

Case No	
Date	

Contact Information		
Property Owner William Rogers, c/o TexWest, LLC		
Address PO Box 101149	_ City/State/Zip Fort Worth, TX 76185	
Phone	Email	
Developer BRD Land and Investment		
Contact Name Michael Fleming		
Address 234 Kingsley Park Dr. Suite 110	City/State/Zip Fort Mill, SC 29715	
Phone 919-346-6014	Emailmichaelfleming@brdland.com	
<b>Property Information</b>		
Address 1224 Rolesville Rd., Rolesville NC		
Wake County PIN(s) 1768-32-8863 (a portion of)		
Current Zoning District_RL	Requested Zoning District RH (Residential High Density) CU	
Total Acreage 16.745	GC (General Commercial) CU	
Owner Signature		
I hereby certify that the information contained herein is	•	
found to be otherwise after evidentiary hearing before to	he Town Board of Commissioners, that the action of the	
Board may be invalidated.  Signature William Rock	Date 9-3-34	
STATE OF NORTH CAROLINA COUNTY OF Ohnston County		
I, a Notary Public, do hereby certify that llar	Rogers	
personally appeared before me this day and acknowled	ged the due execution of the foregoing instrument. This	
the 3rd	day of <u>September</u> 2024.	
My commission expires July, 29, 2026  Signature Man (chair	Seal DONNA M. COCHRAN  NOTARY PUBLIC  JOHNSTON COUNTY  NORTH CAROLINA	



Metes and Bounds Description of Property				
Please see attached deed				



#### **Rezoning Justification**

The Property owners are requesting a map amendment to rezone this property to the Residential
High Conditional Use and General Commercial in order to encourage an age-restricted development
for residents over the age of 55. Most older homeowners, and those who are retired, do not wish
to continue to do yard work, due to inclination or physical limitations. The lot sizes that are proposed
are in keeping with those preferences. The lot sizes that are proposed rage from 40' wide to 60'
conventional town homes are also proposed, which widens the variety of housing types. Even though
the Homeowners' Association will maintain all exterior spaces, the prospective owners traditionally
prefer small lots. This makes the housing more affordable and approachable for older residents.
Rolesville currently does not have an age restricted community and this development will fill that
gap for its citizens. Two areas of General Commercial are also proposed. These are inteneded
to provide neighborhood service types of uses. One Commercial tract is approximately three acres
and is located at the intersection of Fowler Road extension and Rolesvile Road. The second tract of about 4 acres is located along Fowler Road at the intersection with a collector road connecting north
to the Point. These small acreages will not be large enough for a traditional shopping center; the
intent is to provide services for the residents.



#### **Property Owner Information**

Wake County PIN	Property Owner	Mailing Address	Zip Code
1768-32-8863	William Rogers	1500 Miramar, Unit A	
		Santa Barbara, CA	93108
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#### PROPOSED ZONING CONDITIONS FOR THE MERRITT PROPERTY

#### MAP AMENDMENT REQUEST

**REZ-24-01** 

PINS 1758-92-8330 (portion of), 1768-23-6815 AND 1768-32-8863 (portion of)

February 1, 2024

Amended April 11, 2024

Amended June 26, 2024

Amended July 15, 2024

Amended August 22, 2024

Amended August 28, 2024

Amended August 30, 2024

- 1. The subject property shall be developed generally in accordance with the Concept Site Plan/Zoning Exhibit incorporated herein as if fully set out.
- 2. No townhouse structure shall contain more than six units.
- 3. Construction of the on-site amenities shall be completed when the 400<sup>th</sup> building permit is issued.
- 4. This will be an age-restricted development for residents age 55 and older. Age restrictions will be enforced by deed restrictions according to standards set by Fair Housing regulations per the US Department of Housing and Urban Development.
- 5. No more than 505 units will be permitted for the development.
- 6. General Commercial District to prohibit the following uses: Tattoo Establishment, Vape and Tabacco Store and Vehicle Rental and Sales.