, the petition was investigated by the Town Clerk as to its sufficiency.

Rezoning

The Town of Rolesville Planning Department also received a rezoning application in May 2021 for the properties noted above. The applicant, GDG Ventures, LLC, is requesting to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ) to accommodate 64 townhomes and 27 single family lots. The proposed density is 2.79 units per acre.

Based on the timing of the application, the review falls under the Unified Development Ordinance (UDO).

Applicant Justification

The applicant provided the following narrative:

The property is proposed to be R-3 CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with Town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.



Tucker Wilkins Property Conceptual Master Plan

Neighborhood Meeting

The applicants held two neighborhood meetings, one on September 14, 2021, and the other on September 29, 2021. Six people attended the two neighborhood meetings. Minutes are included as an attachment.

Comprehensive Plan

Land Use

The future land use designation of the subject property is Medium Density Residential. This classification is predominately single family residential with portions of duplex, townhouse, or multifamily residential. The typical density range of this land use category is three to five units per acre. The proposed housing types are consistent, and the proposed density of 2.79 units per acre is slightly below the typical density range for Medium Density Residential.

Transportation and Traffic

According to Rolesville's Community Transportation Plan Thoroughfare Recommendations, Rolesville Road, From Fowler Road to Mitchell Mill Road, is planned as a ninety-foot right-of-way two-lane road with a two way left turn lane, curb and gutter, sidewalks, and a sidepath. The sketch plan included with this rezoning request shows dedication of fifteen additional feet of right-of-way to accommodate one-half of the needed ninety-foot right-of-way.

A Traffic Impact Analysis (TIA) was not required due to the number of peak hour trips being below the threshold for study; however, the applicant has provided a trip generation and an

evaluation of traffic from Stantec Consulting Services for the subject development. The report included the following conclusions:

- AM Peak Hour Trips: 55; PM Peak Hour Trips: 69
- The subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.
- The proposed driveway onto Rolesville Road is anticipated to operate at an acceptable level of service at project build-out.
- The proposed development is expected to result in minimal increases in traffic volume along Rolesville Road.

Development Review

The Technical Review Committee (TRC) provided one round of review comments on the sketch plan for the Tucker Wilkins Property. The applicant has addressed all of TRC's comments.

Staff Analysis

Townhomes have been a major topic of discussion over the last year in Rolesville. The Town Board discussed townhomes at a work session in August 2021 and noted their preference for locating townhomes in downtown Rolesville within walking distance to amenities and proximate to major transportation corridors. While the applicant is proposing detailed conditions for the proposed development, including limiting the housing types to townhomes and single family detached housing as well as architectural standards for the townhomes, developing townhomes in this location does not align with the results of the Town Board work session in August.

Planning Board Meeting

At the meeting on December 20, 2021, the Planning Board unanimously recommended approval of the rezoning request. While the Planning Board members were complimentary of the ample open space and greenway connection through the proposed development, much of their discussion focused on traffic concerns. The Board noted they would like to have a better understanding of traffic impacts along the entire Rolesville Road corridor for any future rezonings in the area.

Proposed Motions

Annexation

Motion to (approve or deny) the annexation petition received under G.S. 160A-31 for ANX 21-04 Tucker Wilkins Property

Rezoning

Motion to (approve or deny) the rezoning request MA 21-06 Tucker Wilkins Property

Attachments

ANX 21-04 Town Clerk Certification of Sufficiency of the Petition

ANX 21-04 Tucker Wilkins Annexation Package (Petitions and Maps)

MA 21-06 Tucker Wilkins Rezoning Package (Application, Neighborhood Meeting Notes, Traffic Report)

CERTIFICATE OF SUFFICIENCY

ANX 21-04: Tucker/Wilkins Property Annexation Petition

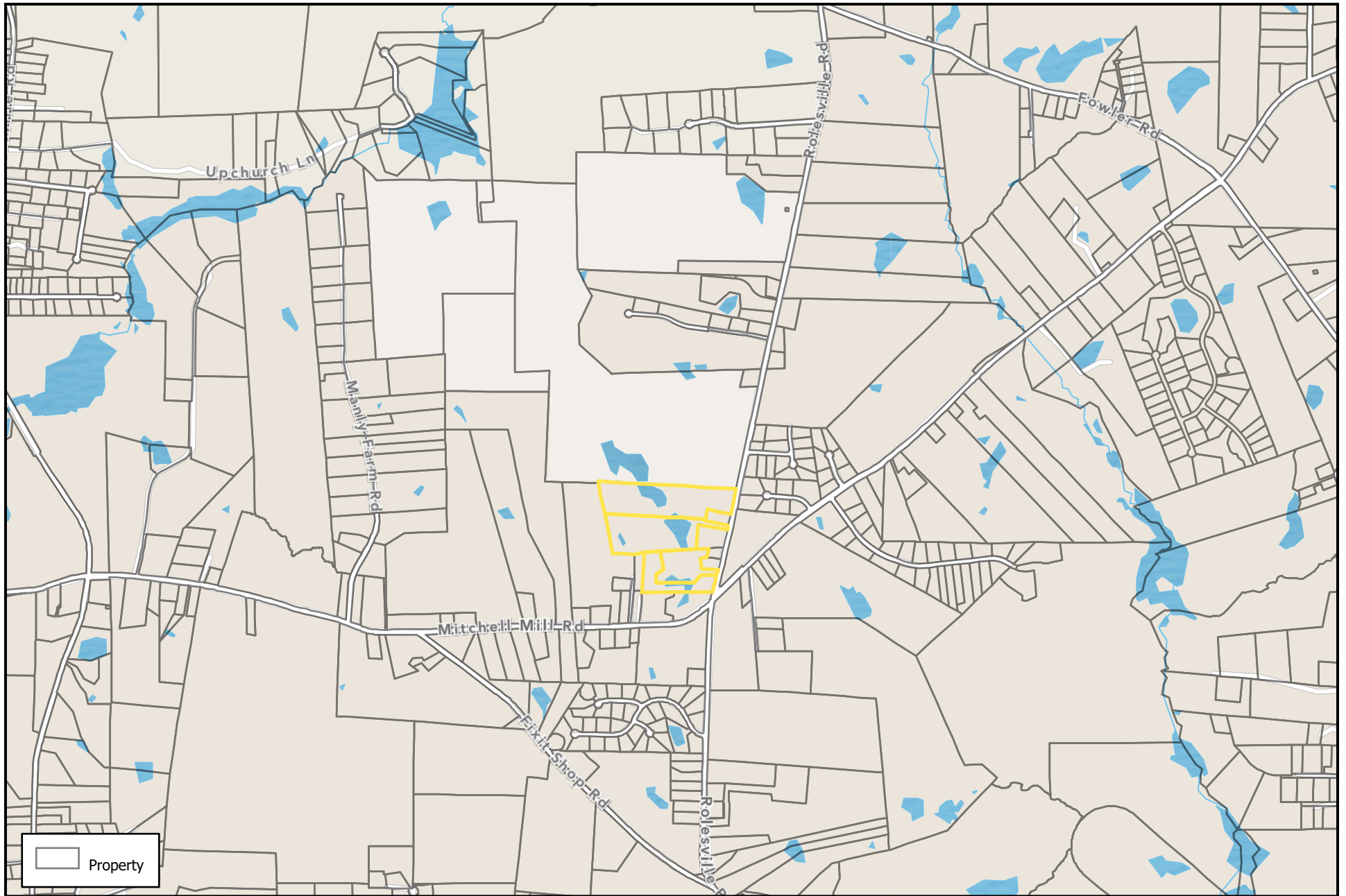
To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, in response to Resolution 2021-R-23 Directing Clerk to Investigate Sufficiency of Annexation Petition adopted by the Board of Commissioners in its September 7, 2021 Regular Meeting, do hereby certify that I have investigated the attached petition(S) and hereby make the following findings:

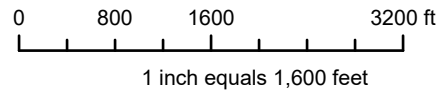
- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 28th day of September 2021.

Robin E. Peyton
Town Clerk



Vicinity Map



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

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

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

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

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

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767-25-6316	0337276	DB 011626	PG 00672	3.23	\$ 321,082
		DB	PG		\$
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

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

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

Timothy Wade Godfrey
Signature of Owner #1 Timothy Wade Godfrey

5-27-21
Date Signed

Mary Mitchell Godfrey
Signature of Owner #2 Mary Mitchell Godfrey

5-27-21
Date Signed

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

Name of Corporation

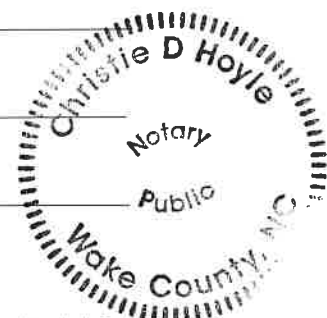
Printed Name of Registered Agent

Signature of Registered Agent

Address, State, Zip of Registered Office:

North Carolina, Wake County

I, Christie D Hoyle, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and official seal, this 27th day of May, 2021.



Christie D Hoyle
Notary Public
My commission expires: June 27, 2023

BK011626PG00672

WAKE COUNTY, NC 936
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/07/2005 AT 16:43:55

BOOK:011626 PAGE:00672 - 00674

RETURN TO: and hold for: Warren, Perry & Anthony, Box 204

PREPARED BY: Kelly J. Mackay, Attorney (NO TITLE CERTIFICATION BY PREPARER) Warren, Perry & Anthony, P.L.L.C. - P.O. Box 1187, Wake Forest, NC 27588-1187

TAX IDENTIFICATION #: out of 0047804 REVENUE STAMPS \$ 0

NORTH CAROLINA NON-WARRANTY DEED

This deed made this 4th day of October, 2005 by and between:

GRANTOR: **LOUIS WILLARD PEARCE AND WIFE, ALICE MITCHELL PEARCE**

GRANTEE: **TIMOTHY WADE GODFREY AND WIFE, MARY MITCHELL GODFREY
237 Clifton Pond Road, Louisburg, NC 27549**

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

TOWNSHIP OF WAKE FOREST, COUNTY OF WAKE

BEING all of Lots 1 & 3 as shown on plat entitled "Minor Subdivision & Recombination for Lucy Duke Mitchell Heirs" a copy of which is recorded in Book of Maps 2005, Page 1939, Wake County Registry.

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

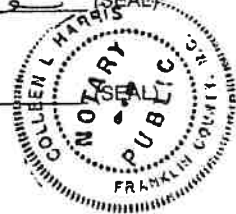
Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

BK011626PG00673

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.

Louis Willard Pearce (SEAL)
Louis Willard Pearce

Alice Mitchell Pearce
Alice Mitchell Pearce



STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Colleen L. Harris, a Notary Public for the County of Franklin State of North Carolina, certify that Louis Willard Pearce and wife, Alice Mitchell Pearce, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 5th day of October, 2005.

My Commission Expires

April 10, 2008

Colleen L. Harris
Notary Public



BOOK:011626 PAGE:00672 - 00674

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina – Wake County

The foregoing certificate ___ of _____

_____ Notary(ies) Public is (are) certified to be correct. This instrument
and this certificate are duly registered at the date and time and in the book and
page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: _____
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
3 # of Pages

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

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

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

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

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

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767-25-7612	0337277	DB 012986	PG 00013	3.81	\$ 75,438
		DB	PG		\$
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

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

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

Alice Mitchell Pearce
Signature of Owner #1 Alice Mitchell Pearce

5-27-2021
Date Signed

Signature of Owner #2

Date Signed

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

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent

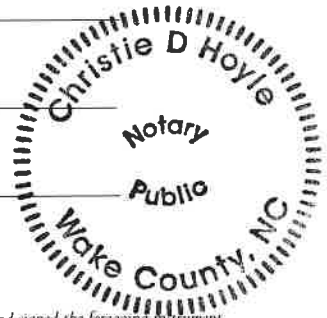
Address, State, Zip of Registered Office:

North Carolina, Wake County

Christie D Hoyle, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and official seal, this 27th day of May, 2021.

Notary Seal

Christie D Hoyle
Notary Public
My commission expires: June 27, 2023



BK012986PG00013

WAKE COUNTY, NC 168
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/04/2008 AT 12:00:29

BOOK:012986 PAGE:00013 - 00016

Excise Tax: \$0 - Gift
Mail to: Timothy A. Nordgren, 2301 Sugar Bush Road, Suite 450, Raleigh, NC 27612
Prepared by: Timothy A. Nordgren (without search)
Brief description
for the Index: Lots 2 and 4, BM2005 - 1939, Wake Forest Township, Wake County, North Carolina
Parcel ID#s: 1767350748 and 1767257612
Real Estate#: 0053584 and 0337277

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED, made the 28 day of February, 2008, by Louis Willard Pearce and wife, Alice Mitchell Pearce (hereinafter referred to as "Grantor") to Louis Willard Pearce and Alice Mitchell Pearce, Trustees, or successor Trustee(s) under the Louis Willard Pearce and Alice Mitchell Pearce Revocable Trust dated the 28 day of February, 2008, (hereinafter referred to as "Grantee") having an address of 2004 Rolesville Road, Wake Forest, North Carolina, 27587.

WITNESSETH:

THAT Grantor has and by these presents does grant, bargain, sell and convey unto Grantee that parcel of land (hereinafter the "Property") located in Wake Forest Township, Wake County, North Carolina and fully described as follows:

BEING all of Lots 2 & 4 as shown on plat entitled "Minor Subdivision & Recombination for Lucy Duke Mitchell Heirs" a copy of which is recorded in Book of Maps 2005, Page 1939, Wake County Registry.

Conveyance is also made subject to easements, restrictions, rights-of-way and deeds of trust of record in Wake County, if any.

BK012986PG00014

The property described herein was acquired by Grantor by instrument recorded in Book 011626, Pages 00669 – 00671 of the Wake County Registry.

TO HAVE AND TO HOLD the Property, and all privileges and appurtenances thereunto belonging to Grantees in fee simple.

The purpose of this conveyance is solely to facilitate the administration of the Grantors' estates in the event of the death of either Grantor. This conveyance is not intended to affect the classification of marital or separate property in the event of a separation, divorce or equitable distribution of the Grantors' property.

The Trustee and successor Trustees shall have full power and authority to convey the whole or any part of said property or any right or interest therein by deed, mortgage, deed of trust, lease or other instrument in writing, and it shall not be necessary to record the Trust Agreement under which it is acting as Trustee, nor shall anyone dealing with the Trustee be required to examine the said Trust Agreement, and no one dealing with the Trustee shall be required to see to the application of any money paid to the Trustee.


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

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

 (SEAL)
Louis Willard Pearce

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Louis Willard Pearce** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of FEBRUARY, 2008.


Notary Public
My Commission expires: 10-31-2009



BK012986PG00015

Alice Mitchell Pearce (SEAL)
Alice Mitchell Pearce

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Alice Mitchell Pearce** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of FEBRUARY, 2008.

Rachel Karen Willis
Notary Public
My Commission expires: 10.31.2009





BOOK:012986 PAGE:00013 - 00016

**Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.**



**Wake County Register of Deeds
Laura M. Riddick
Register of Deeds**

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ 4 New Time Stamp
_____ # of Pages

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

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3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. Yes or No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

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

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767-26-4441	0062588	DB 003599	PG 00618	14.2	\$ 262,900
1767-26-3062	0062552	DB 001936	PG 00654	11.35	\$ 233,200
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

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

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

Betsy S. Wilkins *James F. Wilkins*
 Signature of Owner #1 Betsy S. Wilkins 5-27-2021
 Date Signed

Sue S. Tucker *David W. Tucker*
 Signature of Owner #2 Sue S. Tucker 5-27-2021
 Date Signed

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

Name of Corporation _____

Printed Name of Registered Agent _____

Signature of Registered Agent _____

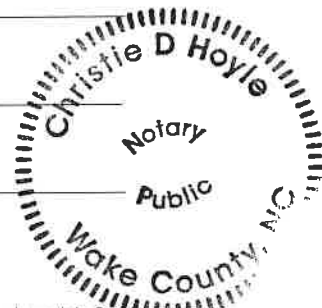
Address, State, Zip of Registered Office: _____

North Carolina, Wake County

I, Christie D Hoyle, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing document.
 Witness my hand and official seal, this 27th day of May, 2021.

Notary Seal

Christie D Hoyle
 Notary Public
 My commission expires: June 27, 2023



BOOK 3599 PAGE 618

PRESENTED FOR REGISTRATION

NOV 14 4 46 PM '85

KENNETH S. WOODS
REGISTERED CLERK
WAKE COUNTY, NC

Excise Tax None

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 0062587 ~ 0062588

Verified by County on the day of 19 by

Mail after recording to SMITH, DEBNAM, HIBBERT & PAHL, Attorneys at Law
Post Office Box 515, Zebulon, North Carolina 27597

This instrument was prepared by W. Thurston Debnam, Jr.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14 day of November, 1985, by and between

GRANTOR

GRANTEE

W. PROCTOR SCARBORO and wife,
JOSEPHINE F. SCARBORO

SUE SCARBORO PARKER and
BETSY SCARBORO GARDNER

318 S. Main Street
Warrenton, North Carolina 27589

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Wake Forest Township, Wake County, North Carolina and more particularly described as follows:

See attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1575, Page 111, Wake County Registry

A map showing the above described property is recorded in Plat Book page 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.

And the Grantor covenants with the 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 against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BY: W. Proctor Scarborough (Corporate Name) President Josephine F. Scarborough (Secretary (Corporate Seal))

USE BLACK INK ONLY



NORTH CAROLINA, Wake County. I, a Notary Public of the County and State aforesaid, certify that W. Proctor Scarborough and wife, Josephine F. Scarborough, each personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of November 1985. My commission expires: 8-25-87 W. F. Debnam, Jr. Notary Public

SEAL-STAMP NORTH CAROLINA, Wake County. I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of 19. My commission expires: Notary Public

The foregoing Certificate(s) of W. F. Debnam, Jr. is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof. KENNETH C. WILKINS REGISTER OF DEEDS FOR Wake COUNTY By Deputy C. Smith

Exhibit A

BOOK 3599 PAGE 620

First Parcel:

"Beginning at a point in the center line of the Wendell-Rolesville hard-surfaced road, said beginning point being 330 feet North 16 degrees 54 minutes East of the Northwest corner of Tract No. 10 and the Southwest corner of Tract No. 11 as shown by map of lands of the heirs of E. Jesse Duke, which map is recorded in Book of Maps 1947 at page 78, Wake County Registry, and runs thence from said beginning point with the center line of said Wendell-Rolesville Road North 16 degrees 54 minutes East 105 feet to a point in the center line of said road; runs thence South 82 degrees East 192 feet to a point; thence South 16 degrees 54 minutes West 105 feet to a point; runs thence North 82 degrees West 192 feet to the point of beginning and being Lot No. 3 of the E. K. Hopkins Subdivision of said Tract by Pittman Stell, Surveyor, and being a part of said Tract No. 11 conveyed by H. M. Scarboro, Jr. and others to B. K. Hopkins by deed dated October 29, 1947, and recorded in Book 981, at Page 421, Wake County Registry and being the land conveyed by B. K. Hopkins and wife, to Cash Wallace Scarboro and wife, Carrie Lee Ellis Scarboro, by deed dated April 17, 1951, recorded in Book 1065, Page 579, Wake County Registry and by deed of correction dated July 1951 and recorded in the Wake County Registry."

Second Parcel

"Beginning at a point in the center line of the Wendell-Rolesville Road, the Northeast corner of Tract No. 7, as shown by map hereinafter referred to, and runs thence along the common boundary line between Tracts No. 7 and 8 North 82 degrees 25 minutes West 1,503.2 feet to a stake in the Watkins line; thence North 06 degrees 20 minutes West along said Watkins line 402 feet to an iron pipe stake in the Whitley line; thence South 82 degrees 08 minutes East 1668 feet to a point in the center line of said Wendell-Rolesville Road; thence along the center line of said road South 16 degrees 54 minutes West 385 feet to the point of beginning containing 14.20 acres more or less, and being Tract No. 8 according to the partition of the lands of the dower interest of Clee A. Duke in the lands of E. J. Duke in S. P. No. 7484 in the office of the Clerk of Superior Court of Wake County, North Carolina, as shown by map recorded in Book of Maps 1947, Page 78, Wake County Registry and being the lands conveyed by Lonnie T. Duke and wife, Margaret M. Duke, to Cash Wallace Scarboro and wife, Carrie Lee Ellis Scarboro by deed dated November 19, 1947, recorded in Book 983, Page 216, Wake County Registry."

NORTH CAROLINA :

BOOK 1936 PAGE 654

WAKE COUNTY :

THIS DEED, made and entered into this 23rd day of April, 1970, by and between MAMIE D. SCARBORO, widow, W. PROCTOR SCARBORO and wife, JOSEPHINE F. SCARBORO, LOLA SCARBORO JOYNER and husband, JOSEPH P. JOYNER, and ESTELLE SCARBORO LLOYD and husband, D. M. LLOYD, parties of the first part, and C. WALLACE SCARBORO, SUE SCARBORO PARKER and BETSY SCARBORO, parties of the second part;

W I T N E S S E T H :

That said parties of the first part, in consideration of TEN (\$10.00) DOLLARS and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell and convey unto the parties of the second part, their heirs and assigns, that certain tract or parcel of land situate in Wake County, North Carolina, and more particularly described as follows:

BEGINNING at a point in the center of the Rolesville-Wendell Road, the northeast corner of Tract 6, runs thence along the northern boundary of Tract 6 North 89 degrees 48 minutes West 983.7 feet to a stake, northwest corner of Tract 6; thence along the Watkins line, North 86 degrees 32 minutes West 358 feet to a stone in the Watkins line; thence North 6 degrees 20 minutes West 485.5 feet to a stake, the southwest corner of Tract 8; thence along the common boundary line between Tracts 7 and 8, South 82 degrees 25 minutes East 1503.2 feet to a point in the center of the Rolesville-Wendell Road; thence along the center of said road South 16 degrees 54 minutes West 329.7 feet to the point of beginning, and containing 13.42 acres, more or less. See Book 981, page 537, Wake County Registry.

Included in this conveyance are all crop allotments allocable to the above described property.

This property is conveyed subject to restrictive covenants and easements of record affecting this property, to the right of way of the Rolesville-Wendell Road and 1970 taxes.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging unto the said parties of the second, their heirs and assigns in fee simple forever.

MANNING, FULTON
& SKINNER
ATTORNEYS AT LAW
RALEIGH, NORTH CAROLINA

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals, the day and year first above written.

Mamie D. Scarborough (SEAL)
Mamie D. Scarboro, widow

W. Proctor Scarboro (SEAL)
W. Proctor Scarboro

Josephine F. Scarboro (SEAL)
Josephine F. Scarboro

Lola Scarborough Joyner (SEAL)
Lola Scarboro Joyner

Joseph P. Joyner (SEAL)
Joseph P. Joyner

Estelle Scarborough Lloyd (SEAL)
Estelle Scarboro Lloyd

D. M. Lloyd (SEAL)
D. M. Lloyd

NORTH CAROLINA :
WAKE COUNTY :

I, Lena W. Kee, a Notary Public, certify that Mamie D. Scarboro, widow, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.



Witness my hand and Notarial Seal/Stamp this 23 day of May, 1970.

Lena W. Kee
Notary Public

My Commission expires: May 28, 1971

NORTH CAROLINA :
WAKE COUNTY :

I, Lena W. Kee, a Notary Public, certify that W. Proctor Scarboro and wife, Josephine F. Scarboro, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.



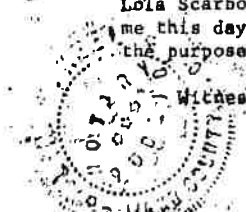
Witness my hand and Notarial Seal/Stamp this 15 day of July, 1970.

Lena W. Kee
Notary Public

My Commission expires: 5/28/71

NORTH CAROLINA :
WAKE COUNTY :

I, Lena W. Kee, a Notary Public, certify that Lola Scarborough Joyner and husband, Joseph P. Joyner, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.



Witness my hand and Notarial Seal/Stamp this 24 day of May, 1970.

Lena W. Kee
Notary Public

My Commission expires: 5/28/71

NORTH CAROLINA
WAKE COUNTY

I, Lena W. Keel, a Notary Public, certify that Estelle Scarborough Lloyd and husband, D. M. Lloyd, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.



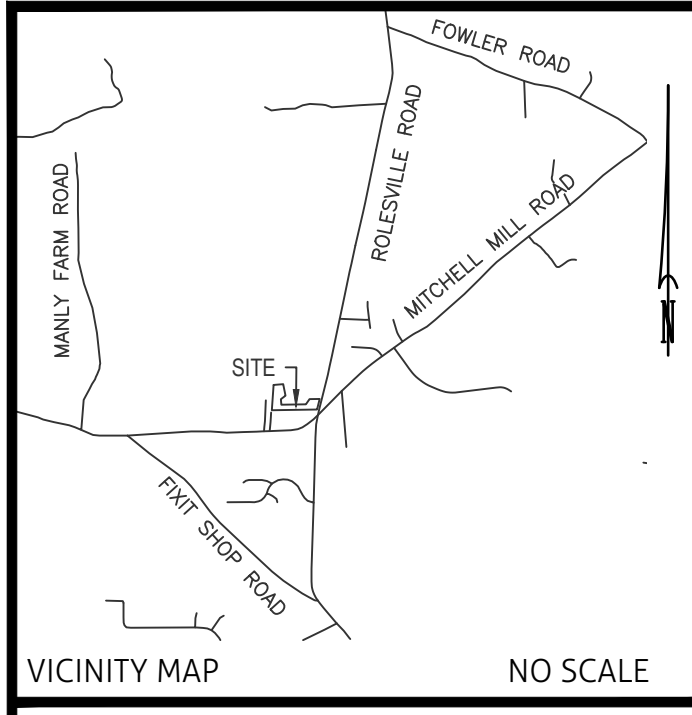
Witness my hand and Notarial Seal/Stamp this 22 day of May, 1970.

Lena W. Keel
Notary Public

My Commission expires: May 28, 1971

NORTH CAROLINA—WAKE COUNTY
The foregoing certificate 5 of Lena W. Keel

Notary(ies) Public is
(are) certified to be correct. This instrument was presented for registration and recorded in this
office in Book 1936, Page 654,
This 23 day of July, 1970, at 2:40 o'clock P. M.
By Alice J. Dora, J. A. ROWLAND, Register of Deeds.
Deputy Register of Deeds



- NOTES
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARING NAD 83(1986)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 372017660G, PANEL 1766, EFFECTIVE DATE MAY 2, 2006.

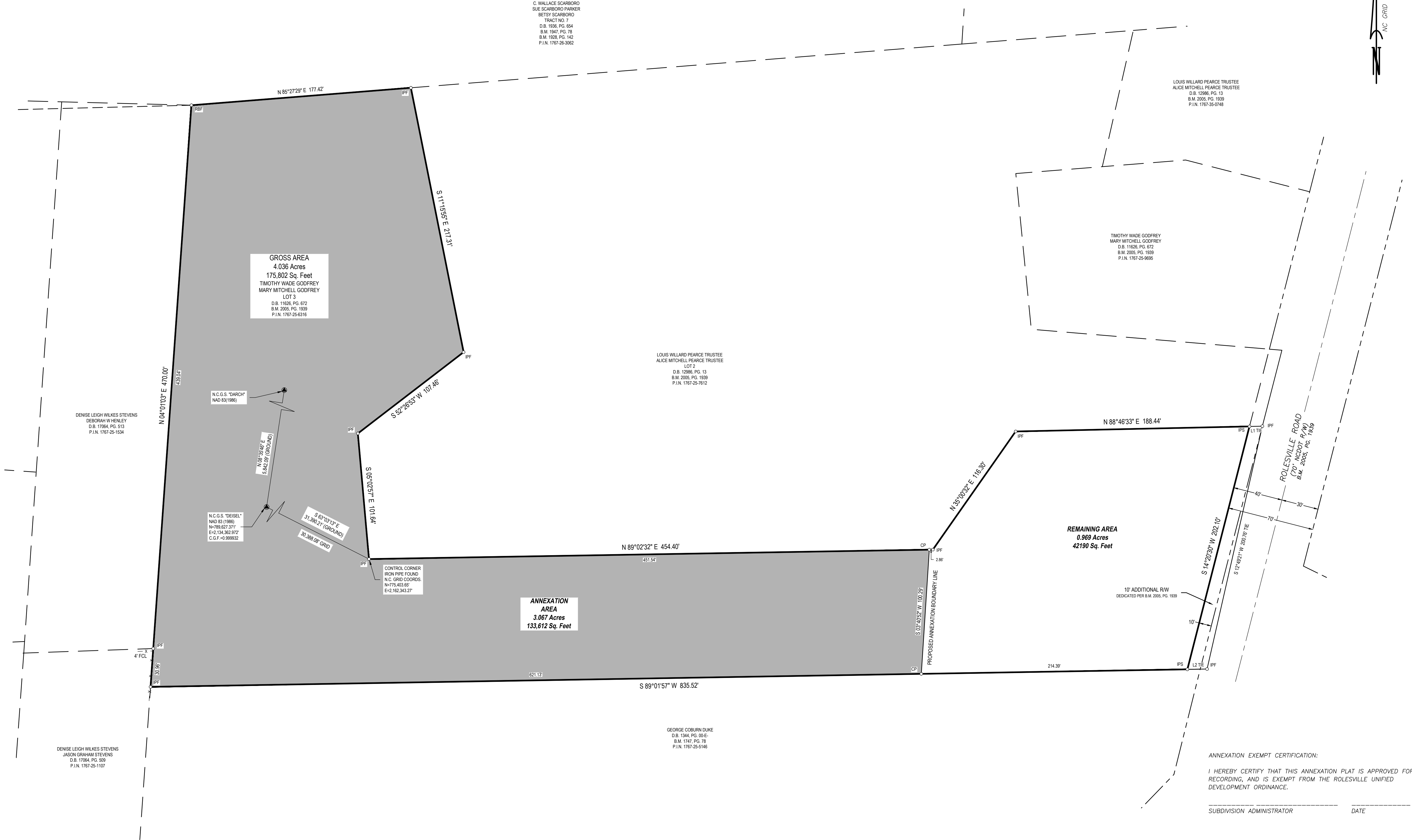
ANNEXATION AREA TABLE

GROSS AREA	4.036 ACRES	175,802 Sq. Feet
LESS	0.969 ACRES	42,190 Sq. Feet
TOTAL ANNEXATION AREA:	3.067 ACRES	133,612 Sq. Feet

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°46'33" E	10.38'
L2	N 89°01'57" E	15.89'

- LEGEND (UNLESS OTHERWISE NOTED)
- AIF - ANGLE IRON FOUND
 - C.G.F. - COMBINED GRID FACTOR
 - CP - CALCULATED POINT
 - EIP - EXISTING IRON PIPE
 - IPF - IRON PIPE FOUND
 - IPS - IRON PIPE SET
 - PKNS - PK NAIL SET
 - R/W - RIGHT OF WAY
 - RBF - REBAR FOUND
- ADJOINER: - - - - -
- BOUNDARY: = = = = =
- CL ROAD: - - - - -
- R/W: - - - - -
- ANNEXATION AREA: [Shaded Box]



TYPE OF PLAT
 I, MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4844, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

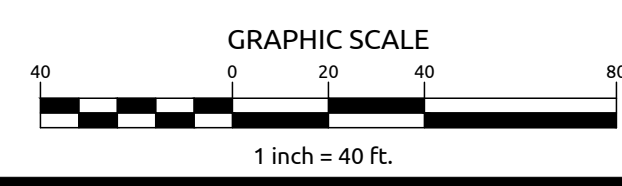
MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

SURVEY CERTIFICATE

I, MATTHEW A. TIMBLIN, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 11628, PAGE 672, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SEE REFERENCES HEREON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 20,000±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 17TH DAY OF AUGUST, A.D., 2021.

MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-484

PRELIMINARY PLAT
 NOT FOR
 CONVEYANCE,
 RECORDATION, OR
 SALES



REVISIONS:	DATE: 8-17-2021	ANNEXATION MAP OF LOT 3	
	SCALE: 1"=40'	PROPERTY OF TIMOTHY WADE GODFREY MARY MITCHELL GODFREY	
	SURVEYED BY: AM	TOWNSHIP: WAKE FOREST	COUNTY: WAKE
	DRAWN BY: MT	STATE: NORTH CAROLINA	
	CHECK & CLOSURE BY: MT	P.I.N. 1767-25-6316	SHEET 1 OF 1
	CAD FILE: T-GODFREY ANNEXATION MAP	ZONE: R-30	
	PROJECT NO: 2210781.00		

ANNEXATION EXEMPT CERTIFICATION:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

SUBDIVISION ADMINISTRATOR _____ DATE _____

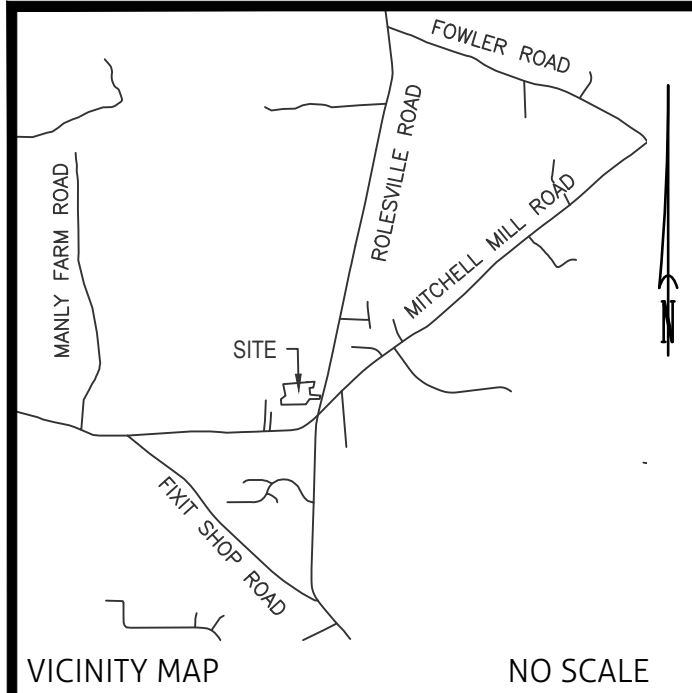
REVIEW OFFICER CERTIFICATION

I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

WithersRavenel
 Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511 | T: 919.469.3340 | license #: C-0832 | www.withersravenel.com



- NOTES
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARING NAD 83(1986)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 372017660G, PANEL 1766, EFFECTIVE DATE MAY 2, 2006.

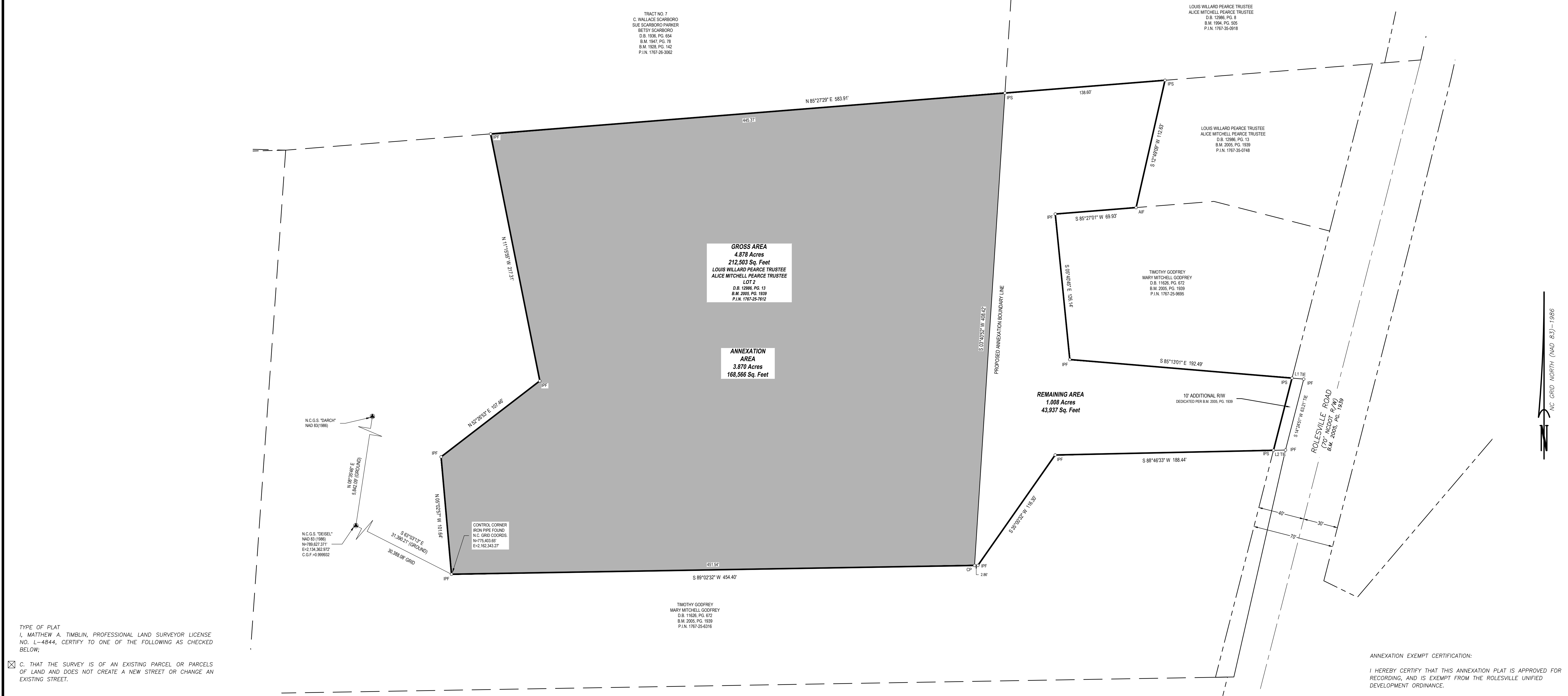
ANNEXATION AREA TABLE

GROSS AREA	4.878 ACRES	212,503 Sq. Feet
LESS	1.008 ACRES	43,937 Sq. Feet
TOTAL ANNEXATION AREA:	3.870 ACRES	168,566 Sq. Feet

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 85°13'01" E	10.14
L2	S 88°48'33" W	10.38

- LEGEND (UNLESS OTHERWISE NOTED)
- AIF - ANGLE IRON FOUND
 - C.G.F. - COMBINED GRID FACTOR
 - CP - CALCULATED POINT
 - EIP - EXISTING IRON PIPE
 - IPF - IRON PIPE FOUND
 - IPS - IRON PIPE SET
 - PKNS - PK NAIL SET
 - R/W - RIGHT OF WAY
 - RBF - REBAR FOUND
- ADJOINER: - - - - -
- BOUNDARY: = = = = =
- R/W: - - - - -
- ANNEXATION AREA: [Shaded Box]



TYPE OF PLAT
 I, MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4844, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

SURVEY CERTIFICATE

I, MATTHEW A. TIMBLIN, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 12388, PAGE 13, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SEE REFERENCES HEREON PLAT. THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 20,000±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 17TH DAY OF AUGUST, A.D., 2021.

ANNEXATION EXEMPT CERTIFICATION:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

SUBDIVISION ADMINISTRATOR _____ DATE _____

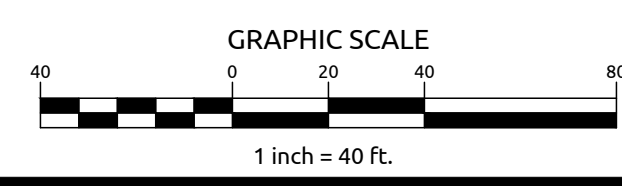
REVIEW OFFICER CERTIFICATION

I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

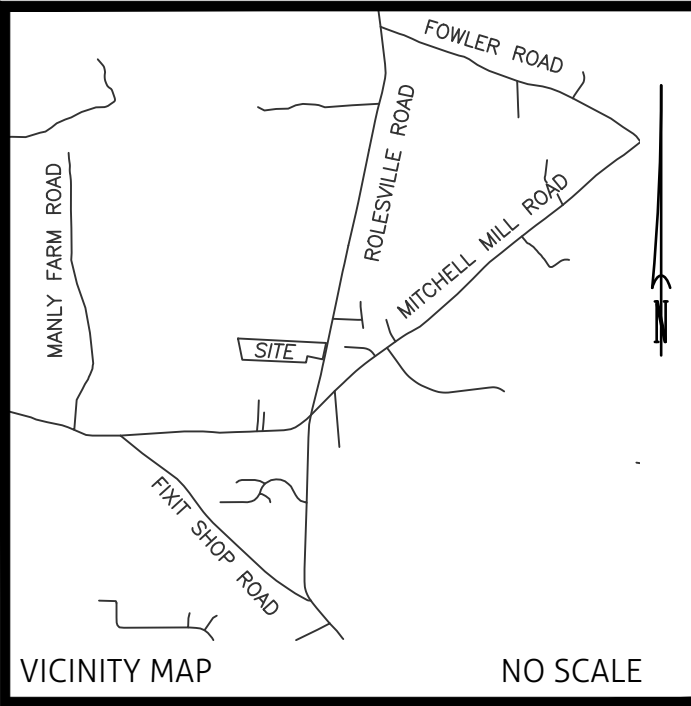
MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

PRELIMINARY PLAT
 NOT FOR
 CONVEYANCE,
 RECORDATION, OR
 SALES



REVISIONS:	DATE: 8-17-2021	ANNEXATION MAP OF LOT 2		
	SCALE: 1"=40'	PROPERTY OF LOUIS WILLARD PEARCE ALICE MITCHELL PEARCE		
	SURVEYED BY: AM	TOWNSHIP: WAKE FOREST	COUNTY: WAKE	STATE: NORTH CAROLINA
	DRAWN BY: MT	ZONE: R-30	P.I.N. 1767-25-7612	SHEET 1 OF 1
	CHECK & CLOSURE BY: MT			
	CAD FILE: L-PEARCE ANNEXATION MAP			
	PROJECT NO: 2210781.00			

WithersRavenel
 Engineers | Planners | Surveyors
 115 MacKenan Drive | Cary, NC 27511 | T: 919.469.3340 | license #: C-0832 | www.withersravenel.com



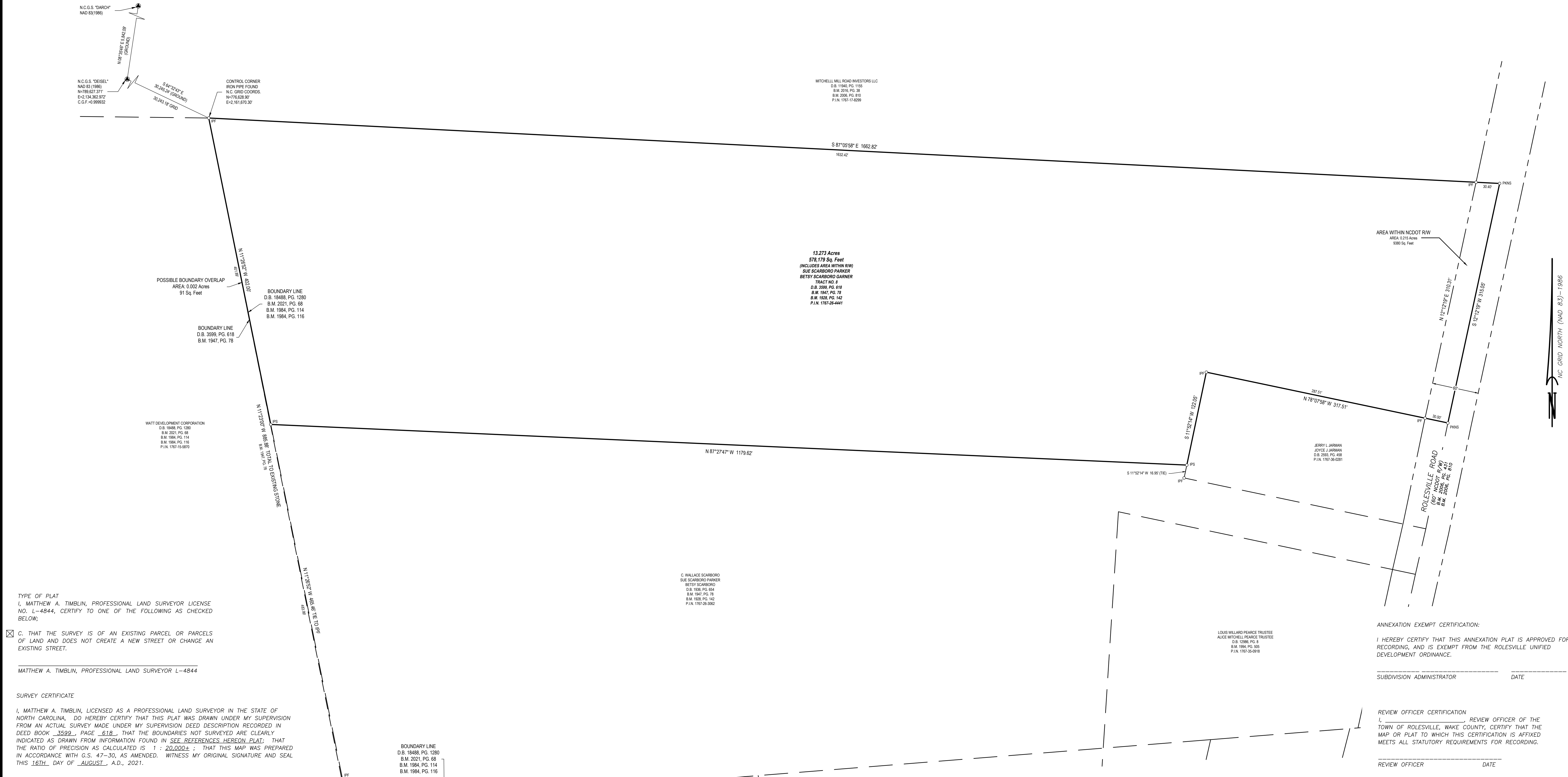
NOTES

1. AREAS COMPUTED BY COORDINATE METHOD.
2. BASIS OF BEARING NAD 83(1986)
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720176600J, PANEL 1766, EFFECTIVE DATE MAY 2, 2006.

ANNEXATION AREA TABLE		
TRACT	13.058 ACRES	568,799 Sq. Feet
R/W	0.215 ACRES	9380 Sq. Feet
TOTAL	13.273 ACRES	578,179 Sq. Feet

LEGEND (UNLESS OTHERWISE NOTED)

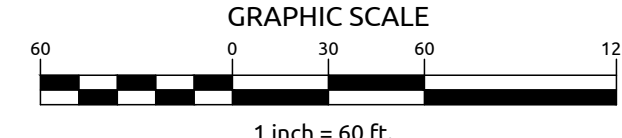
- C.G.F. - COMBINED GRID FACTOR
- CP - CALCULATED POINT
- EIP - EXISTING IRON PIPE
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- PKNS - PK NAIL SET
- R/W - RIGHT OF WAY
- RBF - REBAR FOUND
- ADJOINER - - - - -
- BOUNDARY - _____
- R/W - - - - -



TYPE OF PLAT
 I, MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4844, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:
 C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

SURVEY CERTIFICATE
 I, MATTHEW A. TIMBLIN, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 3592, PAGE 818, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SEE REFERENCES HEREON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 20,000 ±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 16TH DAY OF AUGUST, A.D., 2021.

PRELIMINARY PLAT
 NOT FOR
 CONVEYANCE,
 RECORDATION, OR
 SALES



REVISIONS:	DATE: 8-16-2021	ANNEXATION MAP OF TRACT NO. 8	
	SCALE: 1"=60'	PROPERTY OF SUE SCARBORO PARKER BETSY SCARBORO PARKER	
	SURVEYED BY: AM	TOWNSHIP: WAKE FOREST	COUNTY: WAKE
	DRAWN BY: MT	STATE: NORTH CAROLINA	P.I.N. 1767-26-4441
	CHECK & CLOSURE BY: MT	ZONE: R-30	SHEET 1 OF 1
	CAD FILE: S-PARKER ANNEXATION MAP		
	PROJECT NO: 2210781.00		

ANNEXATION EXEMPT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.
 SUBDIVISION ADMINISTRATOR _____ DATE _____

REVIEW OFFICER CERTIFICATION
 I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Timothy Wade Godfrey and Mary Mitchell Godfrey

Address 2016 Rolesville Rd City/State/Zip Wake Forest, NC

Phone _____ Email _____

Developer GDG Ventures LLC

Contact Name Hugh J. Gilleece, III

Address 103 Lavewood Lane City/State/Zip Cary, NC 27518

Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address 2016 Rolesville Rd Wake Forest, NC

Wake County PIN(s) 1767.01-25-6316

Current Zoning District R30 Wake County Requested Zoning District R 3 CZ

Total Acreage 3.23

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Timothy Wade Godfrey Mary Mitchell Godfrey Date 5-27-21

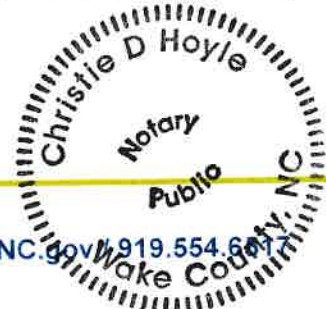
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Timothy Wade Godfrey and Mary Mitchell Godfrey personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 20 21.

My commission expires June 27, 2023.

Signature Christie D Hoyle Seal
Christie D Hoyle, notary public



Town of Rolesville Planning



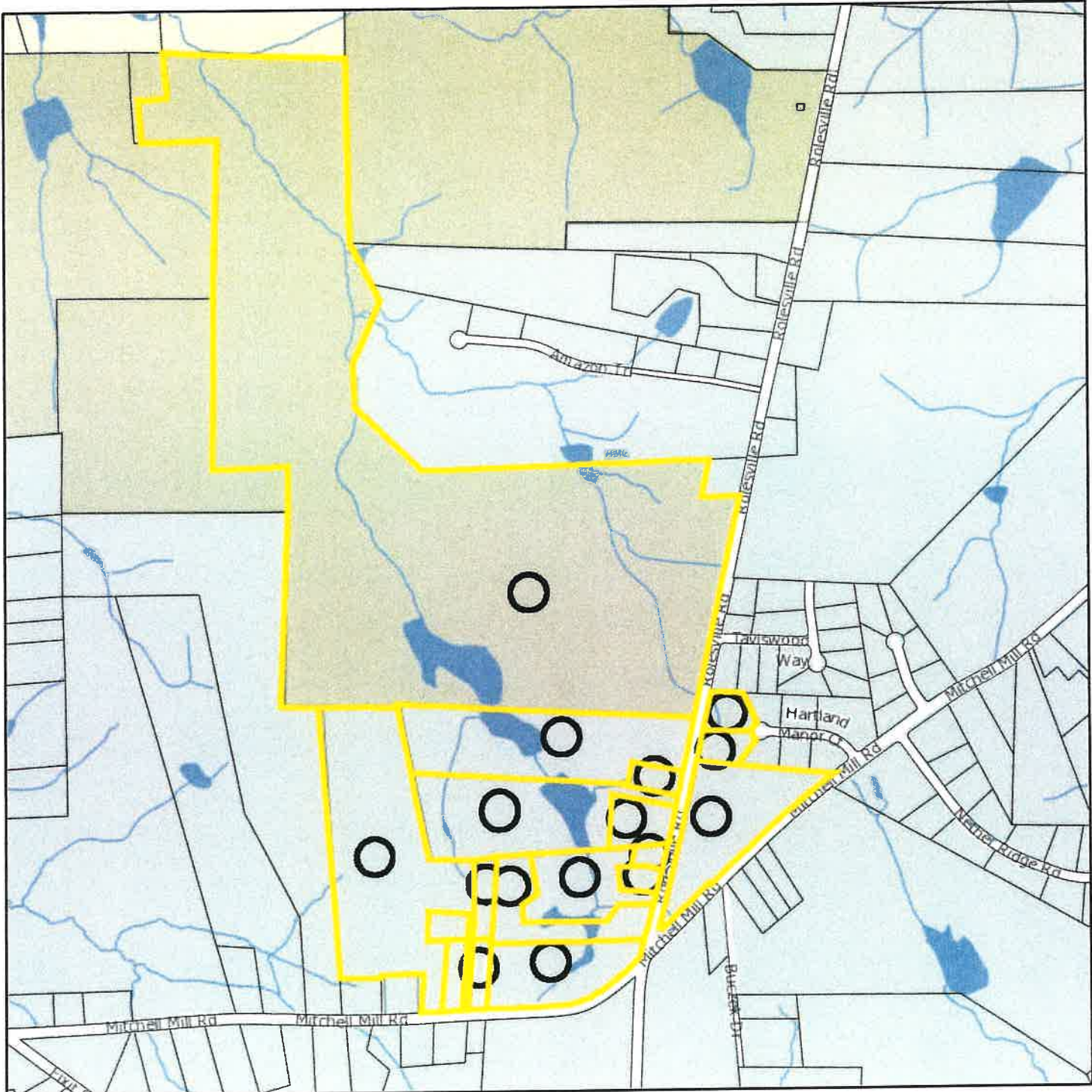
Map Amendment Application

Rezoning Justification

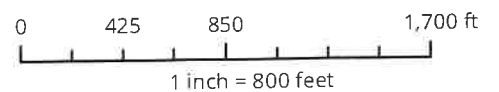
The property is proposed to be R-3CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.

Adjacent Property Owners

<u>PIN</u>	<u>Owner</u>	<u>Mail Address 1</u>	<u>Mail Address 2</u>
1767155870	BAILEY, BERNARD	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767159166	ZELLER, FRANK ZELLER, LARA LYNN	5817 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767178299	MITCHELL MILL ROAD INVESTORS LLC	PO BOX 3557	CARY NC 27519-3557
1767250147	BAILEY, BERNARD B	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767251107	STEVENS, DENISE LEIGH WILKES STEVENS, JASON GRAHAM	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
1767251534	STEVENS, DENISE LEIGH WILKE HENLEY, DEBORAH W	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
1767255146	DUKE, GEORGE COBURN	PO BOX 40951	RALEIGH NC 27629-0951
1767259695	GODFREY, TIMOTHY WADE GODFREY, MARY MITCHELL	2016 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767350748	PEARCE, LOUIS WILLARD TRUSTEE PEARCE, ALICE MITCHELL TRUSTEE	2004 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767350918	PEARCE, LOUIS WILLARD TRUSTEE PEARCE, ALICE MITCHELL TRUSTEE	2004 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767360281	JARMAN, JERRY L JARMAN, JOYCE J	1924 ROLESVILLE RD	WAKE FOREST NC 27587-6968
1767364070	REZAC, LISA DUKE	109 HARTWELL DR	AIKEN SC 29803-5807
1767364378	WOLF, ERIC D WOLF, TERESA M	3821 HARTLAND MANOR CT	ZEBULON NC 27597-9132
1767365508	ROUNTREE, EDWARD A JR ROUNTREE, MARY M	3820 HARTLAND MANOR CT	ZEBULON NC 27597-9131



Adjacent Properties



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Alice Mitchell Pearce

Address 2012 Rolesville Rd City/State/Zip Wake Forest NC

Phone _____ Email _____

Developer GDG Ventures LLC

Contact Name Hugh J. Gilleece, III

Address 103 Lavewood Lane City/State/Zip Cary, NC 27518

Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address Rolesville Road, Wake Forest, NC

Wake County PIN(s) 1767257612

Current Zoning District R-30 Wake County Requested Zoning District R 3 CZ

Total Acreage 3.81

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Alice Mitchell Pearce Date 5-27-2021

STATE OF NORTH CAROLINA

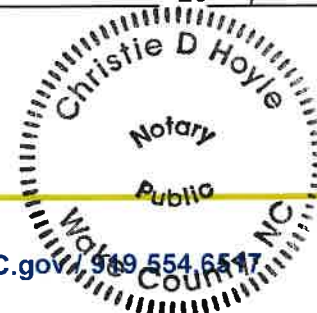
COUNTY OF Wake

I, a Notary Public, do hereby certify that Alice Mitchell Pearce

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 20 21.

My commission expires June 27, 2023.

Signature Christie D Hoyle Seal
Christie D Hoyle, notary public



Town of Rolesville Planning



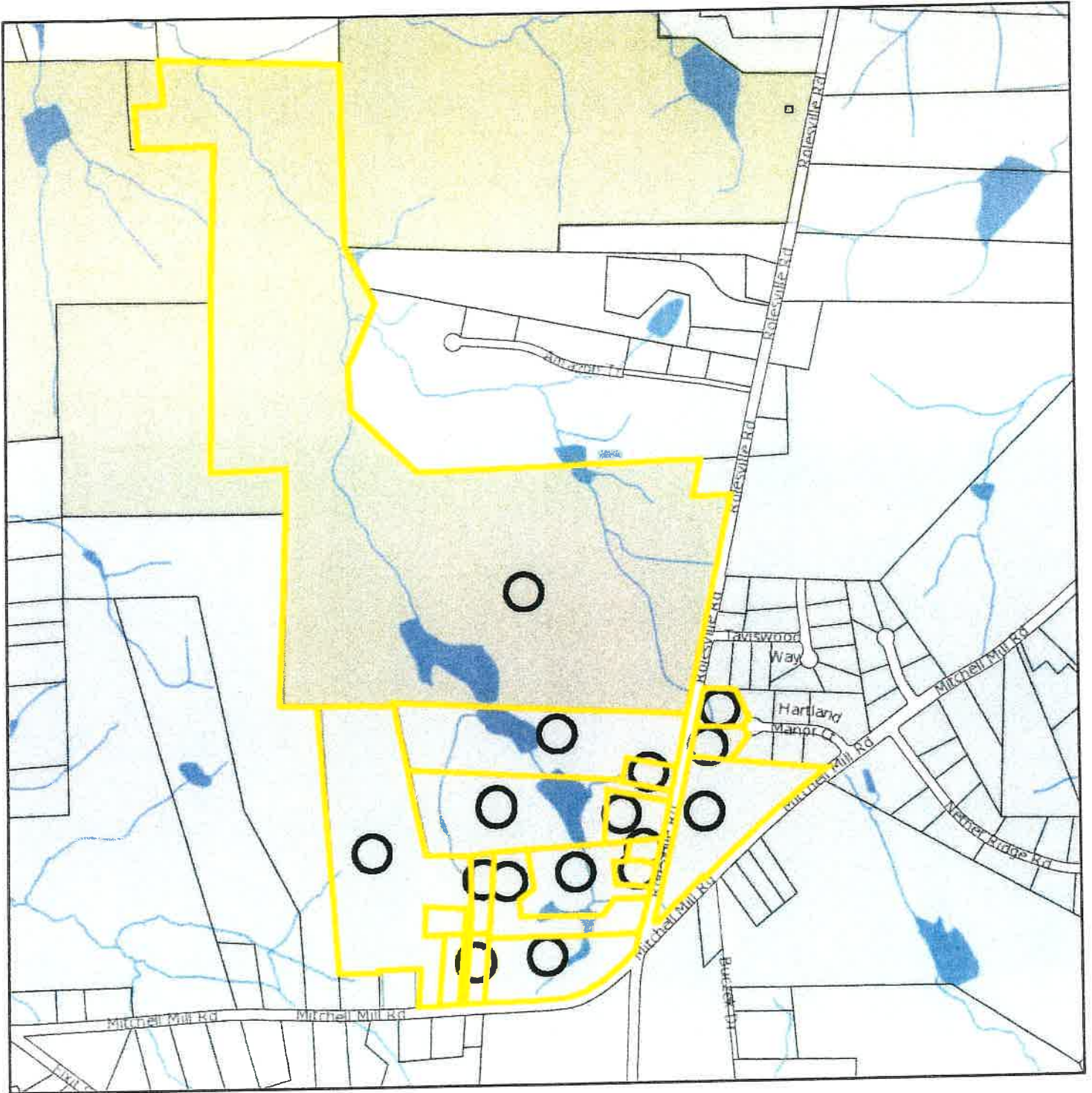
Map Amendment Application

Rezoning Justification

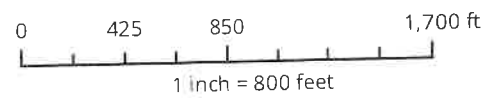
The property is proposed to be R-3 CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.

Adjacent Property Owners

<u>PIN</u>	<u>Owner</u>	<u>Mail Address 1</u>	<u>Mail Address 2</u>
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1767159166	ZELLER, FRANK ZELLER, LARA LYNN	5817 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767178299	MITCHELL MILL ROAD INVESTORS LLC	PO BOX 3557	CARY NC 27519-3557
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1767251107	STEVENS, DENISE LEIGH WILKES STEVENS, JASON GRAHAM	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
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1767255146	DUKE, GEORGE COBURN	PO BOX 40951	RALEIGH NC 27629-0951
1767259695	GODFREY, TIMOTHY WADE GODFREY, MARY MITCHELL	2016 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767350748	PEARCE, LOUIS WILLARD TRUSTEE PEARCE, ALICE MITCHELL TRUSTEE	2004 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767350918	PEARCE, LOUIS WILLARD TRUSTEE PEARCE, ALICE MITCHELL TRUSTEE	2004 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767360281	JARMAN, JERRY L JARMAN, JOYCE J	1924 ROLESVILLE RD	WAKE FOREST NC 27587-6968
1767364070	REZAC, LISA DUKE	109 HARTWELL DR	AIKEN SC 29803-5807
1767364378	WOLF, ERIC D WOLF, TERESA M	3821 HARTLAND MANOR CT	ZEBULON NC 27597-9132
1767365508	ROUNTREE, EDWARD A JR ROUNTREE, MARY M	3820 HARTLAND MANOR CT	ZEBULON NC 27597-9131



Adjacent Properties



Disclaimer
*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Betsy S. Wilkins and Sue S. Tucker

Address Please see attached sheet titled Property Owner City/State/Zip _____

Phone _____ Email _____

Developer GDG Ventures LLC

Contact Name Hugh J. Gilleece, III

Address 103 Lavewood Lane City/State/Zip Cary, NC 27518

Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address Rolesville Road, Wake Forest, NC

Wake County PIN(s) 1767264441 and 1767263062

Current Zoning District R-30 Wake County Requested Zoning District R 3 CZ

Total Acreage 25.55

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Betsy S. Wilkins James F. Wilkins Date 5/27/20
Sue S. Tucker David W. Tucker 5/27/20 DWT

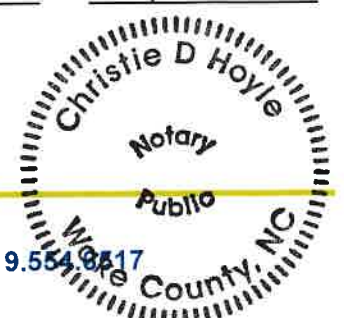
STATE OF NORTH CAROLINA

COUNTY OF Wake

I, a Notary Public, do hereby certify that Betsy S. Wilkins, James F. Wilkins, Sue S. Tucker, and David W. Tucker personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 20 21.

My commission expires June 27, 2023.

Signature Christie D Hoyle Seal
Christie D Hoyle, notary public



Town of Rolesville Planning

PROPERTY OWNER

PIN: 1767263062 and 1767264441

Betsy S. Wilkins

860 Cedar Cove Road Henderson, NC 27537 and

Sue S. Tucker

7312 Featherstone Ct Wilmington, NC 28411-7113

25.55 total deeded acres



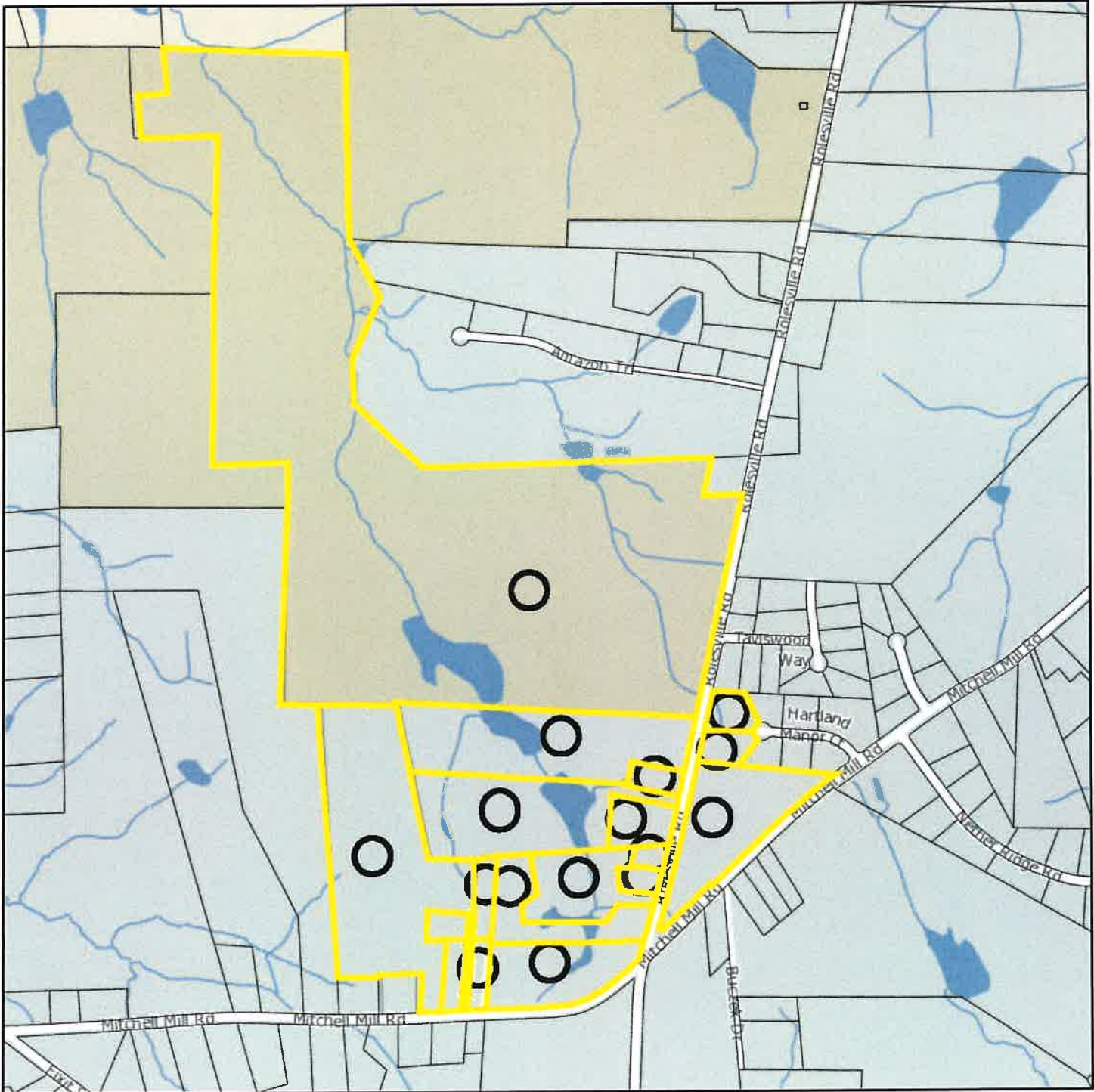
Map Amendment Application

Rezoning Justification

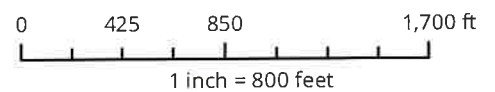
The property is proposed to be R-3CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.

Adjacent Property Owners

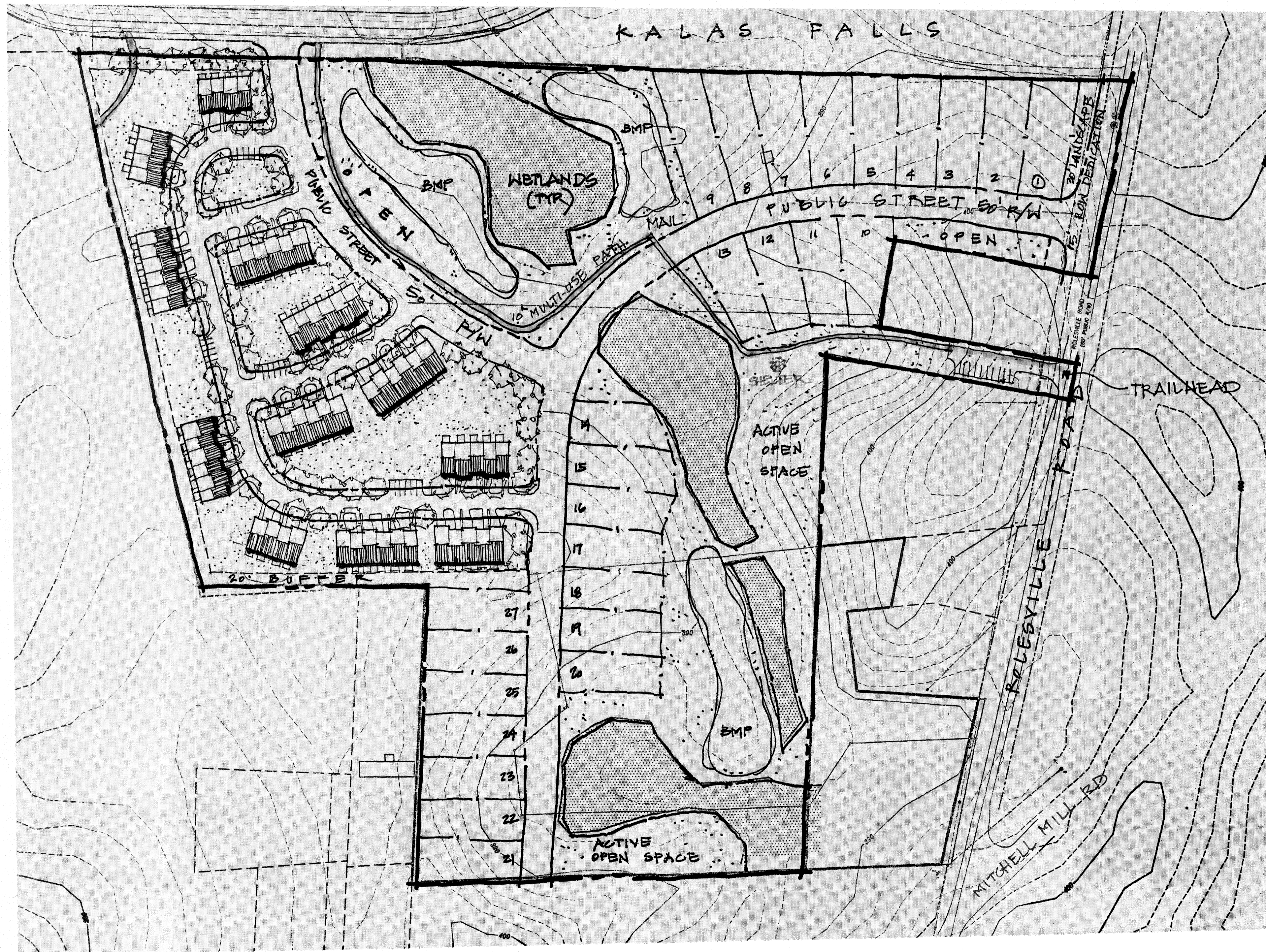
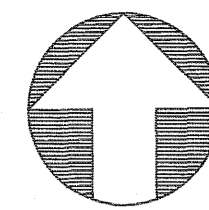
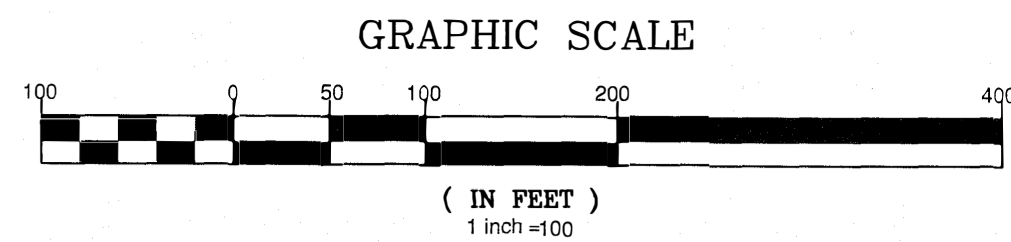
<u>PIN</u>	<u>Owner</u>	<u>Mail Address 1</u>	<u>Mail Address 2</u>
1767155870	BAILEY, BERNARD	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767159166	ZELLER, FRANK ZELLER, LARA LYNN	5817 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767178299	MITCHELL MILL ROAD INVESTORS LLC	PO BOX 3557	CARY NC 27519-3557
1767250147	BAILEY, BERNARD B	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767251107	STEVENS, DENISE LEIGH WILKES STEVENS, JASON GRAHAM	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
1767251534	STEVENS, DENISE LEIGH WILKE HENLEY, DEBORAH W	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
1767255146	DUKE, GEORGE COBURN	PO BOX 40951	RALEIGH NC 27629-0951
1767259695	GODFREY, TIMOTHY WADE GODFREY, MARY MITCHELL	2016 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767350748	PEARCE, LOUIS WILLARD TRUSTEE PEARCE, ALICE MITCHELL TRUSTEE	2004 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767350918	PEARCE, LOUIS WILLARD TRUSTEE PEARCE, ALICE MITCHELL TRUSTEE	2004 ROLESVILLE RD	WAKE FOREST NC 27587-6970
1767360281	JARMAN, JERRY L JARMAN, JOYCE J	1924 ROLESVILLE RD	WAKE FOREST NC 27587-6968
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SITE INFORMATION

Total Site Acres: 32.59

Townhouses: 64 units

Single-Family Lots 27 lots @10,000 s.f.

TOTAL UNITS 91

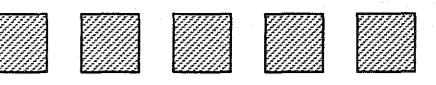
Density 2.79 units/acre

Open Space Required: 3.08 acres (10%)

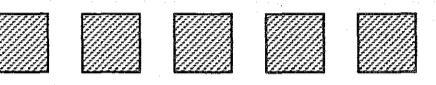
Open Space Shown: 13.11 acres (43%)

Active Open Space Required: 1.54 acres (50% of 3.08 acres)

Active Open Space Shown: 2.48 acres



Hugh J. Gilleece
1429 Harvey Johnson Rd
Raleigh, NC 27603
BUSINESS LIC. # C-496
Phone: (919)469-1101



SKETCH PLAN
TUCKER WILKINS PROPERTY
DECEMBER 17, 2021

ROLESVILLE ROAD SOUTH PROPERTIES
ROLESVILLE
WAKE COUNTY, NC

JOB #	44000
DSN/CHK BY:	EDS
DATE:	12-17-2021
HRZ SCALE:	1"=100'
VRT SCALE:	NONE

SHEET NO.

C1



**American Engineering Associates-
Southeast, PA**
4020 Westchase Blvd, Suite 450
Raleigh, NC 27607
919.469.1101
Info@american-ea.com

Re: Tucker-Wilkins Rezoning

October 7, 2021

In keeping with the client's wish to create an elegant, spacious townhouse neighborhood, the following are proposed conditions for the townhouse portion of the Tucker-Wilkins property:

1. Foundations will be raised. Slab-on-grade will not be permitted.
2. Exteriors will be brick, stone or fiber cement siding; vinyl will not be permitted except for windows and soffits.
3. Garages will have decorative doors, with glass inserts and remotes. Two-car garages will have two doors.
4. Garages will have full finished interiors, with drywall, paint and trim.
5. Roofs will consist of 30-year architectural singles.
6. Buildings will include a professional landscape package, with sod at the front of the buildings.
7. Privacy fences will be vinyl. Due to warping and high maintenance, wood will not be used.
8. Interior landscaping will exceed Town standards, with extra canopy and understory trees.
9. Entryways will be covered.

PROPOSED ZONING CONDITIONS

Tucker Wilkins Property

December 15, 2021

In keeping with the client's wish to create an elegant, spacious townhouse neighborhood, the following are proposed conditions for the townhouse portion of the Tucker-Wilkins property:

1. Foundations will be raised. Slab-on-grade will not be permitted. *
2. Exteriors will be brick, stone, or fiber cement siding: vinyl will not be permitted except for windows and soffits.
3. Garages will have decorative doors, with glass inserts and remotes. Two-car garages will have two doors.
4. Garages will have fully finished interiors, with drywall, paint and trim.
5. Roofs will consist of 30-year architectural singles.
6. Buildings will include a professional landscape package, with sod at the front of the buildings.
7. Privacy fences will be vinyl. Due to warping and high maintenance, wood will not be used.
8. Entryways will be covered.
9. Landscaping will exceed Town standards, with extra canopy and understory trees as follows:

Streetscape along Rolesville Road:

Required per UDO:

One canopy tree per 40'

Proposed:

Additional two understory trees per 40'

Additional eight flowering shrubs (deciduous, evergreen or a combination) per 40'

Screening at Trailhead parking:

Propose one evergreen shrub per 3', with minimum height at maturity of 4'

Proposed Zoning Conditions
Tucker Wilkins Property
December 15, 2021
Page Two

B Buffer along western edge:

Required per UDO: Maximum space between tree canopies: 20'
Minimum height at maturity: 20'
Shrubs to be 50% evergreen

Proposed: Maximum space between tree canopies: 10'
Minimum height at maturity: 25'
Shrubs to be 70% evergreen

Streetfront Buffer Type D:

Required per UDO: One canopy tree per 40'

Proposed: Additional one understory tree per 40'

*This condition applies to all single-family homes as well as townhomes.

Tucker-Wilkins & Moody Neighborhood Meeting 9-29-21

On-line Attendees:

Annette Shore
Raul Maldonado

Moody/Hollingsworth:

Comments:

Annette- Asked if a buffer was being provided along her common property-line because of dog kennel.

Response- Currently a buffer is not being proposed but planting could be added on the deeper lots.

Annette- Asked if the developer would consider putting a fence along her common property-line with the dog kennel.

Response- A fence might be an alternative and we would take it to our client. She said that the developer could contact her directly to discuss the fence detail.

Annette- Asked what if anything is being planned for the strip of land along her northern property-line.

Response- Nothing is being proposed and is planned to stay natural.

Annette- Asked what was asked our discussed at the previous neighborhood mtg.

Response- The main talking points were the timing of construction for the projects and the timing of the road improvements that are to be built with the Kalas Falls development.

Raul had no specific comment on the project but did ask about the R/W along his property frontage of Rolesville Rd.

Tucker/Wilkins:

Annette- Asked what the total number of units was being proposed for this project

Response- The concept plan shown at the meeting showed a total of 96 units, 27 SF and 69 TH. The developer is currently looking at reducing the total number of TH's.

Raul- Had no comment on the project.



October 8, 2021
File: 171002516

Attention: Meredith Gruber
Town of Rolesville
502 Southtown Circle, Rolesville, NC 27571

Dear Ms. Gruber,

Reference: Tucker-Wilkins Property

The purpose of this letter is to provide trip generation and an evaluation of traffic for the subject development. The development, is located along Rolesville Road in Rolesville. The conceptual site plan, prepared by American Engineering Associates – Southeast, PA, proposes 27 detached single-family homes and 64 townhomes. Access to the site is envisioned to be provided by one full-movement driveway onto Rolesville Road as well as one stub connection to the planned Kalas Falls residential development. The site plan can be found in the attachments. This letter presents trip generation, distribution, and traffic analysis of the proposed driveway onto Rolesville Road.

TRIP GENERATION

The proposed development is anticipated to consist of 27 detached single-family homes and 64 townhomes (low-rise multifamily housing). Estimated weekday daily, AM peak hour, and PM peak hour trips for the proposed use were calculated using methodology contained within the Institute of Transportation *Trip Generation Manual, 10th Edition*. The methodology was supplemented using the North Carolina Department of Transportation Congestion Management Section *Rate vs Equation Spreadsheet* (July 1, 2018). Trip generation results are shown in Table 1. It should be noted that no reductions due to internal capture or pass-by trips are applicable to this type of development.

Table 1: Proposed Trip Generation

Proposed Use / Land Use Code	Size	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
Single-Family Housing (LUC 210)	27	d.u.	312	24	6	18	29	18	11
Multifamily Housing (LUC 220)	64	d.u.	443	31	7	24	40	25	15
Net New External Trips			755	55	13	42	69	43	26

Section 8 of the Town of Rolesville Land Development Ordinance (adopted June 1, 2021) establishes thresholds for when a Traffic Impact Analysis (TIA) is required for a particular development. Those are as follows:

- The proposed development could be expected to generate one hundred (100) or more added vehicle trips to or from the site during the peak traffic hour.

Reference: Tucker-Wilkins Property

- The proposed development could be expected to generate one thousand (1,000) or more added vehicle trips to or from the site during a twenty-four (24) hour period.

Accordingly, the subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.

TRAFFIC EVALUATION

Traffic was evaluated at the driveway of the proposed development as well as along Rolesville Road. Weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) turning movement counts were collected on Wednesday, September 12, 2018 at the intersection of Rolesville Road at Mitchell Mill Road. These traffic counts were grown by two-percent (2%) per year from 2018 to 2026 to account for future traffic growth along Rolesville Road. In addition to this background growth, the following nearby approved developments were accounted for:

- The Point (A.K.A. Young Street PUD)
- Wheeler Tract
- Kalas / Watkins Family Property

The trips generated by the proposed development (as shown in Table 1) were assigned to the surrounding roadway network using the distribution presented in the Kalas / Watkins Family Property TIA. That is, sixty-percent (60%) being assigned to/from the north along Rolesville Road. The remaining forty-percent (40%) is assigned to/from the south along Rolesville Road. Traffic volume calculations and figures are included as attachments.

PROPOSED DRIVEWAY

Primary access to the site will be provided by a driveway on Rolesville Road. This is anticipated to operate under the control of a stop-sign on the proposed driveway. The ultimate cross-section of Rolesville Road is a two-lane with a two-way left-turn lane. Accordingly, this analysis assumes a left-turn lane is installed by the development’s build-out year (i.e. 2026).

Capacity analysis was performed for the proposed driveway onto Rolesville Road using Synchro (version 10) software. The level of service (LOS) for the study intersections is summarized in Table 2.

Table 2: Rolesville Road at Site Driveway Level of Service and Delay

Intersection / Approach	Intersection Control	2026 Build LOS (Delay in sec./veh.)	
		AM	PM
Overall Intersection	Stop Controlled	A (0.6)	A (0.5)
Eastbound Approach		C (16.5)	B (13.3)
Northbound Left-Turn		A (9.7)	A (8.6)

October 8, 2021
Meredith Gruber
Page 3 of 3

Reference: Tucker-Wilkins Property

Analysis indicates that this proposed driveway is expected to operate at an acceptable LOS in the study year 2026.

ROLESVILLE ROAD

Traffic generated by the proposed development during the AM and PM peak hours constitutes at most seven percent (7%) of the total volume of traffic at the site driveway. At the nearby intersection of Rolesville Road at Mitchell Mill Road, the proposed development is anticipated to add at most 27 vehicles per hour, or approximately one vehicle every two minutes, to the intersection. Therefore, increases in delays at nearby intersections are expected to be minimal with the addition of site traffic.

CONCLUSIONS

Based on the information presented herein, the following can be said of the proposed development:

- The subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.
- The proposed driveway onto Rolesville Road is anticipated to operate at an acceptable level of service at project build-out.
- The proposed development is expected to result in minimal increases in traffic volume along Rolesville Road.

Feel free to contact me if you have any questions regarding the information presented herein.

Regards,

Stantec Consulting Services Inc.



Matt Peach, PE, PTOE
Senior Transportation Engineer
Phone: (919) 865-7375
Matt.Peach@Stantec.com



Attachment: Conceptual Site Plan, Traffic Counts, Trip Generation, Traffic Volume Calculations, Traffic Volume Figures, Synchro Reports

- c. Jay Gilleece (American Engineering)
Brad Haertling (American Engineering)