

Comments on #REZ-26-0002 - Planning & Zoning: Rezoning (Map Amendment)

Application Number: #REZ-26-0002
Application Type: Rezoning (Map Amendment)
Date: March 26, 2026
Address: 1101 Averette Road



THIS DOCUMENT IS NOT YOUR PERMIT.

The Rolesville Planning Department has reviewed your application for a Rezoning (Map Amendment) Application and has responded with a set of comments that require your attention. These comments must be addressed in full before an approval will be issued.

Reviewing this document on GovWell, our online portal, will allow you to view interactive markups on the document. If you are viewing this as a PDF or offline, a list of all comments will be provided below in this cover sheet. These comments must be acknowledged before a permit is issued.

After you have addressed all comments, please upload corrected versions of the plans by clicking [here](#) or by visiting <https://app.govwell.com/record/c7989db8-c189-4b76-862c-63e9a5fb52ec>.

Contacts

Austin Bain
City of Raleigh Engineer

(919) 996-3468
austin.bain@raleighnc.gov

Approved

Eddie Henderson
Parks & Recreation

ehenderson@rolesvillenc.gov

Updates Requested

Jacqueline Thompson
On-Call Civil Engineer

jacqueline.thompson@bolton-menk.com

Approved

Meredith Gruber
Senior Planner

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Updates Requested

Michael Elabarger
Assistant Planning Director

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Updates Requested

Michele Raby
Planner II

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Updates Requested

Stephen Wensman
Planning Director

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Updates Requested

Stephen Wolf
Wake County Deputy Fire Marshal

stephen.wolf@wake.gov

Approved

Tanner Hayslette
Planner I

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Updates Requested

Thomas DeAveiro
NCDOT Reviewer

tddeaveiro@ncdot.gov

No Comment

Scott Miles
Town Engineer PE

smiles@rolesvillenc.gov

No Comment

Comments on Plan

1



Michael Elabarger
Assistant Planning Director

Planning Staff have been in email communication with Applicants throughout March on various aspects of the proposed development shown in this Concept plan - make all revisions as discussed, in particular LDO 3.1.3/Table 3.1.3. Special Standard - "No more than 15 gross acres may be assigned to attached or multiple family uses." Site Data Table should be very clearly and expressly denoting the proposed acreage of the RH-CZ zoning district and the GC-CZ zoning district (matching separate zoning boundary survey and field notes/metres & bounds description documents of the same).

Page 1 • March 26, 2026, 1:12pm

2



Michael Elabarger
Assistant Planning Director

In Typical diagram - REvise the presumed Decks to match Planning Directors decision on permitted Encroachments into Building Setbacks.

Page 1 • March 26, 2026, 1:29pm

3



Michael Elabarger
Assistant Planning Director

FYI - Town Fire and Wake Co watershed were removed; Wake Co Fire made comments, and SCM / E&S are premature to comment on, they will come with construction plans.

Page 1 • March 26, 2026, 12:59pm

4



Michael Elabarger
Assistant Planning Director

Typical Diagram - regarding shown 5' Side (external) Setbacks. LDO 3.1.3. Side Setback is "10' End Unit" and both Units are "end units". Staff identifies this conflicts w recent LDO Amendment to reduce Building Separation for 3 or less Attached Units to 10', essentially making it impossible to utilize a 10' Building Separation when each building must "setback" 10' from its' own lot line. Please discuss with Staff.

Page 1 • March 26, 2026, 1:41pm

5



Michael Elabarger
Assistant Planning Director

Overall - increasing the size of the GC district is suggested to avoid questions on the practical benefit of developing less than half an acre into a viable commercial business (esp when placed in a corner with both Street and Perimeter Bufferyards occupying a significant amount of the land area).

Page 1 • March 26, 2026, 1:17pm

6



Michael Elabarger
Assistant Planning Director

Typical Diagram- Deleting this is advisable as the nature of LDO 3.3 Conditional Zoning does not allow alterations less than the minimum, and hence a diagram expressing the minimum Standards is unnecessary (in this instance).

Page 1 • March 26, 2026, 1:42pm

7



Stephen Wolf
Wake County Deputy Fire Marshal

** This review is for rezoning only. Attached are a few comments if approved for a subdivision.

1. Fire Department access roads shall meet provisions of the Fire Code for emergency operations.
2. Street width shall be a minimum of 20 ft wide with an all weather surface capable of withstanding imposed loads of fire apparatus weighing at least 75,000 lbs.
3. No vertical obstructions with in 13 ft 6 inches over roadway which includes tree branches, signs or gates.
4. Grade shall meet minimum DOT standards and not exceed 10% grade.
5. Turning radius shall be sufficient to allow emergency vehicle access without stopping and repositioning.
6. Road widths where a hydrant is located shall be a minimum of 26 ft.
7. Dead end roads over 150 ft in length shall have 60 ft hammerhead turn around provided. If temporary due to phase construction then a temporary turn around shall be provided.
8. If entrance gate provided then immediate emergency vehicle access shall be provided.
9. Gated entrances shall have a minimum or 12 ft roadway width in each direction or if one gate then a minimum of 20 ft width.
10. Buildings over 30 ft in height above fire department access road shall have 26 ft wide access roads for aerial apparatus.
11. Fire lane marking may be required in areas near building and around hydrants to provide unobstructed access.

Page 1 • March 10, 2026, 10:10am

8



Michele Raby
Planner II

Please show RH and GC areas to be rezoned for mapping purposes.

March 9, 2026, 9:29am

9



Meredith Gruber
Senior Planner

Identify and note the 15 acres (max) allocated to single family attached uses.

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10



Michael Elabarger
Assistant Planning Director

Add "Permitted" before 'Density'

Page 1 • March 26, 2026, 1:45pm

11



Michael Elabarger
Assistant Planning Director

Re-Phrase to "Proposed Density/Max Number of units"

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12



Michael Elabarger
Assistant Planning Director

"Coverage Area" - does this mean 'Minimum Lot area' ? If so, change to "Minimum Lot Area" which is 2,000 SF.

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13



Eddie Henderson
Parks & Recreation

A bike lane needs to be on the west side of Averette Road. See page 106 of the Town's Greenway Plan:
https://www.rolesvillenc.gov/sites/default/files/uploads/rolesville_greenway_plan_final_apendices_july2022_1.pdf

Page 1 • March 18, 2026, 2:55pm

14



Eddie Henderson
Parks & Recreation

FYI comment - The Town cannot require that this trail be paved, but it is strongly preferred that it is paved so that all Town trails and connecting trails are as ADA accessible as possible

Page 1 • March 18, 2026, 2:57pm

15



Michael Elabarger
Assistant Planning Director

So by committing to minimum lot dimensions of 30' wide and 100' deep, commitment is to minimum 3,000 SF lot area - write this as "Minimum Lot Area: 3,000SF". This is thus a voluntary condition to be less (actually larger) than the minimum lot size, which is a concession of sorts.

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16



Stephen Wensman
Planning Director

The proposed trail crosses a buffered stream and the connection to the town's trail should be amended.

Page 1 • March 9, 2026, 12:40pm

17



Meredith Gruber
Senior Planner

Please add rezoning application number, REZ-26-0002 to the title block.

Page 1 • March 26, 2026, 1:12pm

18



Michael Elabarger
Assistant Planning Director

See Comment on Typical Regarding the 10' End Unit side setback dimensions.

Page 1 • March 26, 2026, 1:52pm

19



Thomas DeAveiro
NCDOT Reviewer

ADT on Averette Rd would require a left turn lane into the site. Proposed access would be restricted to right-in/right-out otherwise.

Page 1 • March 19, 2026, 9:09am

20



Michael Elabarger
Assistant Planning Director

Revise GC height to "Max: 42'; Design Alternative to go up to 50' "

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21



Meredith Gruber
Senior Planner

GC maximum building height is 42' by right and up to 50' with a Design Alternative.

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22



Michael Elabarger
Assistant Planning Director

Until the RH District acreage is clearly delineated, calculating Required Open Space (which is 15% for RH, and 5% for GC). The "types" of open spaces may frankly be too much detail at concept plan stage - Staff is OK if you remove that data and drawing details. Generally showing where construction development will go (Yellow, Orange), where open spaces (ostensibly minimally disturbed) will be (Green), streets are streets, etc. is sufficient.

Page 1 • March 26, 2026, 2:37pm

23



Michael Elabarger
Assistant Planning Director

expand to "Watershed Overlay District" if not also citing LDO Section 4.2. You may want to connote it as "Non-critical area" as well to be fully specific as to what it is; what it means is beyond this drawing.

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Michael Elabarger
Assistant Planning Director

Revise - this application is REZ-26-0002, and rename to "Rezoning Concept Site Layout" please.

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Michael Elabarger
Assistant Planning Director

add "REZ-26-0002"

Page 2 • March 26, 2026, 2:25pm

26



Michael Elabarger
Assistant Planning Director

FYI-this document will not become an attachment to the eventual Rezoning Ordinance but is good

Page 2 • March 26, 2026, 2:28pm

27



Meredith Gruber
Senior Planner

Please use term Concept Site Plan.

Page 9 • March 26, 2026, 1:01pm

28



Michael Elabarger
Assistant Planning Director

Perhaps Re-phrase - The RH-CZ District shall prohibit the following uses (and consider listing many more to avoid questions about them, but weary of those uses protected by State law.

Page 9 • March 26, 2026, 2:23pm

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Michael Elabarger
Assistant Planning Director

There does not seem to be any clarity as to the commitment to develop either 2-unit, or 3-unit, Single-family Attached buildings, and that should be expressly clear so as to explain and describe how this project is not just any ordinary Townhome development like the Town has dozens of. Explain if that lack of specificity and commitment is deliberate, or overlooked - meaning, are you holding out the option to develop typical, up to 8 units in a building townhomes?

Page 9 • March 26, 2026, 1:56pm

30



Michele Raby
Planner II

Please remove to comply with NC General Statute 160D-907. A Family Care facility cannot be prohibited.

Page 9 • March 9, 2026, 9:26am

31



Meredith Gruber
Senior Planner

If all GC uses are permitted then no condition is needed. However, rezonings over the past few years have often prohibited some commercial uses in similar cases, and you may wish to consider prohibiting some uses.

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32



Meredith Gruber
Senior Planner

Do you mean attached?

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33



Michael Elabarger
Assistant Planning Director

Concept Plan says 76 is maximum DU - revise or explain.

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34



Michael Elabarger
Assistant Planning Director

just strike 'townhome or' and rely on the zoning term of 'single-family attached dwelling unit'

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35



Michael Elabarger
Assistant Planning Director

add 'residential dwelling' before units.

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36



Michael Elabarger
Assistant Planning Director

IF the siding material is Not Vinyl (prohibited), and "if (not) masonry", what would the material be? Please revise to provide clarity as to what the siding materials WILL be - this is ripe to become a distractive conversation topic easily quelled with certainty on building materials. The whole of condition 5 is voluntary and optional, as 160D-702(b) states: " Any regulation relating to building design elements adopted under this Chapter may not be applied to any structures subject to regulation under the North Carolina Residential Code... ".

Page 9 • March 26, 2026, 2:03pm

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Michael Elabarger
Assistant Planning Director

Concept Plan says Maximum number of units is 76; revise or explain. If meant to be 76 - that would be the Last of the maximum units/permits - not much of a commitment; all commitments will be required before subdivision close-out occurs (and bonds returned for instance). Consider moving this up in the schedule to show an intent to perform before the bare minimum last point in time (ie the last permit).

Page 10 • March 26, 2026, 2:13pm

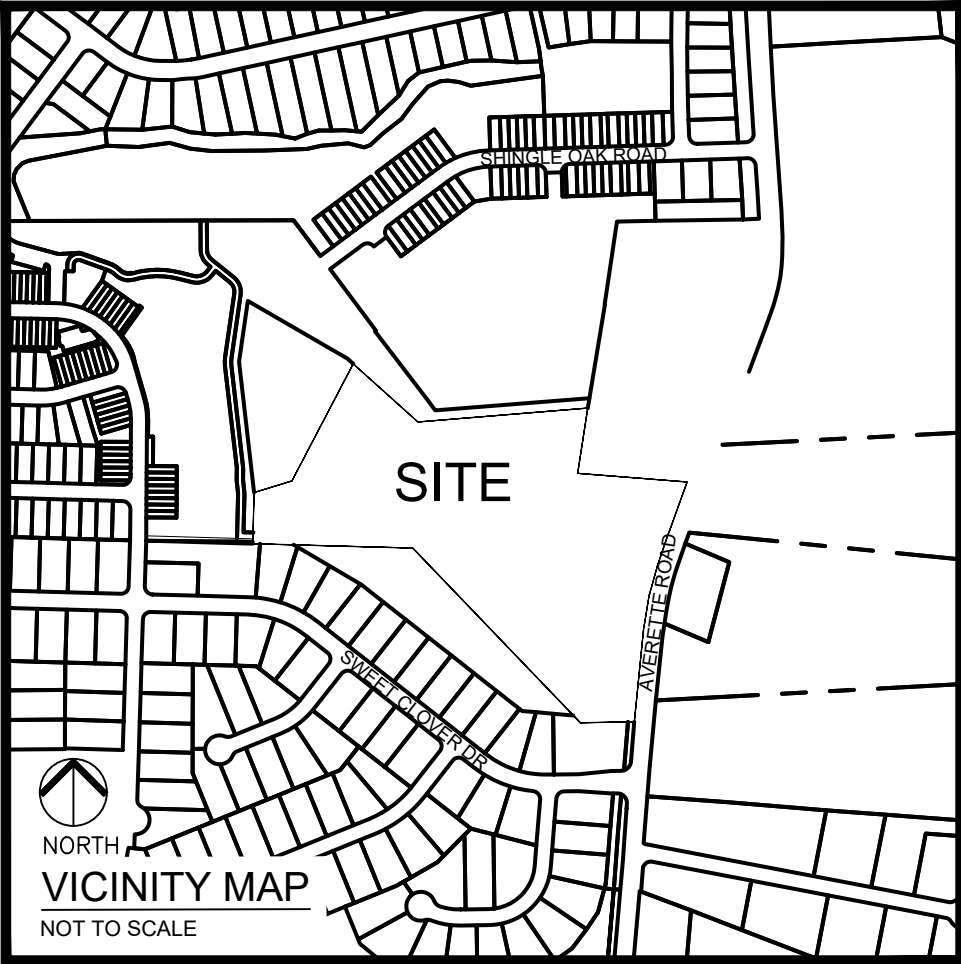
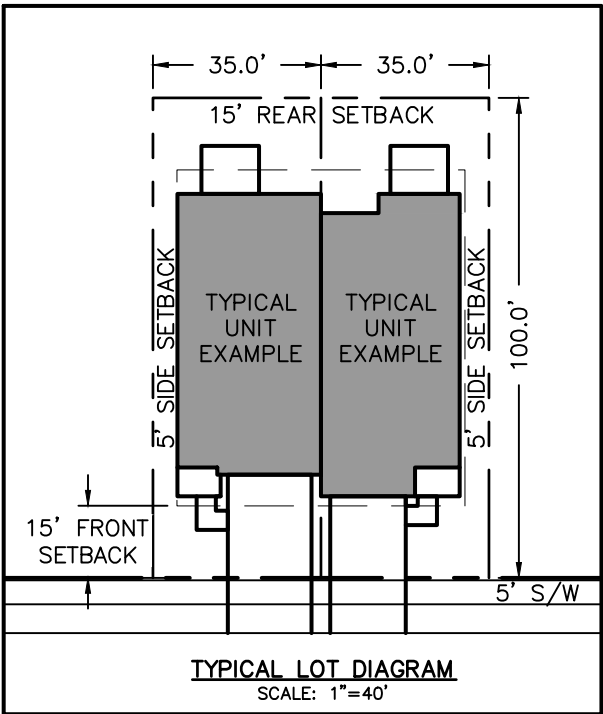
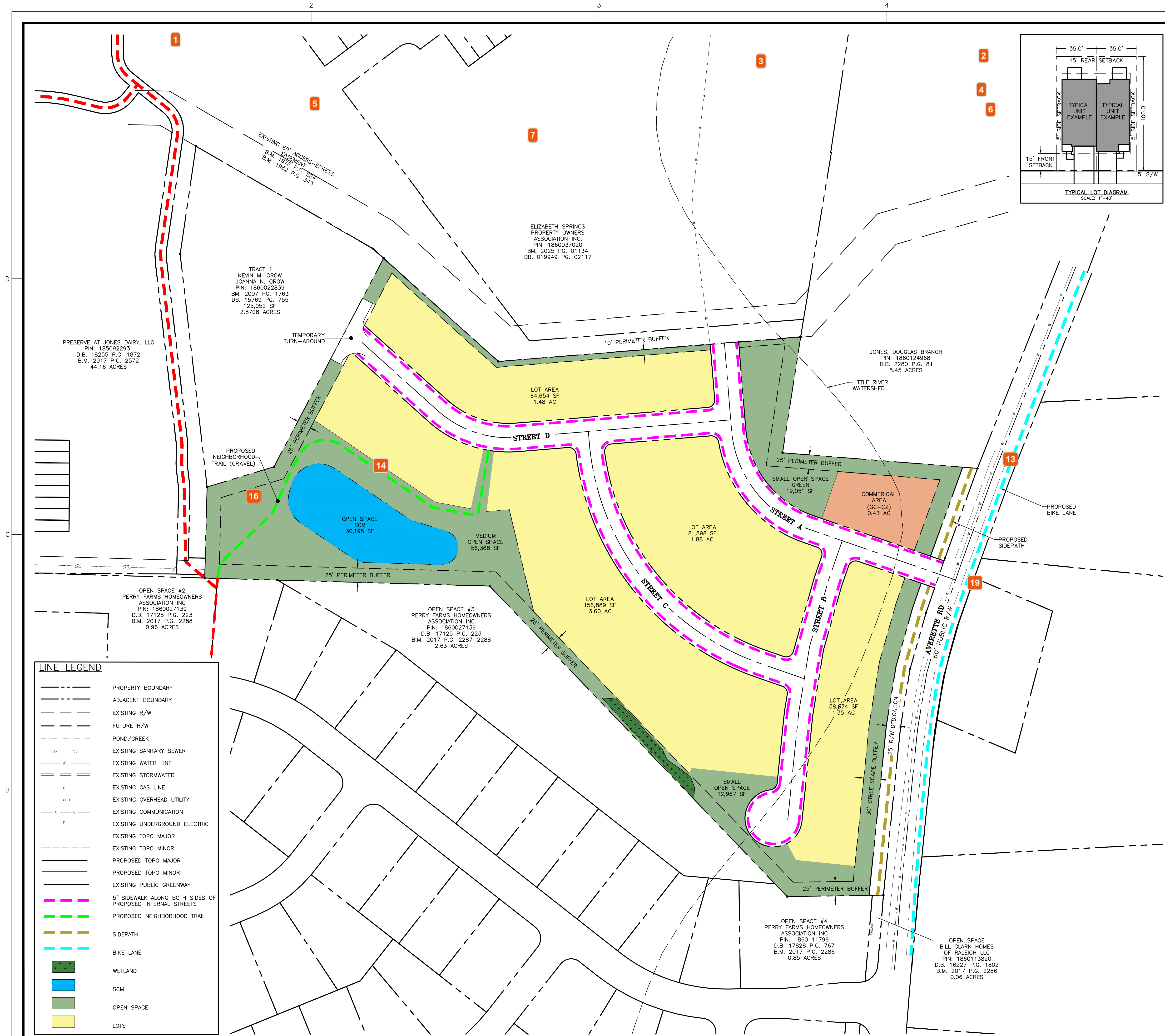
38



Meredith Gruber
Senior Planner

Is this the same or more than what is required in the LDO? If this matches LDO requirements, no condition is needed.

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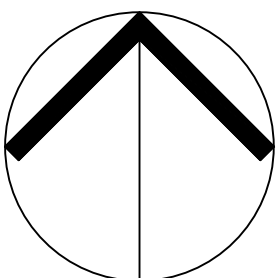


SITE DATA SUMMARY

PROJECT NAME:	1101 AVERETTE ROAD
PIN:	1860-02-9417
SITE ADDRESS:	1101 AVERETTE ROAD
EXISTING SITE ACREAGE:	17.03 ACRES
JURISDICTION:	ROLESVILLE
EXISTING ZONING:	RM-CZ
PROPOSED ZONING:	RH-CZ, GC-CZ
CURRENT USE:	VACANT
PROPOSED USE:	DWELLING, SINGLE FAMILY, ATTACHED, COMMERCIAL
RH DEVELOPMENT STANDARDS (LDO 3.1.3.B):	
BUILDING HEIGHT (MAX.):	35'
DENSITY (MAX UNITS PER AC, ATTACHED):	9/ACRE: 9*16.5 = 149 UNITS
NUMBER OF UNITS PROPOSED:	76 UNITS
COVERAGE AREA MIN:	2,000 SF
MIN LOT WIDTH REQUIRED:	20'
MIN LOT WIDTH PROPOSED:	35'
MIN LOT DEPTH PROPOSED:	100'
ATTACHED BLDG SETBACKS:	
FRONT:	15'
SIDE:	0' INTERNAL, 10' END UNIT, MINIMUM 10' BETWEEN STRUCTURES OF 3 UNITS OR LESS
REAR:	15'
CORNER:	15'
GC DEVELOPMENT STANDARDS (LDO 3.2.1.B):	
BUILDING HEIGHT (MAX.):	35'
MIN LOT WIDTH REQUIRED:	100'
MIN LOT AREA REQUIRED:	20,000 SF
COMMERCIAL BLDG SETBACKS:	
FRONT:	20'
SIDE:	15'
REAR:	35'
CORNER:	25'
TOTAL OPEN SPACE REQUIRED:	15% OF DEVELOPMENT SIZE: 15%*17.03 AC = 2.55 AC
ACTIVE OPEN SPACE REQUIRED:	50% OF OPEN SPACE: 50%*2.55 AC = 1.28 AC
PASSIVE OPEN SPACE REQUIRED:	50% OF OPEN SPACE: 50%*2.55 AC = 1.28 AC
OPEN SPACE PROVIDED:	118,581 SF, 2.72 AC
WATERSHED:	LITTLE RIVER

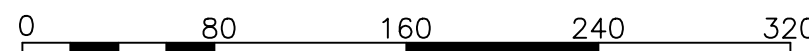
CLIENT: LOCK 7 DEVELOPMENT, LLC
C/O: DAVID GORMAN, PRINCIPAL
2201 WISCONSIN AVE, NW#200
WASHINGTON, DC 20007
PHONE: (202) 922-6540
E-MAIL: david@lock7.com

CONTACT: BRANDON MOORE
THE SITE GROUP, PLLC
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: bdm@thesitegroup.net

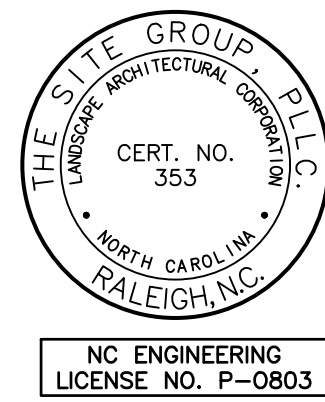


NORTH
REZ-26-001
ZONING EXHIBIT

SCALE: 1" = 80' (DRAWING SCALED FOR 24x36 INCH PLOTS)



NOT FOR CONSTRUCTION



PROGRESS
05 MAR 2026

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Oberlin Road
Raleigh, NC 27605-1136 USA
Office: 919.835.4787
Fax: 919.839.2255
E-Mail: SRN@thesitegroup.net

EXHIBIT FOR
AVERETTE ROAD
SUBDIVISION
1101 AVERETTE ROAD
ROLESVILLE, NORTH CAROLINA

Drawn By LLF
Checked By BDM

DATE: 26 FEB 2026
REVISED: 03 MAR 2026

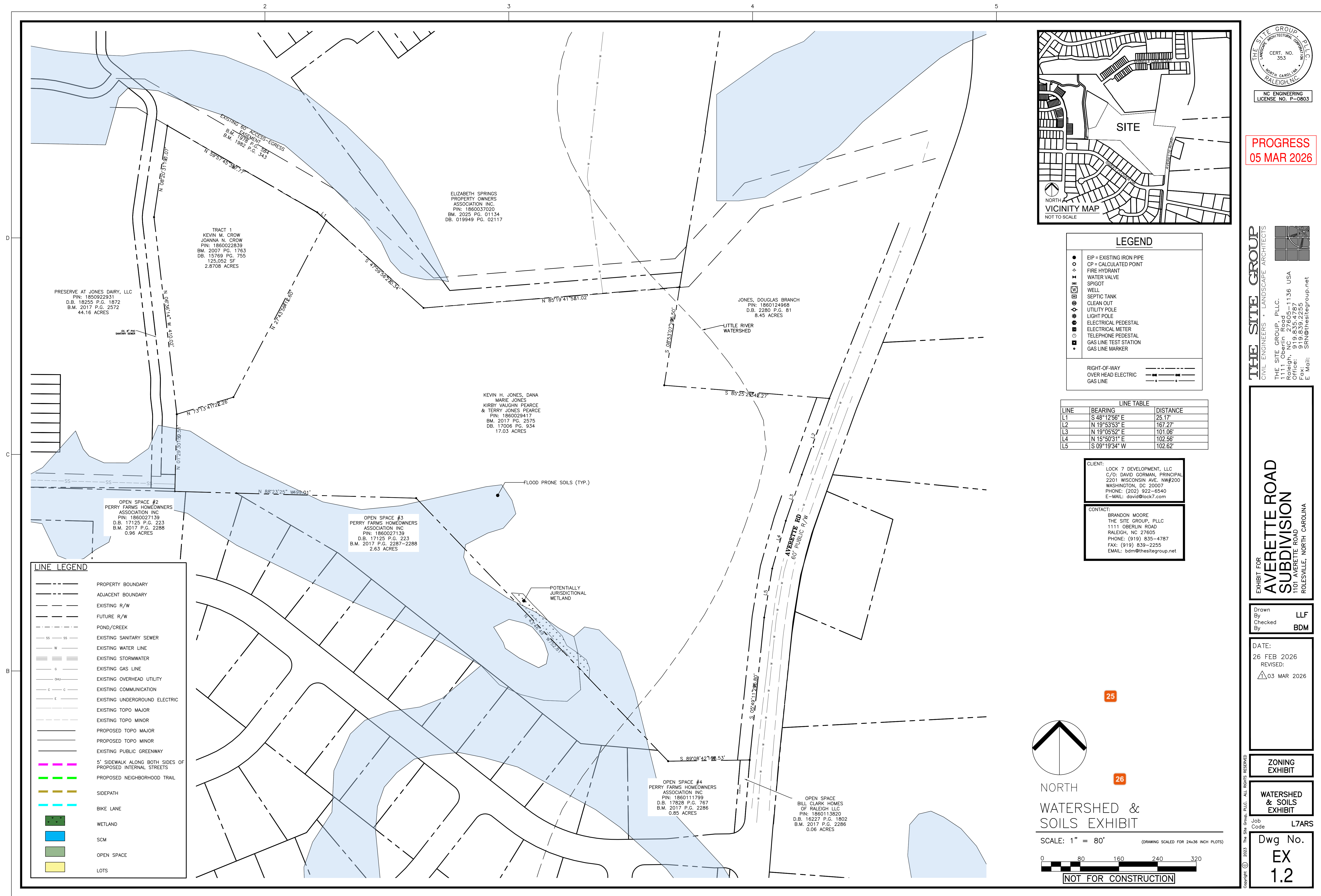
ZONING EXHIBIT

ZONING EXHIBIT

Job Code L7ARS

Dwg No. EX 1.0

Copyright © 2023 The Site Group, PLLC. ALL RIGHTS RESERVED



NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1584.00

Parcel Identifier No Out of 0091467

This instrument was prepared by Burns, Day & Presnell, PA

Return to Grantee

Brief description for the Index: New Lot 1 BM2017-2572

THIS DEED made this 18th day of December, 2017, by and between

GRANTOR	GRANTEE
Kevin H. Jones and spouse, Rebecca S. Jones Dana Marie Jones, unmarried; Kirby Vaughn Pearce and spouse, Terry Jones Pearce	Wake Forest Church of the Nazarene 203 Capcom Ave., Suite 114 Wake Forest, NC 27587
Enter in appropriate block for each Grantor and Grantee: name, mailing 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 Wake County, North Carolina and more particularly described as follows:

Being all of New Lot 1, shown as 17.03 total acres on map entitled "Property of Kevin H. Jones, Dana Marie Jones, Kirby Vaughn Pearce & Terry Jones Pearce" recorded in Book of Maps 2017, Page 2572, Wake County Registry, North Carolina

The property hereinabove described was acquired by Grantor by instrument recorded in Book 15950, Page 2400, et seq, Wake County Registry.

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

A map showing the above described property is recorded in Book of Maps 2017, Page 2572.

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, other than the following exceptions:

Ad valorem taxes

Restrictions and easements of record

Right of Way of NCSR 1945

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

Kirby Vaughn Pearce (Seal)
Kirby Vaughn Pearce

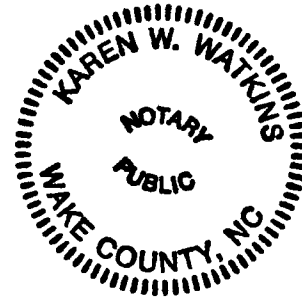
Terry Jones Pearce (Seal)
Terry Jones Pearce

State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Kirby Vaughn Pearce and Terry Jones Pearce 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 stamp or seal this 18 day of December, 2017.

My Commission Expires: 9/21/2021
(Affix Stamped Seal – not embossed seal and not in the margins)

Karen W. Watkins
Karen W. Watkins Notary Public
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

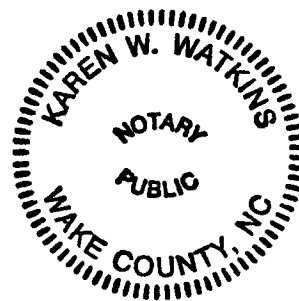
Dana Marie Jones (Seal)
Dana Marie Jones

State of North Carolina – County of Wake

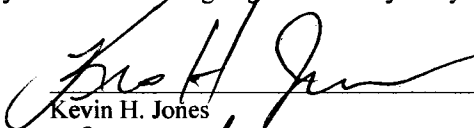
I, the undersigned Notary Public of the County and State aforesaid, certify that Dana Marie Jones personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18 day of December, 2017.

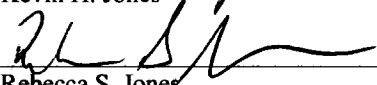
My Commission Expires: 9/21/2021
(Affix Stamped Seal – not embossed/seal and not in the margins)

Karen W. Watkins
Karen W. Watkins Notary Public
Notary's Printed or Typed Name



IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

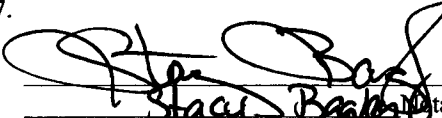
 (Seal)
Kevin H. Jones

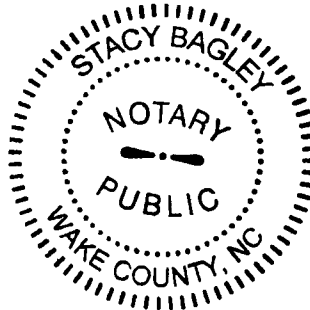
 (Seal)
Rebecca S. Jones

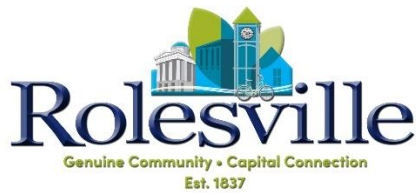
State of North Carolina – County of Wake

I, the undersigned Notary Public of the County and State aforesaid, certify that Kevin H. Jones and Rebecca S. Jones 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 stamp or seal this 18th day of December, 2017.

My Commission Expires: 8/5/2022
(Affix Stamped Seal – not embossed seal and not in the margins)


Notary's Printed or Typed Name _____ Notary Public





**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, an individual form must be completed for each owner. (A husband and wife may both sign and submit one form.)

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

Financially Responsible Party *This field is required.

Name: _____ Signature: Gabe Cunningham 01/30/2026
(type or print clearly)
Company Name: _____ Title: _____
Mailing Address: _____ City/State/Zip: _____
Phone: _____ Email: _____

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

1). Name: _____ Signature: Andrew Kessell 01/30/2026
(type or print clearly)
Mailing Address: _____ City/State/Zip: _____
Phone: _____ Email: _____
2). Name: _____ Signature: _____
(type or print clearly) (spouse if applicable)
Mailing Address: _____ City/State/Zip: _____
Phone: _____ Email: _____

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 I 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.

Statement of Justification

1101 Averette Road

The requested rezoning of 1101 Averette Road from RM-CZ and RL to RH-CZ and GC-CZ is consistent with the Comprehensive Plan, Community Transportation Plan, Bicycle and Greenway Plans, and other adopted Town policies. The proposed residential and commercial use align with long-range land use guidance and support connected, walkable neighborhoods. The project will include neighborhood focused commercial space, new greenway connections and trail amenities, enhancing pedestrian and bicycle access within the community and linking to existing and planned regional trail networks.

The application does not conflict with the Land Development Ordinance or the Town Code of Ordinances. The RH-CZ and GC-CZ districts are an appropriate zoning classification for the site and allows development in full compliance with Town standards.

The proposed RH-CZ zoning permits residential uses that are compatible with surrounding properties, which include a mix of attached and detached residential neighborhoods at similar or higher densities. The request represents a continuation of the established residential character of the area.

The proposed GC-CZ zoning would introduce neighborhood-serving uses in an area that currently lacks nearby commercial services. While surrounding properties consist primarily of residential development, the request provides an opportunity to complement the existing neighborhoods by establishing convenient, local-serving commercial space and enhancing the overall functionality of the area.

The site is well suited for efficient development within the Town and can be adequately served by the existing street network and public facilities. The proposal supports safe access, reasonable traffic operations, and efficient use of public services.

The proposed development is not anticipated to result in adverse impacts to water, air, noise, stormwater, wildlife, vegetation, wetlands, or overall environmental function, with detailed impacts addressed through subsequent review.

In addition to providing desirable housing and new commercial space, the project aims to support the local community through initiatives that would benefit local veterans. This might include a per-lot contribution to a veterans-focused nonprofit or a partnership to donate a home to a local veteran. Potential partners include but are not limited to; Homes for Heroes, Operation Coming Home or Habitat for Humanity. Such efforts reflect the project's broader social benefit and reinforce its positive impact on the community.

The proposed conditional zoning commitments are reasonable, enforceable, and mitigate anticipated impacts. The conditions ensure the development will have no greater impact on adjacent properties or the community than permitted under the corresponding RH-CZ and GC-CZ zoning district.

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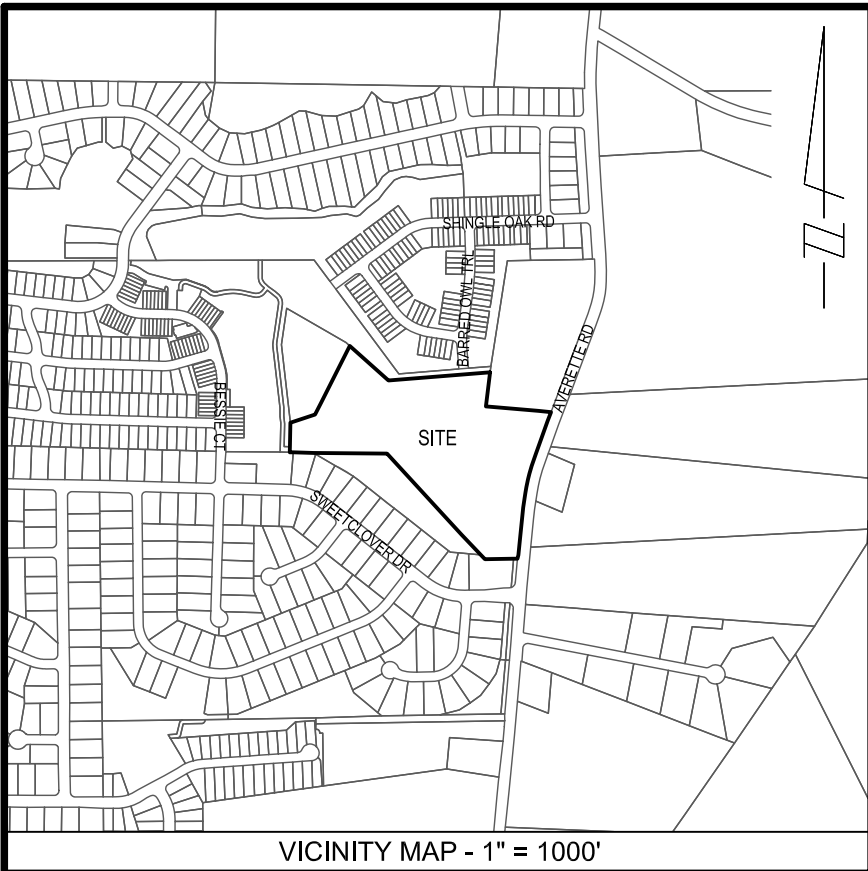
Proposed Zoning Conditions 1101 Averette Road

1. The development of the property shall be in substantial conformance with the accompanying Concept Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. The following RH-CZ uses shall be prohibited:
 - a. Boarding House/Dormitory;
 - b. Family Care Facility;
 - c. Live-work unit;
 - d. Residential Care; and
 - e. Telecommunications tower.
3. The following GC-CZ uses shall be prohibited:
 - a. All uses under GC zoning shall be permitted
4. There shall be a maximum of 9 or single-family detached units.
5. All units shall adhere to the following conditions:
 - a. Siding Material:
 - i. If masonry (such as brick veneer or faux stone product) is not the predominant first floor finish (greater than 50%), then the front elevation shall have at least two (2) styles of fiber cement siding (i.e. lap, shake, or board and batten, etc.);
 - ii. Vinyl material is prohibited except for soffits, fascia, and corner boards;
 - b. Roofs: Roof materials shall be asphalt shingles, metal, copper, wood, or a combination of these materials.
6. Pollinator Garden: The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the

construction drawings. The pollinator garden shall be constructed prior to the issuance of the 90th residential building permit.

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7. Community Amenities: The development shall include two (2) small open spaces and one medium open space area. Locations will be determined at subsequent stages of approval and will be identified on the construction drawings.



- NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
 2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
 4. OTHER INSTRUMENTS OF RECORD MAY AFFECT THIS PROPERTY.
 5. NO TITLE SEARCH PERFORMED FOR THIS SURVEY.
 6. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
 7. NO FEMA FLOOD HAZARD AREAS PER FIRM NUMBER 3720186000K DATED JULY 19, 2022.
 8. PROPERTY IS ZONED R&PUD, RM-CZ, & RL.
 9. PROPERTY MAY BE SUBJECT TO NEUSE RIVER BUFFERS.
 10. BUFFER DELINEATION TO BE DETERMINED BY DWR BEFORE FINAL APPROVAL.
 11. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY REAL TIME NETWORK (RTN) GLOBAL POSITIONING SYSTEM (GPS). THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NORTH AMERICAN VERTICAL DATUM '88 (MEAN SEA LEVEL) ELEVATIONS USING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) MAINTAINED BY NORTH CAROLINA GEODETTIC SURVEY, CLASS A SURVEY, 0.033 FT POSITIONAL ACCURACY, VRS FIELD PROCEDURE, GEOID12A AND UNITS IN FEET.

REFERENCES:
DB. 17006 PG. 934
BM. 2017 PG. 2572

EIP
CONTROL CORNER
NC GRID(NAD '83/2011)
COORDINATES
N: 802579.97 FEET
E: 2160161.59 FEET

OPEN SPACE #2
MEADOW AT JONES DAIRY
COMMUNITY ASSOCIATION, INC
PIN: 1860033161
DB. 19510 PG. 2018
BM. 2023 PG. 342

OPEN SPACE #4
MEADOW AT JONES DAIRY COMMUNITY
ASSOCIATION, INC
PIN: 1860030215
DB. 19510 PG. 2018
BM. 2023 PG. 342

OPEN SPACE #2
PERRY FARMS HOMEOWNERS
ASSOCIATION, INC
PIN: 1860022336
DB. 17125 PG. 223
BM. 2017 PG. 2288

LOT 12
BAKER, MARVIN &
BAKER, LAURIE
PIN: 1860022324
DB. 17734 PG. 1639
BM. 2017 PG. 2288

LOT 1
WAKE FOREST CHURCH OF THE NAZARENE
PIN: 1860029417
REID: 0452727
DB. 17006 PG. 934
BM. 2017 PG. 2752
718,735 SF OR 16.4999 AC
(VACANT)

AREA TO BE REZONED "RH-CZ"
699,885 SF OR 16.0672 AC

TRACT 4
1109 AVERETTE ROAD, LLC
PIN: 1860124968
DB. 19157 PG. 894

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 71°18'26" W	102.50'
L2	N 73°12'04" E	68.59'

LEGEND

- CP = CALCULATED POINTS
- EIP = EXISTING IRON PIPE
- XXXXX DENOTES ADDRESS
- R/W = RIGHT-OF-WAY
- ZONING

I, DAN GREGORY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. DEED DESCRIPTION RECORDED IN BOOK SEE, PAGE REFERENCES, ; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK SEE, PAGE REFERENCES, ; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS
____ DAY OF _____, A.D., 2026.

DAN GREGORY, PLS L-5240

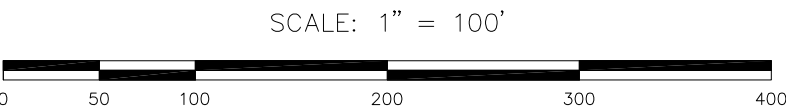


NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED.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

AREA TO BE REZONED "GC-CZ" = 0.4327 AC
AREA TO BE REZONED "RH-CZ" = 16.0672 AC
TOTAL AREA TO BE REZONED = 16.4999 AC

OPEN SPACE #4
PERRY FARMS HOMEOWNERS
ASSOCIATION, INC
PIN: 1860111799
DB. 17828 PG. 767
BM. 2017 PG. 2286

OPEN SPACE
PERRY FARMS HOMEOWNERS
ASSOCIATION, INC
PIN: 1860113820
DB. 18661 PG. 1321
BM. 2017 PG. 2286



REV.	DATE	DESCRIPTION	BY



BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS

- 6310 CHAPEL HILL ROAD, SUITE 250
RALEIGH, NORTH CAROLINA 27607
- TELEPHONE: (919)851-4422 OR (800)354-1879
- FAX: (919)851-8968
- CERTIFICATION NUMBERS: NCBELS (C-0110); NCBLA (C-0267)

SURVEYED BY	MG
DRAWN BY	CWC
CHECKED BY	DG
DATE	03-13-2026

REZONING PLAT
PROPERTY OF
WAKE FOREST CHURCH
OF THE NAZARENE

ROLESVILLE WAKE COUNTY NORTH CAROLINA

SHEET
1
OF
1

AREA TO BE REZONED "GC-CZ"

COMMENCING AT AN EXISTING IRON PIPE AT THE WESTERN RIGHT-OF-WAY OF AVERETTE ROAD, SAID PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF AN OPEN SPACE LOT AS SHOWN IN BOOK OF MAPS 2017, PAGE 2286, WAKE COUNTY REGISTRY AND HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 801865.49 FEET AND E: 2161345.62 FEET; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY N 05°49'11" E A DISTANCE OF 295.80 FEET TO A POINT; THENCE N 09°19'34" E A DISTANCE OF 102.62 FEET TO A POINT; THENCE N 15°50'31" E A DISTANCE OF 102.56 FEET TO A POINT; THENCE N 19°05'52" E A DISTANCE OF 101.06 FEET TO A POINT; THENCE N 19°53'53" E A DISTANCE OF 167.27 FEET TO A POINT; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY S 73°12'04" W A DISTANCE OF 68.59 FEET TO THE POINT OF BEGINNING; THENCE S 19°51'58" W A DISTANCE OF 131.91 FEET TO A POINT; THENCE N 70°54'08" W A DISTANCE OF 171.50 FEET TO A POINT; THENCE N 19°05'52" E A DISTANCE OF 87.02 FEET TO A POINT; THENCE S 85°25'29" E A DISTANCE OF 178.99 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4327 ACRES, AS SHOWN ON PLAT ENTITLED "REZONING PLAT PROPERTY OF WAKE FOREST CHURCH OF NAZARENE", DATED MARCH 13, 2026 AS PREPARED BY BASS, NIXON & KENNEDY, INC.

AREA TO BE REZONED "RH-CZ"

BEGINNING AT AN EXISTING IRON PIPE AT THE WESTERN RIGHT-OF-WAY OF AVERETTE ROAD, SAID PIPE BEING THE NORTHEASTERN PROPERTY CORNER OF AN OPEN SPACE LOT AS SHOWN IN BOOK OF MAPS 2017, PAGE 2286, WAKE COUNTY REGISTRY AND HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 801865.49 FEET AND E: 2161345.62 FEET; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY S 89°08'42" W A DISTANCE OF 168.53 FEET TO AN EXISTING IRON PIPE; THENCE N 43°46'49" W A DISTANCE OF 752.81 FEET TO AN EXISTING IRON PIPE; THENCE N 88°23'25" W A DISTANCE OF 499.01 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERN PROPERTY CORNER OF OPEN SPACE #4 AS SHOWN IN BOOK OF MAPS 2023, PAGE 842, WAKE COUNTY REGISTRY; THENCE N 01°29'30" E A DISTANCE OF 159.51 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN PROPERTY CORNER OF TRACT 1 AS SHOWN IN BOOK OF MAPS 2007, PAGE 1763, WAKE COUNTY REGISTRY AND HAVING NC GRID(NAD '83/2011) COORDINATES OF N: 802579.97 FEET AND E: 2160161.59 FEET; THENCE N 73°13'41" E A DISTANCE OF 122.26 FEET TO A POINT; THENCE N 27°43'56" E A DISTANCE OF 412.60 FEET TO AN EXISTING IRON PIPE; THENCE S 47°59'56" E A DISTANCE OF 270.34 FEET TO AN EXISTING IRON PIPE; THENCE N 85°19'41" E A DISTANCE OF 531.02 FEET TO AN EXISTING IRON PIPE; THENCE S 08°53'07" W A DISTANCE OF 205.50 FEET TO AN EXISTING IRON PIPE, SAID PIPE BEING THE SOUTHWESTERN PROPERTY CORNER OF TRACT 4 AS RECORDED IN DEED BOOK 19157, PAGE 894, WAKE COUNTY REGISTRY; THENCE S 85°25'29" E A DISTANCE OF 342.27 FEET TO A POINT AT SAID WESTERN RIGHT-OF-WAY OF AVERETTE ROAD; THENCE ALONG AND WITH SAID WESTERN RIGHT-OF-WAY S 19°53'53" W A DISTANCE OF 167.27 FEET TO A POINT; THENCE S 19°05'52" W A DISTANCE OF 101.06 FEET TO A POINT; THENCE S 15°50'31" W A DISTANCE OF 102.56 FEET TO A POINT; THENCE S 09°19'34" W A DISTANCE OF 102.62 FEET TO A POINT; THENCE S 05°49'11" W A DISTANCE OF 295.80 FEET TO THE POINT OF BEGINNING, CONTAINING 16.4999 ACRES, AS SHOWN ON PLAT ENTITLED "REZONING PLAT PROPERTY OF WAKE FOREST CHURCH OF NAZARENE", DATED MARCH 13, 2026 AS PREPARED BY BASS, NIXON & KENNEDY, INC. **LESS AND EXCEPT** THE 18,850 SF OR 0.4327 ACRE AREA TO BE REZONED "GC-CZ" AS SHOWN ON SAID REZONING PLAT FOR A TOTAL AREA OF 699,885 SF OR 16.0672 ACRES.