



# Memo

**To:** Mayor Currin and Board of Commissioners  
**From:** Michael Elabarger, Senior Planner and Meredith Gruber, Planning Director  
**Date:** November 8, 2023  
**Re:** Hills at Harris Creek  
Map Amendment Rezoning REZ-23-03  
Voluntary Annexation Petition ANX-22-04

The legislative hearing for the Hills at Harris Creek rezoning application (REZ-23-03) and annexation petition (ANX-22-04) was closed at the October 3, 2023 Town Board of Commissioners meeting. The Board voted to table their decision on the rezoning application and annexation petition to the November 8, 2023 meeting.

## Background

### *Changes Since October 3, 2023*

The applicant provided updated conditions to the Planning Department in mid-October; new text is highlighted in yellow. The complete set of conditions is included as an attachment.

- Condition 4. Mixture of Uses: At least 2,000 square feet of non-residential building area shall be permitted (issuance of a building permit) prior to permitting (issuance of a building permit) more than 136 residential dwellings.
- Condition 5b. A townhome shall be developed and donated to a charitable organization that provides homes to veterans, public school teachers and/or persons with specialized training who are among the first to arrive and provide assistance or incident resolution at the scene of an emergency, including but not limited to law enforcement officers, paramedics, emergency medical technicians, and firefighters. Developer shall be entitled to a waiver of all Town of Rolesville permit fees for the donated home.
- Condition 8. Transportation Improvements: The property owner shall install all required roadway and transportation improvements set forth in the Traffic Impact Analysis report associated with this project in order to address the transportation impacts reasonably expected to be generated by the development. All transportation improvements shall be installed in accordance with future phasing plans approved by the Town. While it is anticipated that the improvements contemplated by this condition will be clarified by a formal development agreement, reimbursement agreement, or other written agreement between the property owner and the Town, the absence of such a subsequent written agreement shall not be deemed to invalidate this condition. Notwithstanding the foregoing, the Town acknowledges that some of the potential traffic improvements set forth in the Traffic Impact Analysis report associated with this project are also contemplated by and included in other Traffic Impact Analysis reports for unrelated

development projects in the general area of this Project ("Nearby Projects"). Nothing contained within this condition shall be construed to limit or hamper the property owner's ability to enter into agreements with the owners of those Nearby Projects to share the costs of any roadway and transportation improvements set forth in the Traffic Impact Analysis report associated with this project.

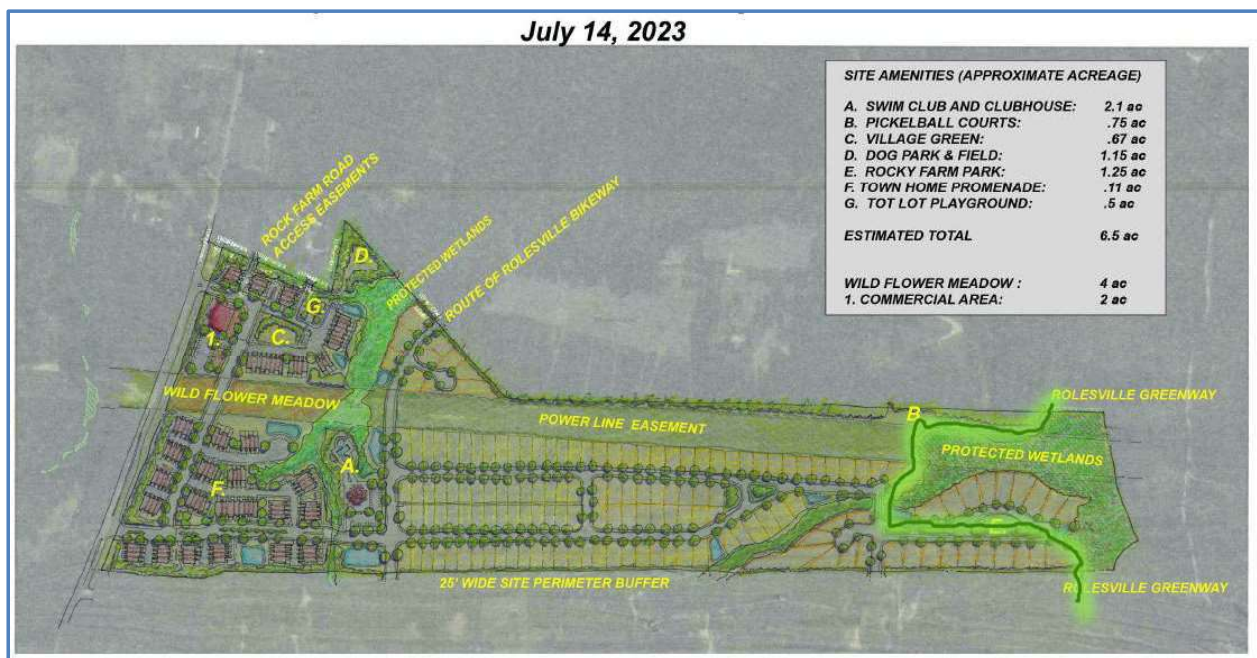
- Condition 11. The acreage of the Duke Power easement (approximately 20 acres) shall be omitted from all required passive and active open space calculations.

### ***Continued Legislative Hearing on October 3, 2023***

The legislative hearing for the Hills at Harris Creek rezoning application (REZ-23-03) and annexation petition (ANX-22-04) was continued to October 3, 2023. Following the hearing, Town Board members voted to table their decision on the two items until the November 8, 2023 meeting to allow time for additional contemplation.

### ***Legislative Hearing Continued from September 5, 2023***

The legislative hearing for the Hills at Harris Creek rezoning request and annexation petition was advertised/noticed for September 5, 2022, and that evening the Town Board approved a motion to continue both applications for further review and discussion at the October 3, 2023 regular meeting. The associated applicant-initiated text amendment TA-23-05 was similarly continued forward, with it being discussed further at the September 19, 2023 Town Board work session.



*Hills at Harris Creek Concept/Sketch Plan*

### ***Rezoning (REZ-23-03)***

The Town of Rolesville Planning Department received an initial Map Amendment (Rezoning) application in January of 2022 [referenced as MA 22-01] for approximately 116 acres consisting of four (4) tracts of land located on the north side of Mitchell Mill Road, between Jonesville and Rolesville Roads. This application requested rezoning from Wake County's R-30 Zoning District

to the Town's Land Development Ordinance (LDO) zoning district of Neighborhood Center.(NC) as a Conditional Zoning (CZ) District. This was reviewed several times over the course of 2022.

In early 2023, the applicant chose to significantly revise the scope of the application, and REZ-23-03 was submitted to usurp MA 22-01 – this application changed the request to two (2) Zoning District; first, a much smaller NC District than before, and then requesting the majority of the land area proposed for the Residential High Density (RH) District, with both as Conditional Zoning (CZ) Districts. Project details include maximums of 270 total residential dwellings units (combined single-family detached and attached), with no more than 115 of them being detached units, and a non-residential component in the NC-CZ District meeting the minimum requirements for that District.

#### ***Annexation Petition (ANX-22-04)***

A Voluntary Annexation Petition has also been submitted and reviewed and is processing simultaneously with this rezoning request. As provided by G.S. 160A-31, the petition was investigated by the Town Clerk as to its sufficiency of meeting G. S. 160A-31 after the October 4, 2022 Town Board Meeting; see Attachment 14. On August 1, 2023, the Town Board of Commissioners scheduled a legislative hearing for the annexation petition (to be held September 5, 2023). That hearing was been continued forward to October 3, 2023 in concert with the hearing for REZ-23-03.

The Rezoning applicant has proposed a Concept/Sketch Plan (see Attachment 5, Exhibit 1) and a set of Conditions of Approval (see Attachment 9, Exhibit 5).

### **Applicant Justification**

The applicant provided this brief statement regarding the submittal (see Attachment 4 also).

The proposed rezoning of the parcels described above is made in careful consideration of the Rolesville Comprehensive Plan 2017. The Future Land Use Map designates these parcels as Medium Density Residential, and we believe that a combination of the Mixed Use Neighborhood Center Conditional District and Residential High Density Conditional District would allow for the best variety of housing types to meet this objective while integrating seamlessly with the surrounding community. The proposed community includes a mix of housing types (single-family detached homes and townhomes) and is within the density levels recommended by the Comprehensive Plan.

Mixed-use neighborhoods such as the one proposed herein are routinely applauded for their connectivity and walkability and the multiple housing types appeal to various income levels while still maintaining the appeal and quality of the neighborhood. The proposed rezoning is in accordance with the Comprehensive Plan and reasonable and in the public interest. We request your support for the proposed zoning.

### **Neighborhood Meetings**

Under the header of MA 22-01, the applicant conducted two Neighborhood meetings on March 16, 2022 and January 10, 2023. With the new application REZ-23-03, the applicant held a meeting on May 23, 2023 – see Attachment 11. Per the applicant, four (4) persons

attended/signed-in at the most recent meeting, which was held at the Rolesville Community Center at 7:00 PM, May 23, 2023.

## **Comprehensive Plan**

### ***Future Land Use***

The 2017 Comprehensive Plan's Future Land Use Map designates the subject property, and the entire area south of Harris Creek to Mitchell Mill Road, as appropriate for Medium-Density Residential development. Per the Plan, this is defined as:

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*Predominantly single family residential uses with portion of duplex, townhouse, or multifamily residential. These are lots or tracts at a density range of three to five (3-5) dwelling units per gross acre including preserved open space areas along with limited non-residential uses under planned unit development or form base code provisions.*

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### ***Raleigh's 2030 Comprehensive Plan – Future Land Use***

Mitchell Mill Road is the dividing line between Rolesville's and Raleigh's planning jurisdictions. On the south side of Mitchell Mill Road near the Hills at Harris Creek site, Raleigh's Future Land Use Map shows Low Scale Residential and Rural Residential land use categories. Low Scale Residential is defined as predominantly single family housing with some pockets of other housing types—duplexes, townhomes, and/or multifamily housing—at a density of approximately six units per acre or lower. Rural Residential is defined as single family detached housing at one unit per acre and under.

### ***Community Transportation Plan***

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

#### *Thoroughfare Recommendations*

- Mitchell Mills Road is planned to be a 4-lane, Raised Median-divided section with curb & gutter, bike lanes, and sidewalks.

#### *Collector Recommendations*

- At the far northern tip of the subject property, an east/west Collector roadway is identified. As demonstrated in the Concept/Sketch Plan (Attachment 5), the applicant is proposing a more southern route for this roadway, moving it away from the environmental features (Harris Creek) further to the north, and bringing it closer to Mitchell Mill, where it can serve as a more near-by parallel roadway to the Arterial that Mitchell Mill will eventually function as. This more southern route aligns more so with a similar alignment approved with MA 22-06, 5109 Mitchell Mill Road, which when built will connect to Jonesville Road west of this subject property/project.

#### *Intersection Recommendations*

- There are no intersection recommendations associated with the subject property.



- The closest intersection recommendations are located at Mitchell Mill and Rolesville Roads, for an intersection realignment.

### ***Greenway and Bike Plans***

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

- A ten foot (10') Greenway is shown on the northern end of the property, on the south side of Harris Creek, meandering through the subdivision, eliminating impacts on wetlands.
- A ten foot (10') side path is illustrated on the north side of Mitchell Mill Road.
- Bicycle lane within Mitchell Mill Road, specifications TBD during Preliminary Subdivision and Construction Infrastructure Drawing review.

### ***Consistency***

The applicant's rezoning request is consistent with the Town of Rolesville's Comprehensive Plan for the following reasons:

- The proposed mix of residential product types, with a commercial element, fits the Medium Density Residential land use description.
- The proposed vehicular circulation network will enhance or establish Thoroughfare and Collector connections, respectively, as recommended by the Town's Community Transportation Plan.
- The proposed Greenways will establish pedestrian connections as recommended by Rolesville's Greenway Plan.

## **Traffic**

### ***Traffic Impact Analysis***

The consulting firm, Ramey Kemp Associates, performed the Traffic Impact Analysis (TIA) for this project on behalf of the Town; the study analyzed a development of 155 Single Family Detached and 115 Single family Attached (townhome) housing units, and 12,000 square feet of Day Care center non-residential use. The Final Report dated June 2023 (sealed June 23, 2023) is included as Attachment 12 to this memo. Traffic conditions during weekday AM and PM peak hours were looked at in three scenarios: 2022 Existing conditions, 2027 No-build conditions, and 2027 Build conditions. See excerpted Table E-1 from the TIA report:

**Table E-1: Site Trip Generation**

Land Use (ITE Code)	Intensity	Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Single-Family Home (210)	155 DU	1,510	28	83	111	95	55	150
Single-Family Attached Housing (220)	115 DU	812	14	45	59	44	26	70
Day Care Center (565)	12 KSF	572	70	62	132	63	70	133
<b>Total Trips</b>		<b>2,894</b>	<b>112</b>	<b>190</b>	<b>302</b>	<b>202</b>	<b>151</b>	<b>353</b>
<i>Pass-By Trips: Day Care Center (44% PM)</i>			-	-	-	-30	-30	-60
<b>Total Primary Trips</b>			<b>112</b>	<b>190</b>	<b>302</b>	<b>172</b>	<b>121</b>	<b>293</b>

Three (3) intersections were studied for capacity analysis and Level of Service (LOS) impact of this development – (1.) US 401 Bypass and Jonesville Road; (2.) US 401 Bypass and Eastern U-turn location; (3.) Mitchell Mill Road and Jonesville Road / Peebles Road. The Table below repeats and summarizes the Recommendations coming out of the TIA that are the responsibility of the proposed development detailed in the Rezoning request.

<b>TIA Summary – Recommendations</b>	
Required Frontage Improvements per Rolesville Community Transportation Plan (CTP)	<ul style="list-style-type: none"> <li>Widen one-half section of Mitchell Mill Road along the site frontage to this roadway's ultimate section (4-lane Median [raised] divided).</li> </ul>
<b>Intersection #1 -</b> US 401 Bypass and Jonesville Road	<ul style="list-style-type: none"> <li>Conduct a full signal warrant analysis prior to Full Build-out of the proposed development and install a traffic signal if warranted and approved by NCDOT and Town.</li> </ul>
<b>Intersection #3 -</b> Mitchell Mill Road and Jonesville Road / Peebles Road	<ul style="list-style-type: none"> <li>Construct a south-bound (Jonesville Rd) left-turn lane with at least 100 feet of storage and appropriate decel and taper. <ul style="list-style-type: none"> <li><i>It should be noted that this improvement was also identified by the 5109 Mitchell Mill Rd TIA.</i></li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>Construct a westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.</li> </ul>
	<ul style="list-style-type: none"> <li>Conduct a full signal warrant analysis prior to Full Build-out of the proposed development and install a traffic signal if warranted and approved by NCDOT and Town.</li> </ul>
Mitchell Mill Road and Site Access 1	<ul style="list-style-type: none"> <li>Construct the southbound approach (Site Access 1) as a right-in/right-out with one ingress lane and one egress lane.</li> </ul>
	<ul style="list-style-type: none"> <li>Provide stop control for the southbound approach (Site Access 1).</li> </ul>

	<ul style="list-style-type: none"> <li>Construct a concrete median on Mitchell Mill Road that restricts access to right-in/right-out.</li> </ul>
Mitchell Mill Road and Site Access 2	<ul style="list-style-type: none"> <li>Construct the southbound approach (Site Access 2) with one ingress lane and one egress lane.</li> </ul>
	<ul style="list-style-type: none"> <li>Provide stop control for the southbound approach (Site Access 2).</li> </ul>
	<ul style="list-style-type: none"> <li>Construct the westbound (Mitchell Mill Road) right-lane with at least 100 feet of storage and appropriate decel and taper.</li> </ul>

### Development Review

The Technical Review Committee (TRC) reviewed two (2) versions of the Rezoning application (*and three (3) reviews of MA 22-01 prior to that*), with all comments pertinent to the consideration of the proposed districts and the general development plan being resolved. **Note that this does not mean that all LDO subdivision and/or site development regulations have been demonstrated, as Attachment 5 is only a conceptual plan, and not an engineered and dimensioned layout.**

### LDO Appendix A / 2.3.G. Review Standards with Staff Responses

The Land Development Ordinance (LDO) Handbook, Appendix A, includes the following standards that may be considered when reviewing a rezoning request; Staff responses follow each standard below.

**1. Is the application consistent with the Comprehensive Plan and other applicable adopted Town plans;**

Staff finds that the general project intent to develop a mix of single-family detached and attached dwelling units, with a commercial use associated with the attached units within the NC District as is required by that district, is consistent with the Medium Density Residential land use designation, and that the pedestrian and transportation improvements will fulfill the development of the Community Transportation Plan, Greenway Plan, and Bicycle Plan.

**2. Is the application in conflict with any provision of the LDO or the Town Code of Ordinances;**

Based on the level of detail provided, the application materials appear consistent with the general intent of the LDO [and TA-23-05]; the project will demonstrate full compliance with subdivision/land development application reviews at later stages of development.

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

The subject property is currently under land use control of Wake County and therefore is not consistent with the 2017 Rolesville Comprehensive Plan; the property is not within the Town of Rolesville Extraterritorial Jurisdiction (ETJ); per the circa 2014 Annexation Agreement with the City of Raleigh, this property, if sought to Voluntarily Annex, would annex into Rolesville.

**4. Does the application allow uses that are compatible with existing and allowed uses on surrounding land;**

Presently, the surrounding land uses are larger lot single family detached residential pursuant to Wake County's R-30 low density zoning (*or land use controls in place at the*

*time of their development, which is unknown to Staff*). These existing land uses are inconsistent with the Rolesville Comprehensive Plan, which covers this region. The application therefore complies with the Rolesville Comprehensive Plan and is significantly different from the existing or currently allowed (under Wake County R-30 zoning) development pattern. Raleigh's Future Land Use Map shows Low Scale and Rural Residential categories on the southern side of Mitchell Mill Road. The Hills at Harris Creek rezoning application would be similar to Raleigh's Low Scale Residential land use category.

**5. Would the application ensure efficient development within the Town, including the capacity and safety of the street network, public facilities, and other similar considerations;**

The application, with an envisioned density in the range of 2.3 dwelling units per acre (270 units/116 acres) is lower than the prescribed residential density range of 3 to 5 dwelling units per acre. The application is demonstrating compliance with planned Community Transportation Plan roadways, as well as pedestrian features. The identified amenities are demonstrating general compliance with LDO amenity requirements.

**6. Would the application result in a logical and orderly development pattern; and**  
Based on the concept/sketch plan, the proposed development indicates intentions to meet or exceed all subdivision requirements, including roadway and pedestrian improvements, and public street connectivity to adjacent parcels. All LDO subdivision requirements will be demonstrated on the subsequent Major Preliminary Subdivision Plat.

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

Based on the concept/sketch plan and the requirement to comply with all LDO minimum requirements to develop the project, beyond the inherent and permitted impacts of land development and the resultant land usage for/as a single-family dwelling neighborhood, the impacts as described should not result.

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

While submitted as requesting Conditional Zoning (CZ) of the General NC and RH districts, the proposal includes nothing that could not be developed via a General District Rezoning to the NC and RH Districts. The Conditions only commit in writing to items not specified in the LDO (i.e., pollinator plantings, minimum dwelling square footage), or to the timing of performing certain items (i.e., recreation amenities tied to Building permit issuance), or already (at later development stages) required standards.

### **Overall Analysis**

The project entails developing approximately 150 single family detached dwelling units within the RH Zoning District utilizing the LDO Section 3.1.3. standards of 7,500 SF minimum lots sizes with 75' of minimum lot width, and then developing up to 115 single family attached dwelling units (townhomes) across a portion of the RH District and then also within the NC District.



The applicant has shown the intention in the Concept/Sketch Plan (Attachment 5) and Exhibit 4 (Attachment 8) to subdivide single family attached (townhome) lots both fronting on new/proposed public streets, but also utilizing '**private access easements**' for some units/buildings. The latter was the impetus for TA-23-05 and providing LDO regulations for the option to create single family attached lots that do not have lot frontage on public streets (rights-of-way), but rather private access easements. Staff supported the creation of such an option in the LDO, as it promotes more creative community development, it lessens the propensity of driveway entrances onto public streets, and it lessens the long-term maintenance responsibilities of new public streets by eliminating the need for public streets while still facilitating the development of fee simple (townhome) lots. The proposed NC District is rather small (~13 acres), making the minimum 15% of gross area for non-residential uses relatively small (less than 2 acres), but the inclusion of a neighborhood serving non-residential use will be beneficial to the local community, and as demonstrated in the TIA trip calculations, can serve to reduce vehicle trips by containing some (of the non-residential caused trips) to stay within the project.

### **Staff Recommendation**

#### REZ-23-03 – Map Amendment Rezoning Application

Staff finds the proposed rezoning request REZ-23-03 is consistent with the Comprehensive Plan and recommends approval of it.

#### ANX 22-04 – Voluntary Annexation Petition

Staff finds the petition for Voluntary Annexation (see Attachment 13) to be complete. The Town Clerk has provided a Certificate of Sufficiency dated October 26, 2022 (see Attachment 14).

### **Consistency and Reasonableness**

As noted above under the Comprehensive Plan section of this report, the Rezoning request for the subject parcels is consistent with the Future Land Use designation of *Medium Density Residential*. The Concept Site Plan and proposed Conditions of Approval express general consistency with the Community Transportation Plan, Bicycle Plan, and Greenway Plan.

Rezoning Map Amendment REZ-23-03 is thus consistent with the Comprehensive Plan and other applicable Plans and is therefore reasonable.

### **Proposed Motions**

1. Motion to (Approve or Deny) Rezoning Map Amendment request REZ-23-03 – Hills at Harris Creek.
2. (Following Approval) Motion to adopt a Plan Consistency Statement and Statement of Reasonableness for REZ-23-03.
3. Motion to (approve or deny) the Voluntary Annexation Petition received under G.S. 160A-31 for ANX 22-04 – Hills at Harris Creek.

Or

4. Motion to continue the Legislative hearing for REZ-23-03 and ANX 22-04 to a future Town Board of Commissioners' meeting.

## Attachments

1	Vicinity Map
2	Zoning Map
3	Future Land Use Map
4	Map Amendment Application
5	Concept/Sketch Plan (dated July 14, 2023)
6	Zoning District boundary sketch
7	Zoning District Metes & Bounds (Legal Descriptions)
8	Townhome Mews Sketch
9	Proposed Conditions of Approval
10	Duke Powerline Easement and Greenway Topic
11	Neighborhood Meeting Package – May 23, 2023
12	<a href="#">Link to Traffic Impact Analysis (TIA) Final Report - May 19, 2022</a>
13	Voluntary Annexation Petition and Attachments
14	Voluntary Annexation Town Clerk Certificate of Sufficiency – signed October 5, 2022
15	Applicant's PowerPoint Presentation (dated October 3, 2023)

Case: ANX 22-04, REZ 23-03

Address: 0.0,3645 Rock Farm, 5333 Mitchell Mill Road

PIN 1757750520, 1757758529, 1757761273, 1757778982

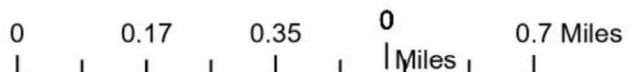
Date: 2023.07.18



# Vicinity Map



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri



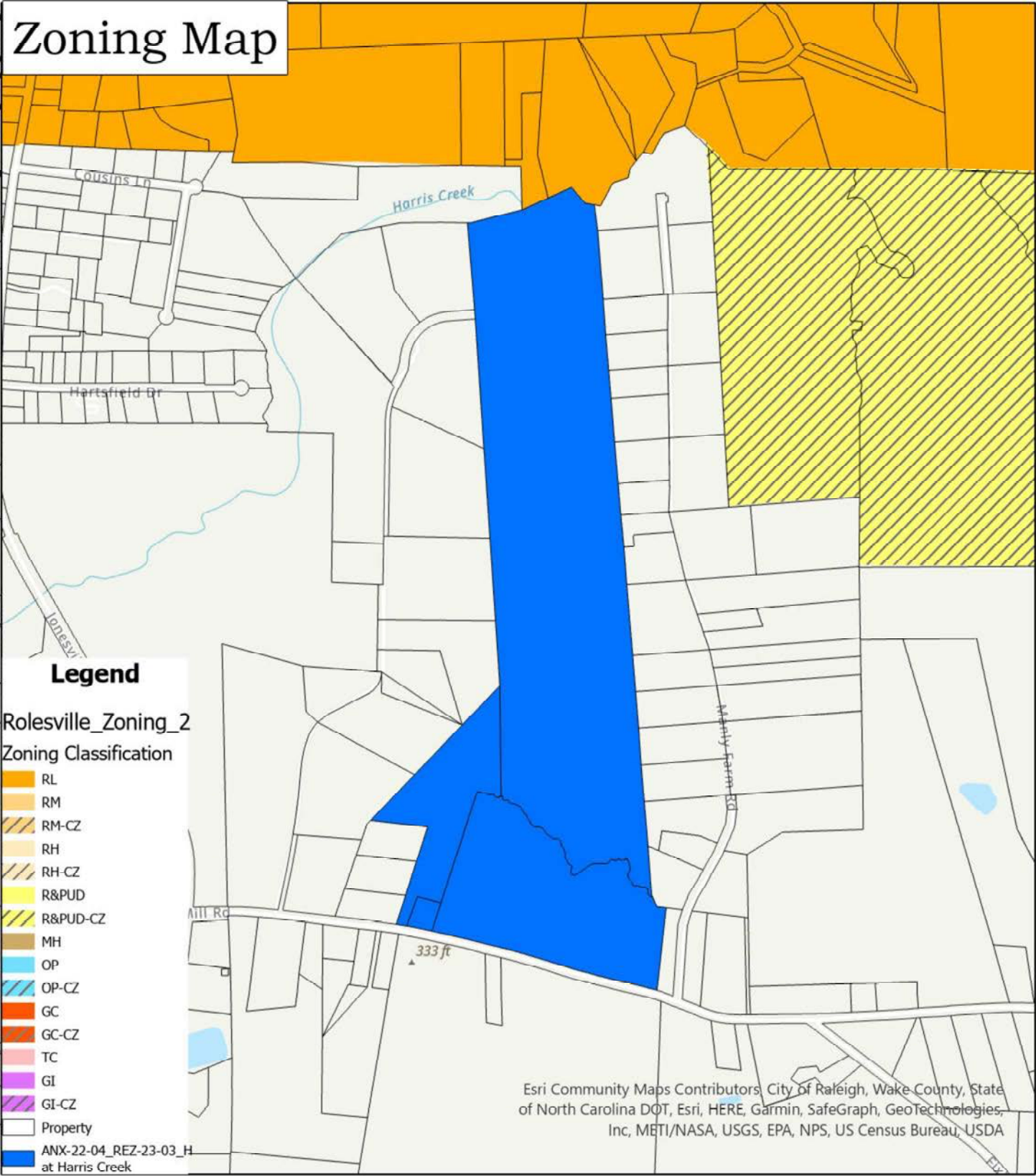


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ANX 22-04 - Hills at Harris Creek



Case: ANX 22-04, REZ 23-03  
Address: 0,0,3645 Rock Farm, 5333 Mitchell Mill Road  
PIN 1757750520, 1757758529, 1757761273, 1757778982  
Date: 2023.07.18

# Zoning Map

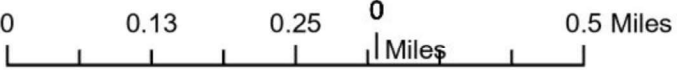


## Legend

Rolesville\_Zoning\_2  
Zoning Classification

- RL
- RM
- RM-CZ
- RH
- RH-CZ
- R&PUD
- R&PUD-CZ
- MH
- OP
- OP-CZ
- GC
- GC-CZ
- TC
- GI
- GI-CZ
- Property
- ANX-22-04\_REZ-23-03\_H at Harris Creek

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Case: ANX 22-04, REZ 23-03  
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 PIN 1757750520, 1757758529, 1757761273, 1757778982  
 Date: 2023.07.18

# Future Land Use Map

## Legend

RolesFULU03-13-20  
 ROLU\_CLASS

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



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Case No. REZ-23-03  
Date rcvd 06-13-23

## Map Amendment Application

### Contact Information

Property Owner Alan Watkins  
Address 3645 Rock Farm Road City/State/Zip Wake Forest, NC 27587  
Phone 919-824-6088 Email c/o: jason@ellisdevgroup.com

Developer Ellis Developments NC, LLC  
Contact Name Jason Pfister, VP of Development  
Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615  
Phone 919-824-6088 Email jason@ellisdevgroup.com

### Property Information

Address 5333 Mitchell Mill Road, Wake Forest, NC 27587 & O Mitchell Mill Road, Wake Forest, NC 27587  
Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982  
Current Zoning District Wake R30 Requested Zoning District NC-CD & RM-CD  
Total Acreage 115.94 acres NC-CZ + RM-CZ

### 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.*

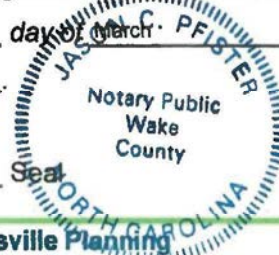
Signature  Date 3/2/2023

STATE OF NORTH CAROLINA  
COUNTY OF Wake

*I, a Notary Public, do hereby certify that* Alan Watkins  
*personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This*  
*the* 10 *day of* March *20* 23

*My commission expires* 1/8/2028

Signature



Town of Rolesville Planning





Case No. \_\_\_\_\_

Date \_\_\_\_\_

## Map Amendment Application

### Contact Information

Property Owner Randy Watkins

Address 145 Olde Liberty Drive City/State/Zip Youngsville, NC 27596

Phone 919-824-6088 Email c/o: jason@ellisdevgroup.com

Developer Ellis Developments NC, LLC

Contact Name Jason Pfister, VP of Development

Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615

Phone 919-824-6088 Email jason@ellisdevgroup.com

### Property Information

Address 5333 Mitchell Mill Road, Wake Forest, NC 27587 & O Mitchell Mill Road, Wake Forest, NC 27587

Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982

Current Zoning District Wake R30

Requested Zoning District NC-CD & RH-CD

Total Acreage 115.94 acres

NC-CD & RH-CD

### 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 *Randy Watkins*

Date 3/2/2023

STATE OF NORTH CAROLINA

COUNTY OF Wake

*I, a Notary Public, do hereby certify that* Randy Watkins

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

*the* \_\_\_\_\_ day of March, 2023.

*My commission expires* 1/8/2028

Signature \_\_\_\_\_



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Case No. \_\_\_\_\_

Date \_\_\_\_\_

## Map Amendment Application

### Contact Information

Property Owner Ellis Land Investment Company, LLC

Address 6801 Falls of Neuse Road, Suite 108

City/State/Zip Raleigh NC 27615

Phone 919-824-6088

Email c/o: jason@ellisdevgroup.com

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Contact Name Jason Pfister, VP of Development

Address 6801 Falls of Neuse Road, Suite 108

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Email jason@ellisdevgroup.com

### Property Information

Address 0 Mitchell Mill Road, Wake Forest, NC 27587

Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982

Current Zoning District Wake R30

Requested Zoning District ~~NC-CD & RH-CD~~ NC-CZ + RH-CZ

Total Acreage 115.94 acres

### 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 \_\_\_\_\_ Date \_\_\_\_\_

STATE OF NORTH CAROLINA

COUNTY OF Wake

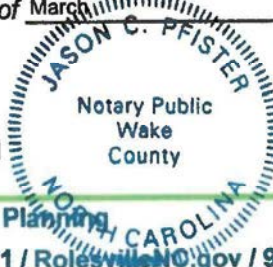
*I, a Notary Public, do hereby certify that* Stephen Ellis, Manager

*personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This*  
*the* 2nd *day of* March 2023

*My commission expires* 01/08/2028

Signature \_\_\_\_\_

Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517





Case No. \_\_\_\_\_

Date \_\_\_\_\_

## Map Amendment Application

### Contact Information

Property Owner Laura Watkins

Address 3544 Donlin Drive City/State/Zip Wake Forest, NC 27587

Phone 919-824-6088 Email c/o: jason@ellisdevgroup.com

Developer Ellis Developments NC, LLC

Contact Name Jason Pfister, VP of Development

Address 6801 Falls of Neuse Road, Suite 108 City/State/Zip Raleigh NC 27615

Phone 919-824-6088 Email jason@ellisdevgroup.com

### Property Information

Address 3645 Rock Farm Road, Wake Forest, NC 27587

Wake County PIN(s) 175750520, 1757758529, 1757761273, 1757778982

Current Zoning District Wake R30 Requested Zoning District NC-CD & RM-CD

Total Acreage 115.94 acres NC-CZ + RM-CZ

### 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 [Signature] Date 01 Mar 2023

STATE OF NORTH CAROLINA

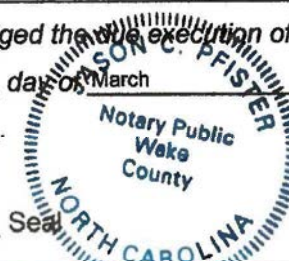
COUNTY OF Wake

I, a Notary Public, do hereby certify that Laura Watkins

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 1st day of March 2023.

My commission expires 1/8/2028

Signature [Signature]



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517



Case No. \_\_\_\_\_

Date \_\_\_\_\_

## Map Amendment Application

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### Owner Signature

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Signature [Signature] Date 3/1/23

STATE OF NORTH CAROLINA

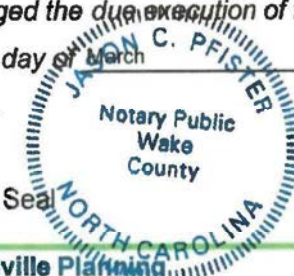
COUNTY OF Wake

I, a Notary Public, do hereby certify that Randall Watkins

personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 1st day of March, 2023.

My commission expires 1/8/2028.

Signature [Signature] Seal



Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6517

### Metes and Bounds Description of Property

Will be completed upon completion of survey





## Map Amendment Application

### Rezoning Justification

See attached



## Property Owner Information

PO Box 250 / Rolesville, North Carolina 27571 / [RolesvilleNC.gov](http://RolesvilleNC.gov) / 919.554.6517

The proposed rezoning of the parcels described above is made in careful consideration of the Rolesville Comprehensive Plan 2017. The Future Land Use Map designates these parcels as Medium Density Residential, and we believe that a combination of the Mixed Use Neighborhood Center Conditional District and Residential High Density Conditional District would allow for the best variety of housing types to meet this objective while integrating seamlessly with the surrounding community. The proposed community includes a mix of housing types (single-family detached homes and townhomes) and is within the density levels recommended by the Comprehensive Plan.

Mixed-use neighborhoods such as the one proposed herein are routinely applauded for their connectivity and walkability and the multiple housing types appeal to various income levels while still maintaining the appeal and quality of the neighborhood. The proposed rezoning is in accordance with the Comprehensive Plan and reasonable and in the public interest. We request your support for the proposed zoning.

# EXHIBIT ONE: CONCEPT PLAN (SKETCH PLAN)

## responses to second round review cycle comments

### July 14, 2023



Greenway location shown in dashed lines stays out of Wetlands and Duke Power Easement. Now highlighted with Green Line.

**STRONGROCK**  
ENGINEERING GROUP





**EXHIBIT TWO: ZONING DIAGRAM**



**HILLS at HARRIS CREEK**



**STRONGROCK**  
ENGINEERING GROUP



JUNE 2, 2023





## EXHIBIT 3:

HILLS at HARRIS CREEK

V2 - REZ-23-03  
rcvd 6-2-23

### Metes and Bounds description of Parcel 1: NC-CZ

#### as shown on Exhibit 2: Zoning Diagram

Point of Beginning: Commencing at a point on the Future (post 35' Dedication)

Northern Right-Of-Way of Mitchell Mill Road:

THENCE, North 19°37'29" East, 153.43 feet to a point;

THENCE, North 18°40'39" East, 227.11 feet to a point;

THENCE, North 19°31'15" East, 230.80 feet to a point;

THENCE, North 83°06'35" West, 376.14 feet to a point;

THENCE, North 43°56'42" East, 539.17 feet to a point;

THENCE, South 43°56'42" West, 539.17 feet;

THENCE, South 16°32'05" East, 42.44 feet to a point;

THENCE, South 27°36'38" East, 42.80 feet to a point;

THENCE, South 68°58'38" East, 54.77 feet to a point;

THENCE, South 77°04'07" East, 46.50 feet to a point;

THENCE, South 82°03'47" East, 43.34 feet to a point;

THENCE, South 63°10'34" East, 53.99 feet to a point;

THENCE, South 78°58'51" East, 55.03 feet to a point;

THENCE, South 73°28'18" East, 39.46 feet to a point;

THENCE, South 75°12'22" East, 64.19 feet to a point;

THENCE, South 79°08'05" East, 30.68 feet to a point;

THENCE, South 64°08'20" East, 56.08 feet to a point;

THENCE, South 0°08'08" East, 955.98 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 13,079.66 feet, to which a radial line bears North 14°33'02" East;

THENCE, westerly along said curve through a central angle of 2°57'39" an arc distance of 675.93 feet to the point of beginning;

**Containing 586,556.07 square feet / 13.47 acres, more or less.**

## Hills at Mitchell Mill

### Metes and Bounds description of Parcel 2: RH-CZ

#### as shown on Exhibit 2: Zoning Diagram

Point of Beginning: Commencing at a point on the Future (post 35' Dedication)

Northern Right-Of-Way of Mitchell Mill Road:

THENCE (1) North 0°08'08" West, 955.98 feet to a point;  
THENCE (2) North 64°08'20" West, 56.08 feet to a point;  
THENCE (3) North 79°08'05" West, 30.68 feet to a point;  
THENCE (4) North 75°12'22" West, 64.19 feet to a point;  
THENCE (5) North 73°28'18" West, 39.46 feet to a point;  
THENCE (6) North 78°58'51" West, 55.03 feet to a point;  
THENCE (7) North 63°10'34" West, 53.99 feet to a point;  
THENCE (8) North 82°03'47" West, 43.34 feet to a point;  
THENCE (9) North 77°04'07" West, 46.50 feet to a point;  
THENCE (10) North 68°58'38" West, 54.77 feet to a point;  
THENCE (11) North 27°36'38" West, 42.80 feet to a point;  
THENCE (12) North 16°32'05" West, 42.44 feet to a point;  
THENCE (13) North 43°56'42" East, 651.84 feet to a point;  
THENCE (14) North 3°44'09" West, 2,963.58 feet to a point;  
THENCE (15) South 88°59'15" East, 0.54 feet to a point;  
THENCE (16) North 75°53'40" East, 340.47 feet to a point;  
THENCE (17) North 65°27'07" East, 350.10 feet to a point;  
THENCE (18) South 40°38'56" East, 133.25 feet to a point;  
THENCE (19) South 80°06'11" East, 62.70 feet to a point;  
THENCE (20) South 4°46'37" East, 4,426.21 feet to a point;  
THENCE (21) South 24°08'12" East, 83.90 feet to a point;  
THENCE (22) South 0°25'29" East, 493.75 feet to a point;  
THENCE (23) North 71°34'19" West, 3.27 feet to a point;  
THENCE (24) North 74°14'58" West, 53.84 feet to a point;  
THENCE (25) North 75°50'32" West, 260.45 feet to a point;  
THENCE (26) North 75°16'13" West, 150.67 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 13,079.66 feet, to which a radial line bears North 17°04'26" East;  
THENCE (27) westerly along said curve through a central angle of 2°31'24" an arc distance of 576.04 feet;

**Containing 4,381,947.13 square feet / 100.60 acres, more or less.**

## EXHIBIT FOUR: TOWNHOME MEWS SKETCH



### TOWNHOUSE MEWS SKETCH DETAIL

- (1) ACCESS / UTILITY EASEMENTS 30 FEET COMBINED WATER AND SANITARY SEWER
  - (2) STORMWATER 20 FEET EASEMENTS IN FRONT AS SHOWN BY RAIN GARDEN AREAS
  - (3) MEWS DEPTH LIMITED TO MAX 140 FEET FOR ALL DEAD END TYPES
  - (4) CUL-DE-SAC MEWS WITH NCDOT STANDARD BULB
  - (5) CIRCULATION MEWS ALLOWS FOR TWO WAY TRAFFIC
  - (6) FRONT LOADING GARAGE TOWNHOMES 33 UNITS
- ACCESS EASEMENT CONNECTIONS SHOWN FOR ROCK FARM ROAD PRIVATE STREET (A&B) NOTES
- PARKING SPACE PROVIDED TO MEET ROLESVILLE CODE
- ALL TOWNHOMES AT LEAST 30 FEET SEPARATION

HILLS at HARRIS CREEK



**STRONGROCK**  
ENGINEERING GROUP



JUNE 2, 2023



## Exhibit Three

### Hills at Harris Creek

#### Mixed-Use Neighborhood Center Conditional Zoning District and Residential High Density Conditional Zoning District Zoning Conditions

Conditions Applicable to the entire property:

1. The subject property shall be developed generally in accordance with the concept plan attached hereto as Exhibit 1 and incorporated herein as if fully set out. The approximately 13-acre portion of the subject property, further described as Parcel 1 on the attached Exhibit 2 attached hereto, shall be zoned NC-CZ and the remaining 102-acre portion of the property, further described as Parcel 2 on Exhibit 2 attached hereto, shall be zoned RH-CZ. The improvements described herein may be developed in phases in accordance with a phasing plan approved by the Town of Rolesville.
2. The total number of dwellings on the subject property shall not exceed 270 dwelling units and no more than 115 of these dwelling units shall be permitted to be Dwellings, Single Family, Attached (Townhouse.)
3. No more than fifteen (15) gross acres of the RH-CZ zoned district shall be assigned to use for Dwellings, Single Family, Attached (Townhouse).
4. Mixture of Uses: At least 2,000 square feet of non-residential building area shall be permitted (issuance of a building permit) prior to permitting (issuance of a building permit) more than 136 residential dwellings.
5. Affordable Housing:
  - a. Prior to the issuance of the first building permit for a dwelling unit, the property owner shall donate Twenty Thousand Dollars and No Cents (\$20,000.00) to Homes for Heroes or another non-profit organization with a substantially similar purpose statement.
  - b. A townhome shall be developed and donated to a charitable organization that provides homes to veterans, public school teachers and/or persons with specialized training who are among the first to arrive and provide assistance or incident resolution at the scene of an emergency, including but not limited to law enforcement officers, paramedics, emergency medical technicians, and firefighters. Developer shall be entitled to a waiver of all Town of Rolesville permit fees for the donated home.
6. Pollinator Plantings: At least three acres of the landscaping planted within the power line easement on the subject property shall utilize plant materials that are listed as Native Pollinator Plants on North Carolina Wildlife Federation ("NCWF") or other resources for native plants recommended by the NCWF. Where evergreen plantings or street trees are required by the Rolesville Land Development Ordinance as the same may be amended from time to time, pollinator plantings shall not be required. Nothing herein shall be construed to limit the plant materials permitted on individual residential lots.
7. Recreational Amenities: The following recreational amenities shall be provided generally as shown on the attached Exhibit 1 as a part of the development of the subject property and dedicated to the community's homeowner's association except for those areas offered to and accepted by the Town of Rolesville:
  - a. A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the issuance of the 150th building permit for a dwelling



- unit;
  - b. At least one fenced playground shall be constructed prior to the issuance of the 150<sup>th</sup> building permit for a dwelling unit;
  - c. At least one fenced dog park shall be constructed prior to the issuance of the 150<sup>th</sup> building permit for a dwelling unit;
  - d. At least one (1) garden park shall be provided prior to the issuance of the 200<sup>th</sup> building permit for a dwelling unit.
  - e. At least one (1) pickle ball court shall be provided prior to issuance of the 250<sup>th</sup> building permit for a dwelling unit; and
8. Transportation Improvements: The property owner shall install all required roadway and transportation improvements set forth in the Traffic Impact Analysis report associated with this project in order to address the transportation impacts reasonably expected to be generated by the development. All transportation improvements shall be installed in accordance with future phasing plans approved by the Town. While it is anticipated that the improvements contemplated by this condition will be clarified by a formal development agreement, reimbursement agreement, or other written agreement between the property owner and the Town, the absence of such a subsequent written agreement shall not be deemed to invalidate this condition. Notwithstanding the foregoing, the Town acknowledges that some of the potential traffic improvements set forth in the Traffic Impact Analysis report associated with this project are also contemplated by and included in other Traffic Impact Analysis reports for unrelated development projects in the general area of this Project ("Nearby Projects"). Nothing contained within this condition shall be construed to limit or hamper the property owner's ability to enter into agreements with the owners of those Nearby Projects to share the costs of any roadway and transportation improvements set forth in the Traffic Impact Analysis report associated with this project.
9. All homes shall include either crawl space foundations or stem wall foundation. Any stem wall foundations shall have an average of at least eighteen inches {18"} in height across the front facade of the home and shall have brick or stone veneer on all sides facing a public street.
10. The minimum gross building square footage shall be 2,000 square feet for single family detached dwellings.
11. The acreage of the Duke Power easement (approximately 20 acres) shall be omitted from all required passive and active open space calculations.
12. Prior to the issuance of a building permit for the 150<sup>th</sup> dwelling unit, the property owner shall contribute Twenty-Five Thousand Dollars (\$25,000.00) to the Town of Rolesville to be used by the Town of Rolesville to install a traffic light at the intersection of the US 401 Bypass and Jonesville Road.

Conditions Applicable to Dwellings, Single Family, Attached (Townhouse) only:

- 13. The minimum gross building square footage for townhomes shall be 1,500 square feet and include at least a two (2) car garage.
- 14. No Dwelling, Single Family, Attached (Townhouse) building shall exceed three (3) stories.

Conditions Applicable to the NC-CZ District only:

- 15. All uses permitted in the Neighborhood Center Mixed-Use district shall be permitted within the NC-CZ except Dwellings, Multiple Family (apartments).

## ATTACHMENT 10 - DUKE Powerline/Greenway within Easement Topic

**From:** [Pait, Bruce E.](#)  
**To:** [Jason Pfister](#)  
**Cc:** [keith@strongrockgroup.com](mailto:keith@strongrockgroup.com)  
**Subject:** Duke Energy Q AND A Vinci WO 49291749  
**Date:** Saturday, May 27, 2023 8:04:14 AM  
**Attachments:** [image001.png](#)  
[comment\\_parks\\_v1\\_rez-23-03\\_concept\\_plan-markup.pdf](#)  
[DE MYWORLD DEPICTION.pdf](#)  
[1 A UGET GDLF-STD-TRM-00004 - 5-2020.pdf](#)  
[PICTURE - EQUIPMENT WORKING H 1.pdf](#)

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Proposed improvements and development within or adjacent to Duke Energy's 180 foot wide transmission level power easement.

Line: OL294 Durham – Wake 500kV at Towers # 100A to # 104A

To: Jason Pfister (919-824-6088) VP – Development - Ellis Development Group | 6801 Falls of Neuse Rd, STE 108, Raleigh, NC 27615

Cc: Stephen Ellis – Ellis Development Group, Keith Spalding-Robbins – Strong Rock Group

Dear Jason:

-1. Duke Energy highly discourages a parallel paved trail at this location. Duke Energy has plans to replace the large lattice towers and parallel trails at this location will be in the way of heavy equipment and could likely be damaged. See the "Equipment working" picture attached above.

-2. Duke Energy power easements are not compatible with dumping grounds and abandoned or junk vehicles. The junk car on the site should be removed as soon as possible by the property owners. These types of encroachments represent hazards to Duke Energy workers, property owners and the general public.

-3. Easement documents:

We have not performed a title search for the property and only a full title search to the beginning of the records would capture all encumbrances on the property. The attached easement was referenced in our maintenance records for the property's location. We are providing this as a courtesy but make no guarantees as to any easement rights on the property, including rights for corridors that are currently unoccupied. We strongly suggest that you engage a licensed attorney to complete a full title search on the property to confirm any rights that Duke Energy has on the property.

The maintenance records that I have seen include but may not be limited to the following easements: Book 2830 page 24, Book 2878 page 411 of the Wake County Registry.

I hope this information is beneficial to you and your team.

Sincerely,

*Bruce 919-219-9567*

Bruce E Pait



**Sr. Asset Protection Program Manager**  
**Transmission Department**

Carolinas East & Carolinas West - Zone 7

4690 Simms Creek Road | MC: US 1N T&D OPS | Raleigh, NC 27616

Work: 919.431.4831 | Cell: 919.219.9567

[Bruce.Pait@duke-energy.com](mailto:Bruce.Pait@duke-energy.com)

For more information about Transmission Asset Protection: [Trees & Rights of Way @ Duke-Energy.com](https://www.duke-energy.com/trees-ways)

V1 - REZ-23-03

# Hills at Harris Creek



**STRONGROCK**  
ENGINEERING GROUP





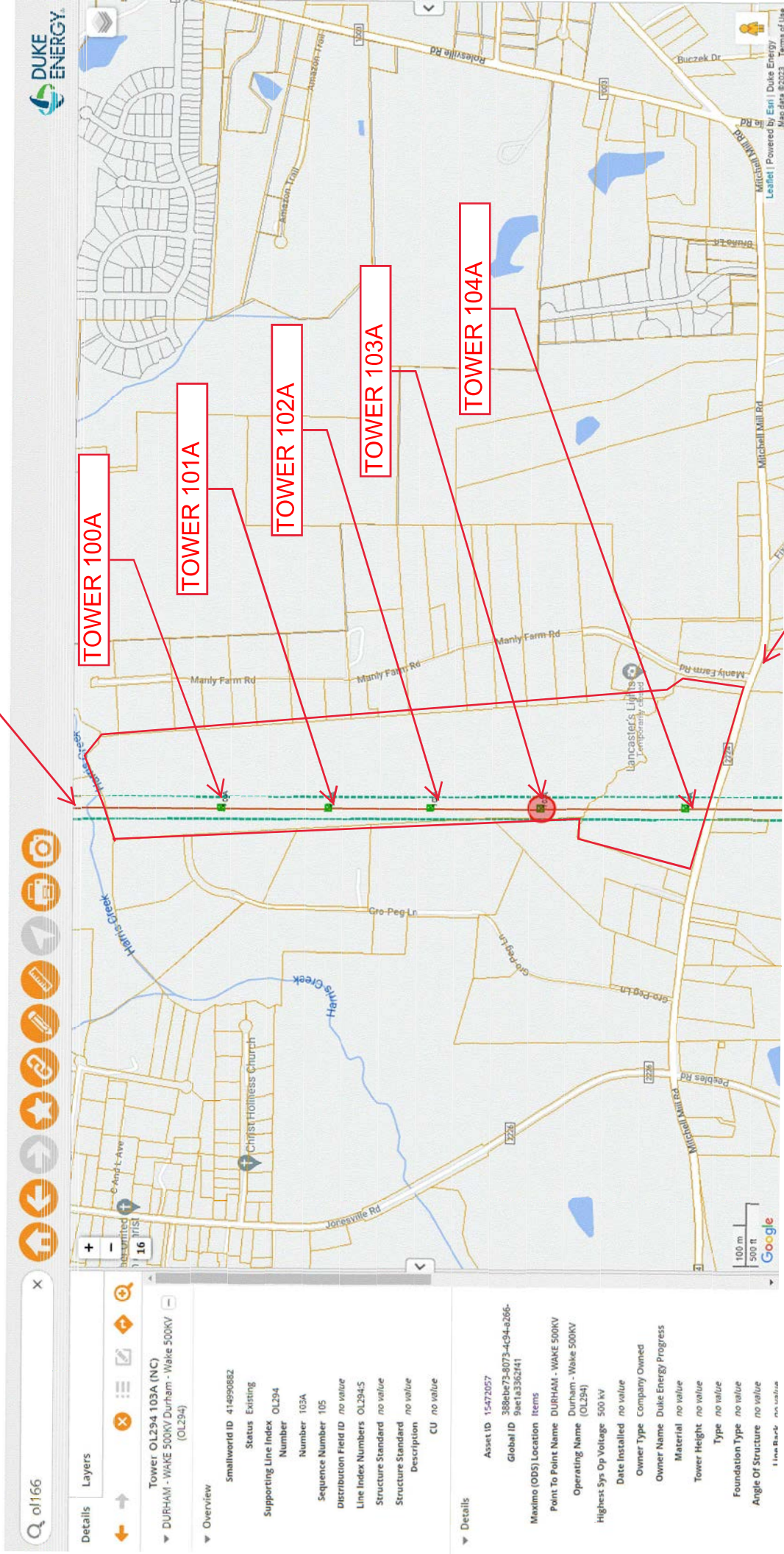
DUKE ENERGY

LINE: OL294 DURHAM - WAKE 500KV

TOWERS: TOWER # 100A THRU # 104A

CONTACT: BRUCE PAIT 919-219-9567

180' WIDE DUKE  
ENERGY HIGH  
VOLTAGE  
POWER  
EASEMENT



JASON PFIESTER 919-824-6088  
ELLIS DEVELOPMENTS GROUP  
VICE PRESIDENT OF DEVELOPMENT  
6801 FALLS OF NEUSE RD, SUITE 108  
RALEIGH, NC 27615

# ATTACHMENT 11 - NEIGHBORHOOD MEETING PACKAGE

PIN_NUM	OWNER	ADDR1	ADDR2	ZIP
1757675786	CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	0
1757669828	GRO PEG PROPERTIES LLC	481 AIRPORT RD	LOUISBURG NC 27549-6806	27587
1757771603	GRO PEG PROPERTIES LLC	481 AIRPORT RD	LOUISBURG NC 27549-6806	27587
1757684697	GRO PEG PROPERTIES LLC	481 AIRPORT RD	LOUISBURG NC 27549-6806	27587
1757664956	UNDERHILL, GROVER ARCHIE JR	5229 MITCHELL MILL RD	WAKE FOREST NC 27587-7249	0
1757694902	JONES, CHARLES E	3816 JONESVILLE RD	WAKE FOREST NC 27587-8180	27587
1757974973	JONES PROPERTIES, LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757758529	ELLIS LAND INVESTMENT COMPANY, LLC	6801 FALLS OF NEUSE RD STE 108	RALEIGH NC 27615-5387	27587
1757641415	GOODNIGHT, CECIL L GOODNIGHT, JUDY J	1201 ROLESVILLE RD	WAKE FOREST NC 27587-6957	27587
1757956528	HOSS FARM LLC	3920 MARLOWE ST	HOUSTON TX 77005-2046	27587
1757944104	JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757856303	JONES, CHARLES SPENCER JONES, SHARON	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757950297	MILLS, JOSEPHUS DANIELS JR	5517 MITCHELL MILL RD	WAKE FOREST NC 27587-7254	0
1757645809	UNITY THREE BUILDERS INC	104 S MAIN ST STE A	ROLESVILLE NC 27571-9657	0
1757778982	WATKINS, ALAN WATKINS, RANDY	3609 ROCK FARM RD	WAKE FOREST NC 27587-6872	27587
1758802673	DEROUSSE, TERRANCE	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374	27587
1758806894	DEROUSSE, TERRANCE	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374	27587
GUDURU, KAVITHA EQUITY TRUST COMPANY FBO				
1758604688	SRIVATSA SRINATH	849 RIVER SONG PL	CARY NC 27519-0882	27587
1757856755	JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757859764	VASQUEZ, SUSIE A	3532 MANLY FARM RD	WAKE FOREST NC 27587-9664	27587
1757665301	UNDERHILL, GROVER ARCHIE JR	5229 MITCHELL MILL RD	WAKE FOREST NC 27587-7249	27587
1757857937	JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757868104	ANDERSON, BOBBY G	3605 MANLY FARM RD	WAKE FOREST NC 27587-8489	27587
1757866385	LANGWORTHY, ROBERT JOSEPH	3607 MANLY FARM RD	WAKE FOREST NC 27587-8489	27587
1757962198	BATSTONE, JEREMY C	3608 MANLY FARM RD	WAKE FOREST NC 27587-8488	27587
1757866660	GOLD, SHARIE	3609 MANLY FARM RD	WAKE FOREST NC 27587-8489	27587
1757657746	WATKINS, ALAN DWAIN	3609 ROCK FARM RD	WAKE FOREST NC 27587-6872	27587
1757668628	UNDERHILL, GROVER ARCHIE JR	5229 MITCHELL MILL RD	WAKE FOREST NC 27587-7249	27587
1757658917	NEWELL, RONALD W NEWELL, MARIE J	3617 ROCK FARM RD	WAKE FOREST NC 27587-6872	27587
1757770001	FERLITO, CHRISTOPHER J MORRIS, SARAH L	3620 GRO PEG LN	WAKE FOREST NC 27587	27587
1757772106	FERLITO, CHRISTOPHER J MORRIS, SARAH L	3620 GRO PEG LN	WAKE FOREST NC 27587	27587
1757963564	NICHOLAS, ALLAN W NICHOLAS, JUDY T	3628 MANLY FARM RD	WAKE FOREST NC 27587-8488	27587

1757761273	WATKINS, RANDALL WATKINS, LAURA	3544 DONLIN DR	WAKE FOREST NC 27587-3521	27587
1757963868	LEFRANCOIS CONSTRUCTION CO INC	3716 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757866852	LEFRANCOIS CONSTRUCTION CO INC	3716 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757973045	LEFRANCOIS, THOMAS D LEFRANCOIS, JANET R	3716 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757973137	LEFRANCOIS, THOMAS D LEFRANCOIS, JANET R	3720 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757876015	LEFRANCOIS, MICHAEL L LEFRANCOIS, TONIA	3717 MANLY FARM RD	WAKE FOREST NC 27587-8490	27587
1757973384	LEFRANCOIS, THOMAS D LEFRANCOIS, JANET R	3720 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757879378	LEFRANCOIS, THOMAS D LEFRANCOIS, JANET R	3720 MANLY FARM RD	WAKE FOREST NC 27587-9665	27587
1757972579	JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757875349	BEATTIE, LENORA M	3733 MANLY FARM RD	WAKE FOREST NC 27587-8490	27587
1757878878	JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757874787	LEFRANCOIS, STEPHEN D	3737 MANLY FARM RD	WAKE FOREST NC 27587-8490	27587
1757874938	ADAMS, BENJAMIN ADAMS, WHITNEY	3741 MANLY FARM RD	WAKE FOREST NC 27587-8490	27587
1757780258	CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	27587
1757884137	JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757887363	CORTES, FREDY MORENO	5103 WETLANDS DR	RALEIGH NC 27610-1564	27587
1757884420	JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757884608	JONES, CHARLES SPENCE	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757781960	CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	27587
1757883981	JONES, CHARLES SPENCE	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757696434	CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	27587
1757887850	MCLAMB, REBECCA R	3816 MANLY FARM RD	WAKE FOREST NC 27587-8491	27587
1757790646	CARLE, SCOTT CARLE, THERESA	PO BOX 371	WAKE FOREST NC 27588-0371	27587
1757897244	MCKNIGHT, H BRENT JR MCKNIGHT, ASHLEY E H	3904 MANLY FARM RD	WAKE FOREST NC 27587-8493	27587
1757894101	JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757893394	JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757897740	RGA CONSULTING LLC	3904 MANLY FARM RD	WAKE FOREST NC 27587-8493	27587
1757893647	RGA CONSULTING LLC	3904 MANLY FARM RD	WAKE FOREST NC 27587-8493	27587
1758805145	JONES PROPERTIES LLC	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1758704715	ASSOCIATE PROPERTIES LLC	5025 UPCHURCH LN	WAKE FOREST NC 27587-6374	27587
1758707313	FORRESTER, JENNIFER N FORRESTER, HAYES G	4929 UPCHURCH LN	WAKE FOREST NC 27587-6385	27587
1758709579	DAVIS, WILLIAM C DAVIS, KAREN M	4932 UPCHURCH LN	WAKE FOREST NC 27587-6385	27587
1758706961	QUINTO, JEFFERY L QUINTO, BARBARA B	4933 UPCHURCH LN	WAKE FOREST NC 27587-6385	27587
1758803892	DEROUSSE, TERRANCE	5005 UPCHURCH LN	WAKE FOREST NC 27587-6374	27587
1757571035	FOWLER, JAMES ROBERT III BRIGHT, JILL F	7400 FOWLER RD	ZEBULON NC 27597-8318	27587

1757650296 GOODNIGHT, CECIL L GOODNIGHT, JUDY J	1201 ROLESVILLE RD	WAKE FOREST NC 27587-6957	27587
1757660324 MT CALVARY HOLINESS CHURCH OF WAKE CO INC	3921 JONESVILLE RD	WAKE FOREST NC 27587-8183	27587
1757653216 PARTIN, BETTY H	5300 MITCHELL MILL RD	WAKE FOREST NC 27587-7250	27587
1757653765 UNDERHILL, G ARCHIE JR UNDERHILL, TERESSA C	5229 MITCHELL MILL RD	WAKE FOREST NC 27587-7249	27587
1757654381 PARTIN, BETTY H	5300 MITCHELL MILL RD	WAKE FOREST NC 27587-7250	27587
1757654161 TIGNOR, GLENN ALLEN TIGNOR, FRANCES P	5304 MITCHELL MILL RD	WAKE FOREST NC 27587-7250	27587
1757656586 PREDDY, GENADIUS MAC PREDDY, MATTIE F	5305 MITCHELL MILL RD	WAKE FOREST NC 27587-7251	27587
1757656231 UNITY THREE BUILDERS INC	104 S MAIN ST STE A	ROLESVILLE NC 27571-9657	27587
1757646703 UNITY THREE BUILDERS INC	104 S MAIN ST STE A	ROLESVILLE NC 27571-9657	27587
1757657280 SUTTON, WILLIE RAY SUTTON, PAMELA Z	5320 MITCHELL MILL RD	WAKE FOREST NC 27587-7250	27587
	10030 GREEN LEVEL CHURCH RD		
1757738451 SOUTHVIEW INVESTMENT LLC	STE 802	CARY NC 27519-8195	27587
1757750520 WATKINS, ALAN WATKINS, RANDY	3609 ROCK FARM RD	WAKE FOREST NC 27587-6872	27587
1757754163 HAMPTON, MELODY L	5400 MITCHELL MILL RD	WAKE FOREST NC 27587-7252	27587
1757849656 JONES, CHARLES SPENCER	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757859243 MILLS, JOSEPHUS DANIELS	5517 MITCHELL MILL RD	WAKE FOREST NC 27587-7254	27587
1757943559 JONES, CHARLES SPENCER JONES, SHARON K	3905 MANLY FARM RD	WAKE FOREST NC 27587-8494	27587
1757948723 WATKINS, REX I WATKINS, ELLA MAE	12695 SW 84TH AVENUE RD	MIAMI FL 33156-5803	27587
1757946408 WHITE, AARON ANTHONY WHITE, KRISTY IVORY	5608 FIXIT SHOP RD	WAKE FOREST NC 27587-9632	27587

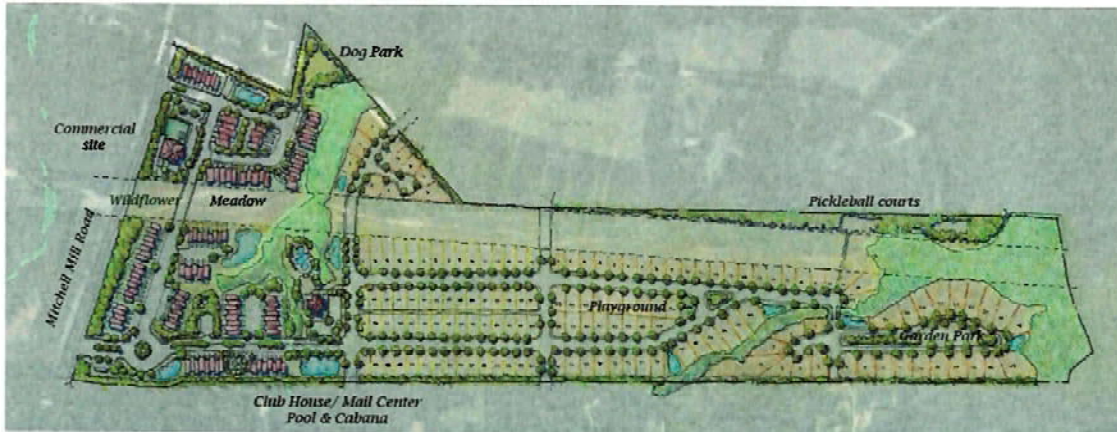




**ELLIS**  
DEVELOPMENTS GROUP

6801 Falls of Neuse Road, Suite 108  
Raleigh, NC 27615

***Notification of Neighborhood Meeting for Pending Annexation/ Rezoning***



*You have received this notice because you own property within 500 feet of a property for which an application to rezone or subdivide property has been filed. This notice is to inform you of an upcoming information meeting on this proposed annexation and rezoning.*

**Dear Property Owner:**

Please be advised that a formal application has been submitted to amend the zoning classification for four properties (Wake County Property Identification Numbers 1757750520, 1757758529, 1757761273, and 1757778982) located at 5326 Mitchell Mill Road. The project consists of approximately 115.94 acres which is currently zoned R-30: Residential under the jurisdiction of Wake County. These applications are being presented by Ellis Developments Group on behalf of the property owners.

Ellis Developments Group has applied to rezone the parcels to a combination of NC-CZ (Neighborhood Center Conditional Zoning) and RH-CZ (Residential High Density Conditional Zoning) under the Town of Rolesville's Land Development Ordinance to allow for the construction of a mixed-use residential development featuring a mix of detached homes and townhomes, along with commercial outparcels along Mitchell Mill Road. We believe the proposed rezoning at this location is consistent with the Town of Rolesville Future Land Use Map which calls for Medium Density Residential in this area. In compliance with the requirements of the Town of Rolesville's Land Development Ordinance Code, this Neighborhood Meeting will be held to provide you with an opportunity to review a conceptual plan for the project and to give you an opportunity to ask any questions you may have about the project.

**The Neighborhood Meeting will be held on Tuesday, May 23, 2023 from 7:00-8:00 p.m. at the Rolesville Community Center located at 514 Southtown Circle, Rolesville, NC 27571.** Should you have questions prior to the meeting, please feel free to contact me via telephone at 919-824-6088 or email at [jason@ellisdevgroup.com](mailto:jason@ellisdevgroup.com).

Sincerely,

  
**Jason Pfister**  
Vice President of Development

## Rolesville Community Center

[illegible]

**Hills at Harris Creek:  
Neighborhood Meeting**

**May 23, 2023  
Rolesville Community Center**



**ELLIS**  
DEVELOPMENTS GROUP

# About Us



**ELLIS**  
DEVELOPMENTS GROUP

## ▲ **Who are We?**

- ▲ Ellis Developments Group – Land Acquisition and Development Company

## ▲ **Where are We?**

- ▲ Headquarters in Raleigh with an office in Charlotte
- ▲ Projects throughout the Carolinas

## ▲ **What is our Role?**

- ▲ Develop and deliver high-quality residential development projects that meet demand for growth
- ▲ Foster relationships with landowners, municipalities, and community members to develop projects that enhance communities. Develop and deliver high quality residential development projects that enhance communities and meet demand for growth





# Proposed Rezoning

## CURRENT STATUS

Rural residential land

Acreage: 115.94 acres

Current Zoning: Wake County R-30 (allows approximately 75 lots)

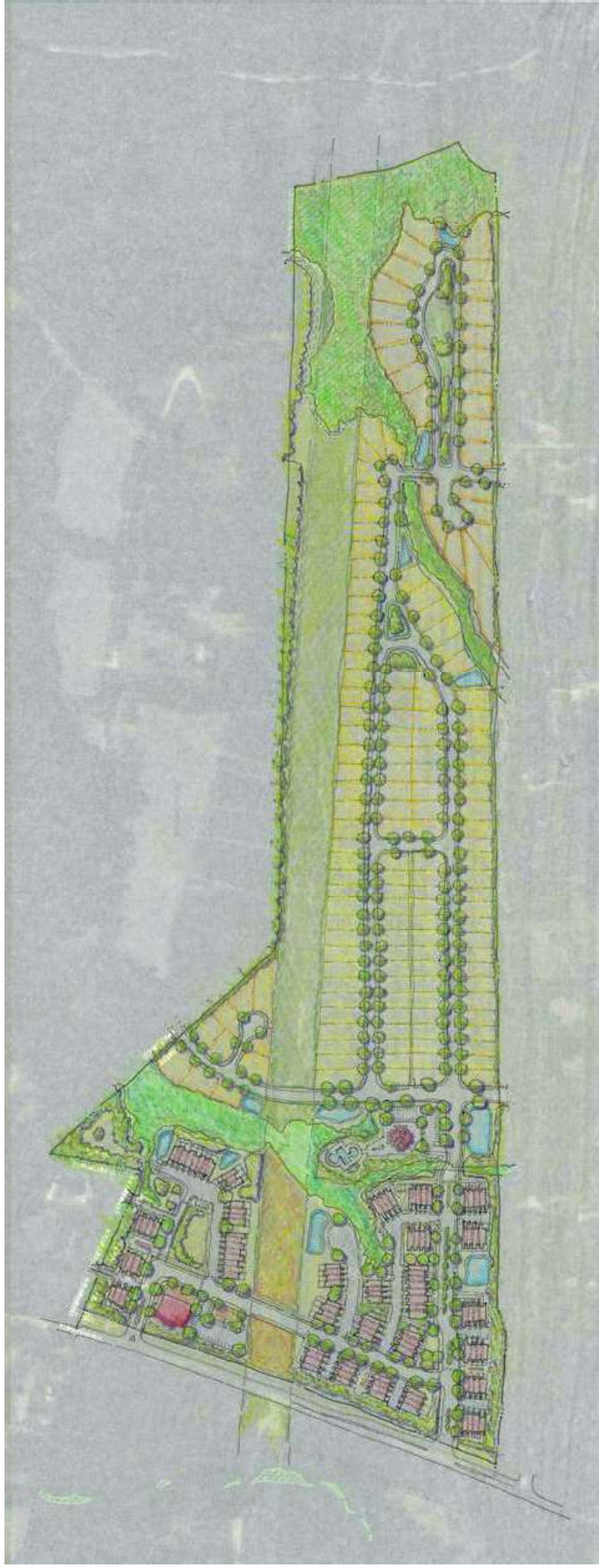
## PROPOSED CHANGES

Zoning Change to Neighborhood Center-Conditional Zoning and Residential High Density Conditional Zoning

Proposed construction of 152 single family homes and 115 townhomes (2.3 units/acre)

Approximately 2-acre commercial site (proposed day care facility)

## Site Plan



# Updates Since Prior Meeting

---

Reduced units from 318 homes to 267 homes

Minimum lot size increased from 5000 sf to 7500 sf

Improved open space with pollinator garden, bike paths and dog park

Greenway trail integrated into wetland areas

Reduced intensity of commercial parcel



ELLIS  
DEVELOPMENTS GROUP

## External Road Improvements

- A. Right In/Right Out only Entrance.
- B. Former Rock Farm Road parcels with Separate Drives
- C. Three Lanes total across site.
- D. Left Turn Lane to Main Entrance
- E. Improvements include dedication of new ROW
- F. New Right Turn and lane with wider turn for Manly Farm Road







## Manly Road Improvements

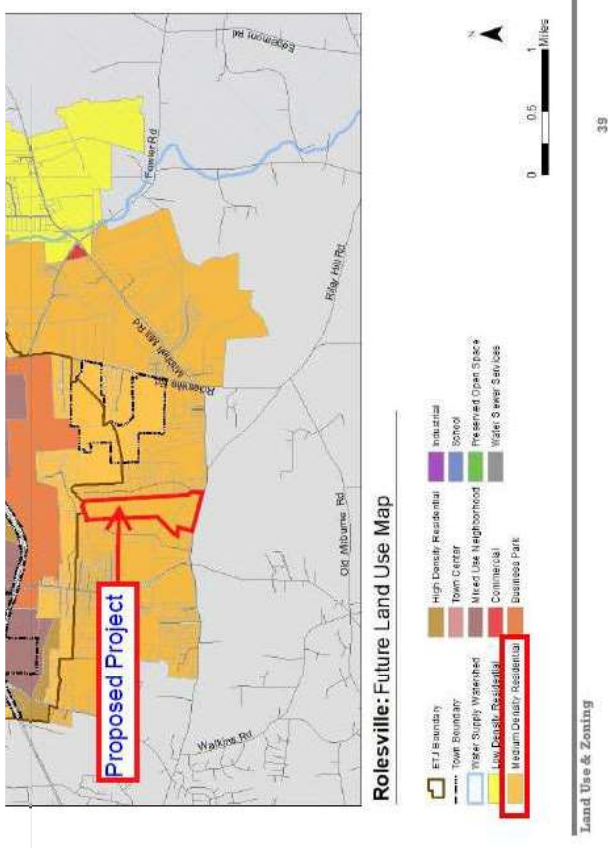
- A. New Right Turn Lane In from East
- B. New Turn Radius at Corners
- C. Passing Lane
- D. New Right Turn Out on Mitchell Mill
- E. Three Dedicated Lanes
- F. All Improvements within Existing ROW



# Comprehensive Plan 2017

## Rezoning Proposal:

- Consistent with Comprehensive Plan
  - Future Land Use Map designates these parcels at Medium Density Residential (3-5 units/acre)
- Consistent with residential character of adjacent properties



# Amenities

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## COMMUNITY POOL AND CABANA



# Amenities

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## DOG PARK

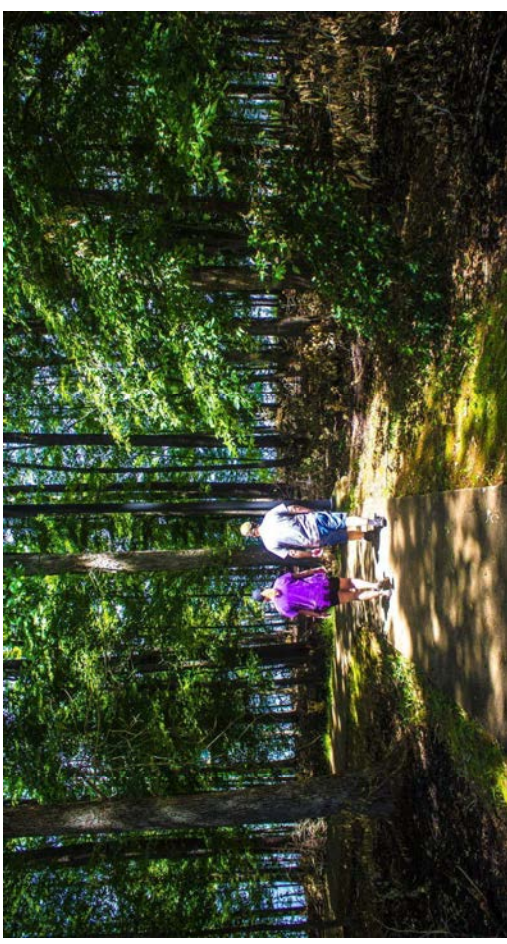




# Amenities

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## GREENWAY TRAILS



# Amenities

## POLLINATOR/WILDFLOWER GARDEN

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# Amenities

## LANDSCAPED BOULEVARD STREETSCAPES

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# Amenities

PICKLEBALL COURT



INTEGRATED BIKE PATHS



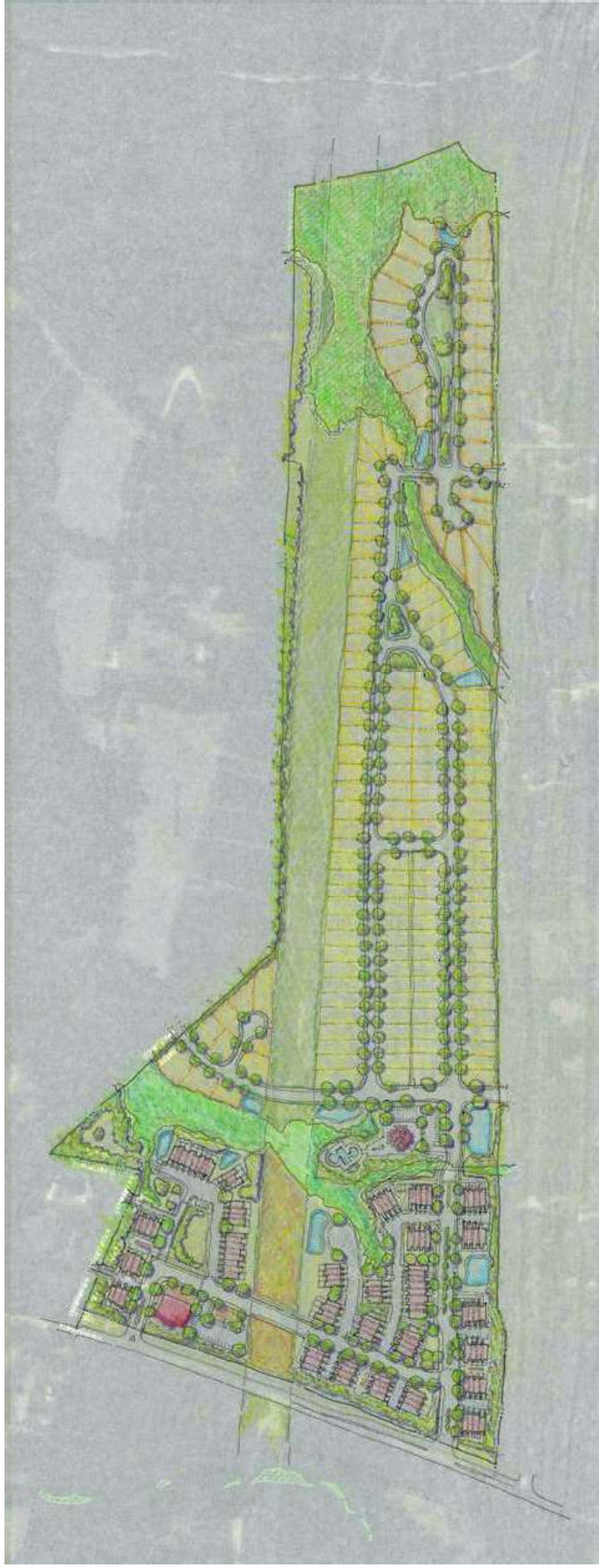


# Commercial Parcel

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## Site Plan



## **Hills at Harris Creek Neighborhood Meeting Report**

Ellis Developments Group (EDG) hosted an informational meeting for the proposed project on May 23, 2023 at the Rolesville Community Center. Five neighboring residents attended the meeting (attendance sheet attached). During the meeting, EDG presented an overview of the proposed project and provided the attendees with an opportunity to ask questions and express any concerns about the project. More specifically, the following topics were discussed in detail:

- Process and timeline
  - Overview of the rezoning process and upcoming hearings, as well as overall anticipated construction timeline.
- Overview of project
  - Unit mix, overall goal for neighborhood look and feel
    - 116 acres; 115 THs; 152 SF homes
    - Density: 2.3 units/acre
  - Described amenities green space design/walkability of community
  - Commercial: tentative plans for childcare center
- Comparison to prior version of site plan and need for second neighborhood meeting
  - Reduced units from 318 homes to 267 homes
  - Minimum lot size increased from 5000 sf to 7500 sf
  - Improved open space with pollinator garden, bike paths and dog park
  - Greenway trail integrated into wetland areas
  - Reduced intensity of commercial parcel
- Traffic
  - EDG responsible for all traffic improvements called for in the TIA
    - Widen Mitchell Mill Road for entire frontage of site
    - Left turn lanes into development from Mitchell Mill
    - Right in, right out at each entrance with tapered lane to help residents of Manly Farm Road
  - Measures to control traffic including traffic calming boulevard entrance





# 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

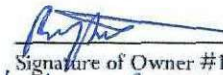
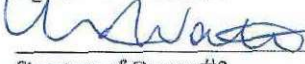
## SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757761273	0443802	DB016701	PG 00363	10.48	\$ 196,750
		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)

  
 Signature of Owner #1 **Randall & Laura Watkins 3544** 3/21/22  
**Donlin Dr, Wake Forest NC 27587** Date Signed  
  
 Signature of Owner #2 Date Signed 21 Mar 2022

- 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, Franklin County

I, Isabel Nobles, 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 21st day of MARCH, 2022



  
 Notary Public  
 My commission expires: 10/1/26





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### SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757778982	0443803	DB 20-E	PG 114	97.41	\$ 1,954,590
1757750520	0074789	DB 20-E	PG 114	0.69	\$ 179,871
		DB	PG		\$

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

Randa A. Watts  
Signature of Owner #1

3609 Rock Farm Rd, Wake  
Forest NC 27587-6872

3/15/2022  
Date Signed

Dorrmann Watts  
Signature of Owner #2

3-15-2022  
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

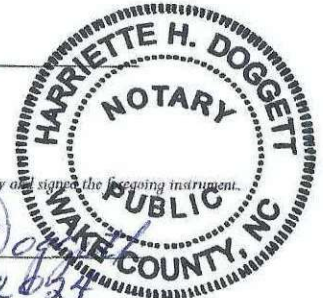
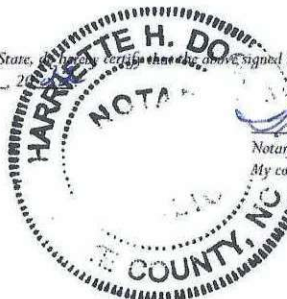
\_\_\_\_\_  
Signature of Registered Agent

\_\_\_\_\_  
Address, State, Zip of Registered Office:

North Carolina, Wake County

Harriette H. Doggett, 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 15<sup>th</sup> day of March, 2022

Notary Seal



Notary Public

My commission expires: 8/17, 2024





## TOWN OF ROLESVILLE PETITION FOR ANNEXATION

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### SECTION 3 - PROPERTY DETAILS

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1757778982	0443803	DB 20-E	PG 114	97.41	\$ 1,954,590
1757750520	0074789	DB 20-E	PG 114	0.69	\$ 179,871
		DB	PG		\$

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

Alan D. Withum  
Signature of Owner #1

3609 Rock Farm Rd,  
Wake Forest, NC  
27587-6872

3/15/2022  
Date Signed  
3/15/2022  
Date Signed

Melody L. Lalatky  
Signature of Owner #2

- 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, Karen W. Watkins, 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 15 day of March, 20 22



Karen W. Watkins  
Notary Public

My commission expires: 9/21/26

# TOWN OF ROLESVILLE PETITION FOR ANNEXATION

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## SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1757758529	0493307	DB 018421	PG 00370	24.08	\$
		DB	PG		\$
		DB	PG		\$

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

Signature of Owner #1

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)

Ellis Land Investment Company  
Name of Corporation

Stephen Ellis  
Printed Name of Registered Agent

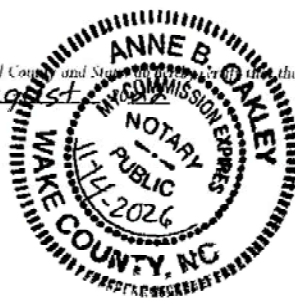
Signature of Registered Agent

6801 Falls of Neuse Rd. Suite 108 Raleigh, NC 27615  
Address, State, Zip of Registered Office:

North Carolina, Wake County

I, Anne B. Oakley, 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 16<sup>th</sup> day of August.

Notary Seal



Notary Public

My commission expires: 11/14/2026



NORTH CAROLINA  
WAKE COUNTY

BOOK 1318 PAGE 333

WARRANTY DEED

THIS DEED, made this 24th day of March, 1959, by Romie C. Watkins and wife, Irma Kirkland Watkins; Claiborne Watkins and wife, Elizabeth Watkins; Ione Ayscue and husband, Ervin R. Ayscue; Milton Watkins and wife, Excell Watkins; Jane Watkins Puffin and husband, Charlie Ruffin; Louis Watkins and wife, Nevada Watkins; David M. Watkins, single, all of Wake County, North Carolina, and Lois Watkins Ward and husband, Leo Ward, of Durham County, North Carolina, of the first part, to Donnell Watkins and wife, Daisy Watkins, of Wake County, North Carolina, of the second part;

W I T N E S S E T H:

That said parties of the first part, in consideration of One Hundred (\$100.00) Dollars, and other valuable considerations to them paid by said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell, and convey to said parties of the second part, their heirs and assigns, a certain tract or parcel of land in Wake County, State of North Carolina, adjoining the lands of J. M. Jones, Mrs. A. P. Upchurch, and others, and bounded as follows:

BEGINNING at stake on the North side of the Traboro Road, corner of Lot No. 4; thence along the lines of Lot No. 4, N. 22° 30' E. 658 feet to a stake; thence N. 47° 30' E. 1223 feet to a stake; thence N. 3100 feet to a stake and pointers on the south side of Powell's Creek; thence up with the various courses of said Creek to a stake corner of Lot No. 2; thence South along the line of Lot No. 2, 4600 feet to a stake on the Kelly Branch 50 feet West of J. M. Jones' corner; thence down with the various courses of said branch to a stake corner of J. M. Jones; thence along Jones line S. 23° W. 896 feet to a stake on the North side of the Traboro Road; thence along said road N. 81° W. 600 feet to the BEGINNING, containing 114-3/4 acres and being Lot No. 3 of the division of the lands of the late John M. Watkins, a map of which is recorded in Book of Maps in the Register of Deeds office for Wake County; and being the same property conveyed by deed recorded in Book 752, page 599, Wake County Registry.

There is excepted from the above described tract of land a one (1) acre tract, more or less, and more particularly described as follows:

All that certain tract or parcel of land located in Wake Forest Township, Wake Forest, North Carolina, and being on the North side

ELLIS NASSIF  
ATTORNEY AT LAW  
RALEIGH, N. C.



## BOOK 1318 PAGE 334

of the Tarboro Road, and containing 1 acre, more or less, and more particularly described as follows:

BEGINNING at a point in the center of the Tarboro Road, corner with the land of J. M. Jones; running thence along the center of said Tarboro Road N. 19° W. 210 feet to a point, corner with the land of R. O. Watkins; running thence along the R. O. Watkins' line N. 23° E. 210 feet to a point, another corner with the lands of R. O. Watkins; running thence along R. O. Watkins' line S. 18° E. 210 feet to a point in the line of J. M. Jones; running thence with the line of J. M. Jones S. 25° W. 210 feet to the point and place of BEGINNING, and being a part of Lot No. 3 of the J. M. Watkins' farm, according to a map and survey made by Pittman Stell, Surveyor, dated April, 1925.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said parties of the second part, their heirs and assigns, to their only use and behoof in fee simple absolute forever.

And the said parties of the first part, for themselves and their heirs, executors, and administrators, covenant with said parties of the second part, their heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the lawful claims of all persons whomsoever.

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

Romie O. Watkins (SEAL) ✓

Irma Kirkland Watkins (SEAL) ✓

Claiborne Watkins (SEAL) ✓

Elizabeth Watkins (SEAL) ✓

Jone Ayscue (SEAL) ✓

Ervin R. Ayscue (SEAL) ✓

Wilton Watkins (SEAL) ✓

Excell Watkins (SEAL) ✓

BOOK 1318 PAGE 335



Jane Watkins Ruffin (SEAL) ✓  
 Jane Watkins Ruffin  
Carlie Ruffin (SEAL) ✓  
 Carlie Ruffin  
Louis Watkins (SEAL) ✓  
 Louis Watkins  
Nevada Watkins (SEAL) ✓  
 Nevada Watkins  
David M. Watkins (SEAL) ✓  
 David M. Watkins  
Lois Watkins Ward (SEAL) ✓  
 Lois Watkins Ward  
Leo Ward (SEAL) ✓  
 Leo Ward

NORTH CAROLINA  
WAKE COUNTY

I, Bettie J. Pennington, Notary Public, do hereby certify that Romie O. Watkins, Irma Kirkland Watkins, Claiborne Watkins, Elizabeth Watkins, Ione Ayscue, Milton Watkins, Excell Watkins, Jane Watkins Ruffin, Louis Watkins, Nevada Watkins, David M. Watkins, Lois Watkins Ward, and Leo Ward, each personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal, this the 31 day of March,



Bettie J. Pennington  
Notary Public

My commission expires: Mar-23, 1959

NORTH CAROLINA  
DURHAM COUNTY



I, Mae S. Sellars, Notary Public, do hereby certify that Ervin R. Ayscue personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and Notarial seal, this the 25 day of March,

Mae S. Sellars  
Notary Public

My commission expires: 9-13-59

NORTH CAROLINA  
Wake County

BOOK 1318 PAGE 336

I, Henry Isaac Rhodes, Notary Public, do hereby  
 certify that Carlie Ruffin personally appeared before me this day and  
 acknowledged the due execution of the foregoing instrument.



WITNESS my hand and Notarial seal, this the 26 day of March,

Henry Isaac Rhodes  
 Notary Public

My commission expires:  
5-1-196

STATE OF NORTH CAROLINA:

Wake County:

The foregoing Certificate(s) of

Bethi Jennigan A Notary Public of Wake County, State of North Carolina

Mac A. Delgado A Notary Public of Durham County, State of North Carolina

Henry Isaac Rhodes A Notary Public of Wake County, State of North Carolina

are adjudged to be in due form and correct. Let the instrument with the certificate be registered.

Witness my hand this the 6 day of June, 1958  
James L. Rountree  
 Deputy Clerk Superior Court, Wake County, N. C.

Filed for registration at 1:50 PM 6 day of June, 1958

and registered in the office of the Register of Deeds for Wake County,

in Book 1318 Page 333 10

Probate 25¢ Paid

Registration \$ \_\_\_\_\_

W. B. Baker  
 Register of Deeds



STATE OF NORTH CAROLINA  
WAKE COUNTY

FROM

Romie O. Watkins

TO

Drma Kirkland Watkins

THIS DEED, Made this 25th day of February, 1938, by

Wake County and State of North Carolina of the first part, to Drma Kirkland Watkins for the period of her natural life, then equally to her children who survive her of Wake County and State of North Carolina, of the second part:

WITNESSETH, That said Romie O. Watkins in consideration of ten dollars and natural love and affection to him paid by Drma Kirkland Watkins the receipt of which is hereby acknowledged, has bargained and sold, and by these presents do sell, grant, bargain, sell and convey to said Drma Kirkland Watkins, for the period of her natural life & to her heirs and assigns, a certain tract or parcel of land in Wake County, State of North Carolina, adjoining the lands of J. M. Jones, Mrs. A. P. Upchurch and others, and bounded as follows, viz:

Beginning at stake on the N. side of the Larboro Road, corner of lot No. 4; thence along the lines of lot No. 4, N. 22 deg. 30' E. 658' to a stake; thence N. 47 deg. 30' E. 1223' to a stake, thence N. 3100 ft. to a stake and pointers on the south side of Powell's Creek; thence up with the various courses of said Creek to a stake corner of lot No. 2; thence south along the line of lot No. 2, 4600' to a stake on the Kelly Branch 50' West of J. M. Jones' corner, thence down with the various courses of said Branch to a stake corner of J. M. Jones; thence along Jones line S. 23 deg. W. 886' to a stake on the north side of the Larboro Road, thence along said road N. 81 deg. W. 600' to the beginning, containing one hundred and fourteen and three-fourths acres (114 3/4) and being lot No. 3 of the Division of the lands of the late John M. Watkins, a map of which is recorded in the book of maps in the Register of Deeds office for Wake County.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said

Drma Kirkland Watkins her heirs and assigns, to their only use and behoof forever. And the said Romie O. Watkins, for him self and his heirs, executors and administrators, covenanted with said Drma Kirkland Watkins, her heirs and assigns, that he is seized of said premises in fee and has right to convey in fee simple, that the same are free and clear from all encumbrances, and that he do and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said

Romie O. Watkins

has hereunto set his hand and seal, the day and year first above written.

Attest:

W. B. Booker

Romie O. Watkins

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF NORTH CAROLINA

Wake

County

I, W. B. Booker, Justice of the Peace, do hereby certify that

Romie O. Watkins

his wife, personally appeared

before me this day and acknowledged the due execution of the annexed Deed of Conveyance; and the said being by me privately examined, separate and apart from her said husband, touching her voluntary execution of the same, doth state that she signed the same freely and voluntarily, without fear or compulsion of her said husband or any other person, and that she doth still voluntarily assent thereto. Let the instrument, with this certificate, be registered.

Witness my hand and private seal, this 1st day of March, A.D. 1938

My commission expires

W. B. Booker

J. P. (Seal)

NORTH CAROLINA—WAKE COUNTY

The foregoing certificate of W. B. Booker, Justice of the Peace of Wake County, State of North Carolina, is adjudged to be correct. Let the instrument, with the certificates, be registered.

Witness my hand, this 1st day of March, A.D. 1938

Hallie Whitlock, Dist. Clerk Superior Court.

Filed for registration on the 1st day of March, 1938, at 9 o'clock A.M., and registered in the office of the Register of Deeds for Wake County, N. C., this 9th day of March, 1938, in Book 752 of Deeds, on page 579.

Wm. B. Booker

Register of Deeds.

By W. B. Booker, Deputy.





**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1445.00

Wake County REID Out of 0046970

Mail/Box to: Grantee

This instrument was prepared by: Kenneth L. Eagle, 105 Weston Estates Way, Cary, NC 27513

Brief description for the Index: 25.125 Acres, north side of Mitchell Mill Road (NCSR 2224)

THIS DEED made this 15 day of February 2022, by and between**GRANTOR**Mitchell Mill Road Investors LLC,  
a North Carolina limited liability companyAddress: 105 Weston Estates Way  
Cary, NC 27513**GRANTEE**Ellis Land Investment Company, LLC,  
a North Carolina limited liability companyAddress: 6801 Falls of Neuse Road, Suite 108  
Raleigh, NC 27615

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 Forest Township, Wake County, North Carolina and more particularly described as follows (the "Property"):

**SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE.**

The Property was acquired by Grantor by instrument recorded in Book 11505, Page 2324.

None of the Property herein conveyed includes the primary residence of Grantor.

Submitted electronically by Ellis & Winters LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

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

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

1. Ad valorem property taxes for 2022 and subsequent years.
2. Right of way of Mitchell Mill Road (North Carolina Secondary Road 2224).
3. All rights of way, easements, restrictions, agreements, and other matters of record affecting the Property recorded in the office of the Register of Deeds for Wake County, North Carolina, including, without limitation, the following:
  - a. Easement to Carolina Power and Light Company recorded in Book 2830, Page 24.
  - b. Rights of others entitled thereto in and to the continued uninterrupted flow of any portion of Kelly Branch on or adjoining the Property.
  - c. Riparian or littoral rights incident to any branches, creeks, streams, or other waters on or adjoining the Property.
  - d. Rights of adjoining property owners in and to any ditches on or adjoining the Property.
  - e. Matters that would be shown by a current survey of the Property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed in its company name by its duly authorized official, as of the day and year first above written.

Mitchell Mill Road Investors LLC,  
a North Carolina limited liability company

By: Timothy R. Smith

Name: Timothy R. Smith

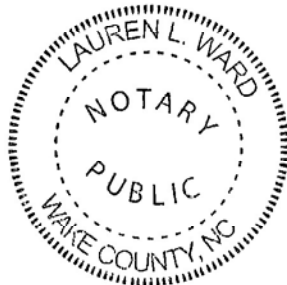
Title: Vice President

Wake County, North Carolina

I certify that the following person personally appeared before me this day and acknowledged to me that he executed the foregoing Deed: Timothy R. Smith

Date: February 15, 2022

(affix seal or stamp here)



Lauren L. Ward  
Notary Public

Printed/Typed Name: Lauren L. Ward

My Commission Expires: Aug. 3, 2024

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

LYING AND BEING in Wake Forest Township, Wake County, North Carolina, adjoining the right of way of Mitchell Mill Road (North Carolina Secondary Road 2224), and being more particularly described as follows (all recording references are to the office of the Register of Deeds for Wake County, North Carolina):

BEGINNING at an iron pipe found in the north right-of-way line of Mitchell Mill Road, said point being a common corner with the southeast corner of property owned now or formerly by Donnell Watkins (see Deed Book 1318, Page 333); then running along the following lines:

With the eastern boundary line of Watkins, North 18 degrees 12 minutes 00 seconds East 893.03 feet to an iron pipe set;

Continuing with the eastern boundary line of Watkins, North 18 degrees 12 minutes 00 seconds East 50.00 feet to a point in the Kelly Branch;

The along center line of Kelly Branch:

North 39 degrees 14 minutes 44 seconds East 7.31 feet;  
South 56 degrees 54 minutes 35 seconds East 48.61 feet;  
South 70 degrees 54 minutes 35 seconds East 24.61 feet;  
North 70 degrees 48 minutes 45 seconds East 25.45 feet;  
South 40 degrees 27 minutes 21 seconds East 28.19 feet;  
South 89 degrees 23 minutes 35 seconds East 32.88 feet;  
South 36 degrees 29 minutes 25 seconds East 17.15 feet;  
North 87 degrees 07 minutes 56 seconds East 15.72 feet;  
South 51 degrees 42 minutes 06 seconds East 21.14 feet;  
South 89 degrees 24 minutes 42 seconds East 33.05 feet;  
South 02 degrees 01 minutes 35 seconds East 17.48 feet;  
South 81 degrees 55 minutes 17 seconds East 15.31 feet;  
North 69 degrees 56 minutes 02 seconds East 14.47 feet;  
South 47 degrees 41 minutes 48 seconds East 9.88 feet;  
South 10 degrees 48 minutes 42 seconds West 17.64 feet;  
South 60 degrees 44 minutes 48 seconds East 46.31 feet;  
South 37 degrees 39 minutes 08 seconds East 49.81 feet;  
South 12 degrees 22 minutes 12 seconds East 24.12 feet;  
South 29 degrees 48 minutes 24 seconds East 30.28 feet;  
South 82 degrees 27 minutes 46 seconds East 31.99 feet;  
South 59 degrees 14 minutes 13 seconds East 17.52 feet;  
South 84 degrees 17 minutes 27 seconds East 25.35 feet;  
South 34 degrees 56 minutes 33 seconds East 75.35 feet;  
South 76 degrees 29 minutes 04 seconds East 27.94 feet;  
South 53 degrees 56 minutes 59 seconds East 23.48 feet;  
North 62 degrees 42 minutes 03 seconds East 27.98 feet;  
South 12 degrees 06 minutes 52 seconds East 39.01 feet;  
South 19 degrees 20 minutes 23 seconds East 50.44 feet;



South 77 degrees 09 minutes 16 seconds East 19.10 feet;  
South 07 degrees 23 minutes 00 seconds East 8.05 feet;  
South 27 degrees 33 minutes 46 seconds West 17.80 feet;  
South 02 degrees 52 minutes 45 seconds East 17.25 feet;  
South 56 degrees 32 minutes 15 seconds East 19.64 feet;  
South 12 degrees 52 minutes 10 seconds East 26.30 feet;  
South 77 degrees 21 minutes 17 seconds East 19.17 feet;  
South 22 degrees 18 minutes 41 seconds East 19.39 feet;  
South 65 degrees 53 minutes 52 seconds East 24.78 feet;  
South 19 degrees 31 minutes 10 seconds West 13.15 feet;  
South 71 degrees 14 minutes 44 seconds East 11.65 feet;  
North 78 degrees 16 minutes 05 seconds East 30.35 feet;  
North 66 degrees 40 minutes 56 seconds East 29.69 feet;  
North 52 degrees 43 minutes 45 seconds East 52.03 feet;  
South 84 degrees 05 minutes 40 seconds East 20.63 feet;  
North 75 degrees 05 minutes 35 seconds East 16.99 feet;  
South 68 degrees 27 minutes 23 seconds East 16.87 feet;  
North 81 degrees 44 minutes 06 seconds East 14.34 feet;  
South 74 degrees 50 minutes 19 seconds East 19.97 feet;  
North 49 degrees 38 minutes 31 seconds East 44.60 feet;  
South 62 degrees 45 minutes 51 seconds East 22.37 feet;  
North 57 degrees 04 minutes 06 seconds East 21.98 feet;  
South 85 degrees 24 minutes 11 seconds East 37.57 feet;  
North 62 degrees 13 minutes 03 seconds East 23.16 feet;  
South 54 degrees 59 minutes 08 seconds East 19.65 feet;  
South 15 degrees 17 minutes 54 seconds East 38.18 feet;  
South 05 degrees 38 minutes 36 seconds East 33.15 feet;  
South 15 degrees 59 minutes 03 seconds West 8.22 feet;  
South 53 degrees 28 minutes 36 seconds West 20.78 feet;  
South 27 degrees 04 minutes 40 seconds East 79.74 feet;  
North 82 degrees 47 minutes 20 seconds East 21.90 feet;  
South 66 degrees 58 minutes 30 seconds East 28.16 feet;  
South 81 degrees 40 minutes 19 seconds East 27.96 feet;  
South 51 degrees 33 minutes 15 seconds East 16.75 feet;  
South 06 degrees 37 minutes 45 seconds West 10.90 feet;  
South 19 degrees 04 minutes 40 seconds West 14.50 feet;  
South 48 degrees 42 minutes 21 seconds East 17.71 feet;  
South 61 degrees 22 minutes 03 seconds East 39.43 feet; and

South 36 degrees 38 minutes 48 seconds East 39.44 feet to a point in the center line of Kelly Branch, in the western boundary line of property owned now or formerly by Joseph H. Wagner (see deeds recorded in Book 5816, Page 277 and Book 2619, Page 775 and maps recorded in Book of Maps 1985, Page 2212 and Book of Maps 1993, Page 446);

then leaving the center line of Kelly Creek and running with the western boundary line of said property of Wagner along the following two (2) lines:

South 01 degrees 27 minutes 33 seconds East 19.71 feet; and  
South 00 degrees 27 minutes 33 seconds East 10.00 feet to a point in the eastern boundary line of the Property herein described and a common corner with the southwest corner of said property of Wagner and with the northwest corner of property owned now or formerly by Charles Spencer Jones (see deed recorded in Book 10112, Page 1534);

then with the western boundary line of said property of Jones, along the following two (2) lines:

South 00 degrees 27 minutes 33 seconds East 10.00 feet; and

South 00 degrees 27 minutes 33 seconds East 552.55 feet to a spike set in the centerline of Mitchell Mill Road;

then along the centerline of Mitchell Mill Road the following lines:

North 71 degrees 32 minutes 39 seconds West 24.07 feet;

North 74 degrees 13 minutes 18 seconds West 51.42 feet;

North 75 degrees 48 minutes 52 seconds West 259.87 feet;

North 75 degrees 14 minutes 33 seconds West 152.68 feet;

North 74 degrees 15 minutes 20 seconds West 51.96 feet;

North 74 degrees 59 minutes 06 seconds West 50.07 feet;

North 74 degrees 05 minutes 27 seconds West 50.77 feet;

North 73 degrees 34 minutes 20 seconds West 99.95 feet;

North 72 degrees 45 minutes 42 seconds West 52.88 feet;

North 73 degrees 37 minutes 20 seconds West 98.57 feet;

North 74 degrees 31 minutes 11 seconds West 100.00 feet;

North 75 degrees 15 minutes 51 seconds West 96.96 feet;

North 75 degrees 39 minutes 32 seconds West 154.21 feet;

North 76 degrees 20 minutes 42 seconds West 100.91 feet;

North 77 degrees 07 minutes 54 seconds West 104.34 feet; and

North 77 degrees 21 minutes 31 seconds West 70.97 feet to a spike set in the centerline of Mitchell Mill Road, a common corner with the southeast corner of the aforesaid property owned now or formerly by Watkins;

then with the eastern boundary line of said property of Watkins, North 18 degrees 12 minutes 00 seconds East 30.14 feet to the point and place of BEGINNING,

and being Tract 1, containing a total of 25.125 acres (1.043 acres in the right of way of Mitchell Mill Road and 24.082 outside of the right of way of Mitchell Mill Road), as shown on a survey entitled "Boundary Survey of Hampton and Cole Property", prepared by Kenneth Close, Inc., dated July 10, 2003.

Excise Tax: \$0 Parcel# 443802

Prepared By: Gwynn & Edwards, P.A. (without title exam or tax advice)

Mail After Recording to: **GRANTEE**

#### **NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed made this 15 day of February, 2017, by and between **DAISY WATKINS, GRANTOR, to RANDALL WATKINS and wife, LAURA WATKINS, GRANTEES**, whose mailing address is 3278 Landing Falls Lane, Raleigh, NC 27616.

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 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 TRACT 1 containing 10.524 gross acres as shown on map entitled "Exempt Subdivision for Randall Watkins, Wake Forest Township, Wake County, North Carolina" by Williams-Pearce and Assoc., Professional Land Surveyors, P.A., dated 12/08/2016 and recorded in Book of Maps 2017, Page 218, Wake County Registry.**

**This deed was prepared without a title search and drafting attorney makes no representation as to title or estate.**

**This is not the primary residence of the Grantor.**

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

Submitted electronically by "Gwynn & Edwards, PA"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Wake County Register of Deeds.



whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. 2017 ad valorem taxes; and
2. Any rights of way and easements of record, if any.

The property hereinabove described was conveyed to Grantor by instrument recorded in Book 1318, Page 333, Wake County Registry.

A map of the above-described property is recorded in Book of Maps 2017, Page 218, Wake County Registry.

IN TESTIMONY WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Daisy Watkins  
DAISY WATKINS



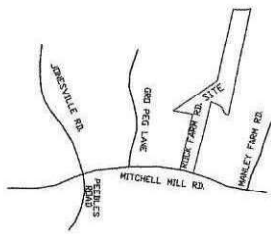
STATE OF NORTH CAROLINA  
Franklin COUNTY

I, a Notary Public of the County and State aforesaid, certify that DAISY WATKINS personally appeared before me this day and acknowledged the voluntary execution of the foregoing instrument. Witness my hand and official stamp or seal, this 15 day of FEBRUARY, 2017.

My Commission Expires: 9-12-2021



Charlotte L. Thaxton  
NOTARY PUBLIC  
CHARLOTTE L. THAXTON



VICINITY MAP

PIN: 1757.02-77-8942

ZONED: R-30

SETBACKS:

FRONT - 30'

REAR - 30'

SIDE 10'

NOTE: AREA COMPUTED BY COORDINATE METHOD.

NOTE: NO NCCS MONUMENT WITHIN 2000'.

REFERENCES:

MAP BY: KENNETH CLOSE, INC.

ENTITLED: BOUNDARY SURVEY FOR

HAMPTON & COLE PROPERTY

DATED: 07-10-2003

PLAT BOOK 1987 PG 955

PLAT BOOK 2005 PG 2287

DEED BOOK 1318 PG 333

NOTE: THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATION OF OWNERSHIP

The undersigned hereby certify that I am (we are) the owner(s) of the property shown and described hereon, which is in the subdivision jurisdiction of the County of Wake and that I (we) hereby adopt this plat with my (our) free consent.

owner date 2/1/17

owner date

NORTH CAROLINA, Franklin COUNTY,  
I, Angela G. Winstead, A NOTARY PUBLIC  
FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT  
Randal D. Watkins PERSONALLY  
APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE  
EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY  
HAND February 1, 2017.

Angela G. Winstead, NOTARY PUBLIC  
My commission expires 4-27-18.

LEGEND  
• EXISTING IRON PIPE  
• NEW IRON PIPE

I, DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647  
CERTIFY THAT THIS PLAT IS OF ANOTHER CATEGORY  
SUCH AS THE RECOMBINATION OF PARCELS, A COURT-  
ORDERED SURVEY OR OTHER CATEGORY, AND THE DEFINITION OF  
SUBDIVISION.

DANNY O. WILLIAMS, PROFESSIONAL LAND SURVEYOR NO. L-2647

I, DANNY O. WILLIAMS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY  
SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED  
DESCRIPTION RECORDED IN BOOK PAGE (ETC) (OTHER) THAT THE  
BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION  
FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED  
IS 1 TO 10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE  
AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND DATE  
THIS 8 DAY OF DECEMBER, A.D., 2016.

Seal or Stamp

Surveyor Registration

EXEMPT SUBDIVISION FOR  
RANDALL WATKINS  
WAKE FOREST TOWNSHIP  
WAKE COUNTY  
NORTH CAROLINA

100 0 100 200 300  
GRAPHIC SCALE - FEET

WAKE COUNTY, NC 74  
LAURA H RIDDICK  
REGISTERED OF DEEDS  
PRESENTED & RECORDED ON  
02/02/2017 10:59:38  
BOOK: B12017 PAGE: 00210

JOB: S:\NEWMAPS\R\RANDALL WATKINS\10-AC TRACT.DWG JHP375 CF

DRAWN BY: DOW & BGW

CHECKED BY: DOW

DATE: 12-08-2016

SCALE: 1" = 100'

Williams-Pearce and Assoc., Professional Land Surveyors, P.A.  
P.O. Box 892, Zebulon, N.C. 27597 Tel. 919-269-9605

Bm 2017 Pg 218

S-333-16

1. PLANS EXEMPT Planning Director and Review Officer of Wake County, certify that this plat DOES NOT constitute a subdivision and that it meets all statutory requirements for recording. Because of its "exempt" status, the county has not reviewed this plat for compliance with applicable lot standards and other subdivision regulations (e.g., road standards). Prospective purchasers should be aware that plans for building and development may be denied for lots that DO NOT meet applicable county standards.

2-7-17

Date

Planning Director/Review Officer

Approval expires if not recorded on or before 2-17-17

There shall be no filling or the erection of permanent structures in the areas of Wake County Flood Hazard Soils or Federal Emergency Management Agency (FEMA) 100 year flood zones until a flood study is approved by Wake County and/or FEMA.

DIXIE FRAZIER  
BOM 1980, PG. 396

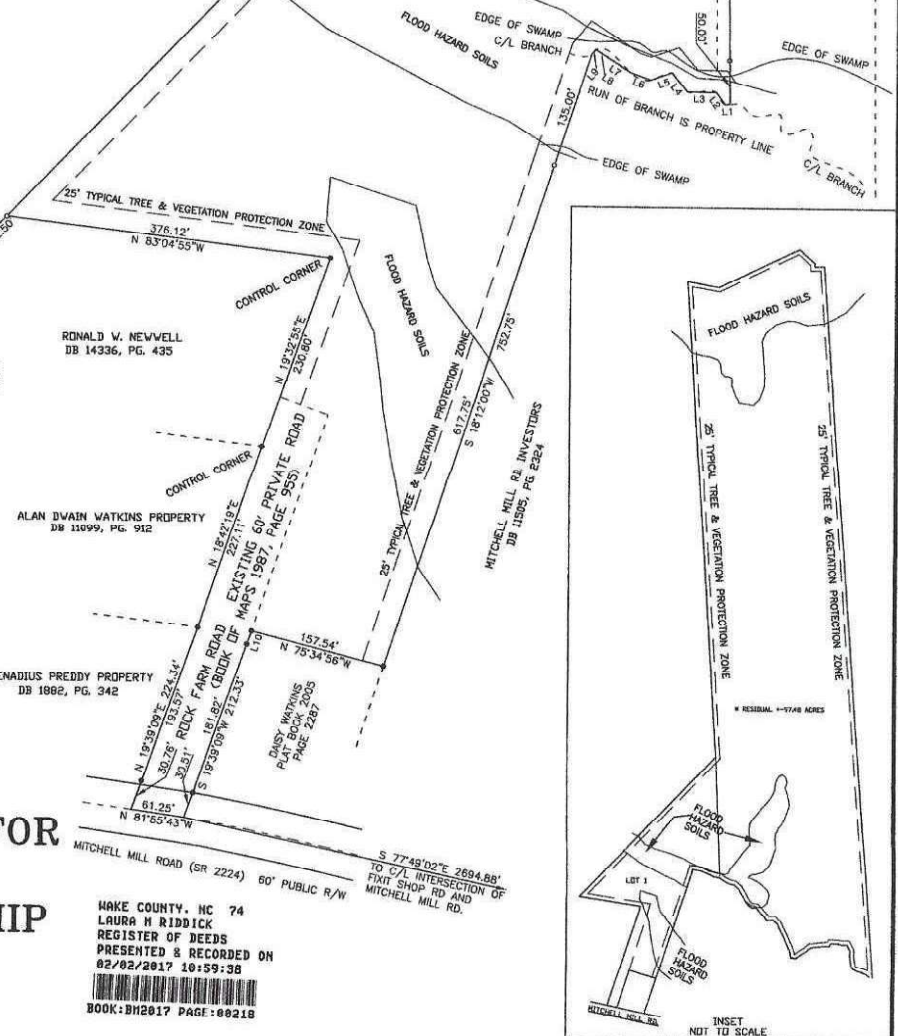
Before acquiring a building permit for lots marked by an \* (asterisk) the builder may need to obtain a Flood Hazard Area Use Permit from Wake County Environmental Services. The builder's engineer, architect and/or surveyor (as appropriate) must certify that all flood hazard requirements are met.

Course	Bearing	Distance
L1	S 87°07'56" W	5.73'
L2	N 36°29'25" W	17.15'
L3	N 88°23'35" W	32.89'
L4	N 40°27'31" W	28.13'
L5	S 70°48'45" W	25.45'
L6	N 70°54'35" W	24.61'
L7	N 56°54'35" W	33.79'
L8	N 59°54'35" W	14.82'
L9	S 39°14'44" W	7.31'
L10	S 19°05'28" W	17.00'

PEGGY P. UNDERHILL  
BOM 1982, PG. 581

\*TRACT 1  
10.524 GROSS ACRES  
0.042 R/W ACRES  
10.482 NET ACRES

180' CP&L EASEMENT  
DANNY WATKINS  
DB 1318, PG. 333  
\* RESIDUAL 1-97.48 ACRES



INSET  
NOT TO SCALE

**LEGAL DESCRIPTIONS****5333 Mitchell Mill Road, Wake Forest, NC 27587** (PIN: 1757750520; REID: 0074789)

BEING all of Lot 1 as shown on that plat titled "Minor Subdivision for Daisy Watkins" by Williams-Pearce & Assoc., P.A., recorded in Book of Maps 2005, Page 2287, Wake County Registry.

**3645 Rock Farm Road, Wake Forest, NC 27587** (PIN: 1757761273; REID: 0443802)

BEING all of Tract 1 containing 10.524 gross acres as shown on map entitled "Exempt Subdivision for Randall Watkins, Wake Forest Township, Wake County, North Carolina" by Williams-Pearce and Assoc., Professional Land Surveyors, P.A., dated 12/08/2016 and recorded in Book of Maps 2017, Page 218, Wake County Registry.

**0 Mitchell Mill Road, Wake Forest, NC 27587** (PIN: 1757778982; REID: 0443803)

BEGINNING at stake on the North side of the Tarboro Road corner of Lot No. 4; thence along the lines of Lot No. 4, N. 22° 30' E. 658 feet to a stake; thence N. 47° 30' E. 1223 feet to a stake; thence N. 3100 feet to a stake and pointers on the south side of Powell's Creek; thence up with the various courses of said Creek to a stake corner of Lot No. 2; thence South along the line of Lot No. 2, 4600 feet to a stake on the Kelly Branch 50 feet West of J.M. Jones' corner; thence down with the various courses of said branch to a stake corner of J.M. Jones; thence along Jones line S. 23° W. 886 feet to a stake on the North side of the Tarboro Road; thence along said road N. 81° W. 600 feet to the BEGINNING, containing 114-3/4 acres and being Lot No. 3 of the division of the lands of the late John M. Watkins, a map of which is recorded in Book of Maps in the Register of Deeds office for Wake County; and being the same property conveyed by deed recorded in Book 752, Page 599, Wake County Registry.

There is excepted from the above described tract of land a one (1) acre tract, more or less, and more particularly described as follows:

All that certain tract or parcel of land located in Wake Forest Township, Wake Forest, North Carolina, and being on the North side of the Tarboro Road, and containing 1 acre, more or less, and more particularly described as follows:

BEGINNING at a point in the center of the Tarboro Road, corner with the land of J.M. Jones; running thence along the center of said Tarboro Road N. 18° W. 210 feet to a point, corner with the land of R.O. Watkins; running thence along the R.O. Watkins' line N. 23° E. 210 feet to a point, another corner with the lands of R.O. Watkins; running thence along R.O. Watkins' line S. 18° E. 210 feet to a point in the line of J.M. Jones; running thence with the line of J.M. Jones S. 23° W. 210 feet to the point and place of BEGINNING, and being a part of Lot No. 3 of the J.M. Watkins' farm, according to a map and survey made by Pittman Stell, Surveyor, dated April, 1925.



**5326 Mitchell Mill Road, Wake Forest, NC 27587** (PIN: 1757738648; REID: 0046970)

LYING AND BEING in Wake Forest Township, Wake County, North Carolina, adjoining the right of way of Mitchell Mill Road (North Carolina State Road 2224), and being more particularly described as follows:

**TRACT ONE:**

BEGINNING at an iron pipe found in the north right-of-way line of Mitchell Mill Road, said point being the common corner of Lois Jones Merriman Heirs' property and the southeast corner of Donnell Watkins (Deed Book 1318, Page 333, Wake County Registry); thence North 18 degrees 12 minutes 00 seconds East 893.03 feet to an iron pipe set; thence North 18 degrees 12 minutes 00 seconds East 50.00 feet to a point in the Kelly Branch the following courses and distances: North 39 degrees 14 minutes 44 seconds East 7.31 feet; South 56 degrees 54 minutes 35 seconds East 48.61 feet; South 70 degrees 54 minutes 35 seconds East 24.61 feet; North 70 degrees 48 minutes 45 seconds East 25.45 feet; South 40 degrees 27 minutes 21 seconds East 28.19 feet; South 89 degrees 23 minutes 35 seconds East 32.88 feet; South 36 degrees 29 minutes 25 seconds East 17.15 feet; North 87 degrees 07 minutes 56 seconds East 15.72 feet; South 51 degrees 42 minutes 06 seconds East 21.14 feet; South 89 degrees 24 minutes 42 seconds East 33.05 feet; South 02 degrees 01 minutes 35 seconds East 17.48 feet; South 81 degrees 55 minutes 17 seconds East 15.31 feet; North 69 degrees 56 minutes 02 seconds East 14.47 feet; South 47 degrees 41 minutes 48 seconds East 9.88 feet; South 10 degrees 48 minutes 42 seconds West 17.64 feet; South 60 degrees 44 minutes 48 seconds East 46.31 feet; South 37 degrees 39 minutes 08 seconds East 49.81 feet; South 12 degrees 22 minutes 12 seconds East 24.12 feet; South 29 degrees 48 minutes 24 seconds East 30.28 feet; South 82 degrees 27 minutes 46 seconds East 31.99 feet; South 59 degrees 14 minutes 13 seconds East 17.52 feet; South 84 degrees 17 minutes 27 seconds East 25.35 feet; South 34 degrees 56 minutes 33 seconds East 75.35 feet; South 76 degrees 29 minutes 04 seconds East 27.94 feet; South 53 degrees 56 minutes 59 seconds East 23.48 feet; North 62 degrees 42 minutes 03 seconds East 27.98 feet; South 12 degrees 06 minutes 52 seconds East 39.01 feet; South 19 degrees 20 minutes 23 seconds East 50.44 feet; South 77 degrees 09 minutes 16 seconds East 19.10 feet; South 07 degrees 23 minutes 00 seconds East 8.05 feet; South 27 degrees 33 minutes 46 seconds West 17.80 feet; South 02 degrees 52 minutes 45 seconds East 17.25 feet; South 56 degrees 32 minutes 15 seconds East 19.64 feet; South 12 degrees 52 minutes 10 seconds East 26.30 feet; South 77 degrees 21 minutes 17 seconds East 19.17 feet; South 22 degrees 18 minutes 41 seconds East 19.39 feet; South 65 degrees 53 minutes 52 seconds East 24.78 feet; South 19 degrees 31 minutes 10 seconds West 13.15 feet; South 71 degrees 14 minutes 44 seconds East 11.65 feet; North 78 degrees 16 minutes 05 seconds East 30.35 feet; North 66 degrees 40 minutes 56 seconds East 29.69 feet; North 52 degrees 43 minutes 45 seconds East 52.03 feet; South 84 degrees 05 minutes 40 seconds East 20.63 feet; North 75 degrees 05 minutes 35 seconds East 16.99 feet; South 68 degrees 27 minutes 23 seconds East 16.87 feet; North 81 degrees 44 minutes 06 seconds East 14.34 feet; South 74 degrees 50 minutes 19 seconds East 19.97 feet; North 49 degrees 38 minutes 31 seconds East 44.60 feet; South 62 degrees 45 minutes 51 seconds East 22.37 feet; North 57 degrees 04 minutes 06 seconds East 21.98 feet; South 85 degrees 24 minutes 11 seconds East 37.57 feet; North 62 degrees 13 minutes 03 seconds East 23.16 feet; South 54 degrees 59 minutes 08 seconds East 19.65 feet; South 15 degrees 17 minutes 54 seconds East 38.18 feet; South 05 degrees 38 minutes 36 seconds East 33.15 feet; South 15 degrees 59 minutes 03 seconds West 8.22 feet; South 53 degrees 28 minutes 36 seconds West 20.78 feet; South 27 degrees 04 minutes 40 seconds East 79.74 feet; North 82 degrees 47 minutes 20 seconds East 21.90 feet; South 66 degrees 58 minutes 30 seconds East 28.16 feet; South 81 degrees 40 minutes 19 seconds East 27.96 feet; South 51 degrees 33 minutes 15 seconds East 16.75 feet; South 06 degrees 37 minutes 45 seconds West 10.90 feet; South 19 degrees 04 minutes 40 seconds West 14.50 feet; South 48 degrees 42 minutes 21 seconds East 17.71 feet; South 61 degrees 22 minutes 03 seconds East 39.43 feet; South 36 degrees 38 minutes 48 seconds East 39.44 feet; South 00 degrees 27 minutes 33 seconds East 19.71 feet; South 00 degrees 27 minutes 33 seconds East 10.00 feet; South 00 degrees 27 minutes 33 seconds East 10.00 feet; then South 00 degrees 27 minutes 33 seconds East 552.55 feet to a spike set in the centerline of Mitchell Mill Road; thence along the centerline of Mitchell Mill Road the following courses and distances: North 71 degrees 32 minutes 39 seconds West 24.07 feet; North 74 degrees 13 minutes 18 seconds West 51.42 feet; North 75 degrees 48 minutes 52 seconds West 259.87 feet; North 75 degrees 14 minutes 33 seconds West 152.68 feet; North 74 degrees 15 minutes 20 seconds West 51.96 feet; North 74 degrees 59 minutes 06 seconds West 50.07 feet; North 74 degrees 05 minutes 27 seconds West 50.77 feet; North 73 degrees 34 minutes 20 seconds West 99.95 feet; North 72 degrees 45 minutes 42 seconds West 52.88 feet; North 73 degrees 37 minutes 20 seconds West 98.57 feet; North 74 degrees 31 minutes 11 seconds West 100.00 feet; North 75 degrees 15 minutes 51 seconds West 96.96 feet; North 75 degrees 39 minutes 32 seconds West 154.21 feet; North 76 degrees 20 minutes 42 seconds West 100.91 feet; North 77 degrees 07 minutes 54 seconds West 104.34 feet; North 77 degrees 21 minutes 31 seconds West 70.97 feet to a spike set in the centerline of Mitchell Mill Road; thence North 18 degrees 12 minutes 00 seconds East 30.14 feet to the point and place of BEGINNING and being Tract 1 containing a total of 25.125 acres (1.043 acres in the right-of-way of Mitchell Road and 24.082 outside of the right-of-way of Mitchell Mill Road), as shown on a survey entitled "Boundary Survey of Hampton and Cole Property", prepared by Kenneth Close, Inc., dated July 10, 2003.





**CERTIFICATE OF SUFFICIENCY**

**ANX22-04 - Hills at Harris Creek**

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

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 5th day of October 2022



*Robin E. Peyton*  
\_\_\_\_\_  
Robin E. Peyton  
Town Clerk

**Hills at Harris Creek:  
Board of Commissioners  
Meeting  
REZ-23-03**

**October 3, 2023  
Rolesville Town Hall**



**ELLIS**  
DEVELOPMENT GROUP





# Proposed Rezoning

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## CURRENT STATUS

Rural residential land

Acreage: 115.94 acres

Current Zoning: Wake County R-30 (allows approximately 75 lots)

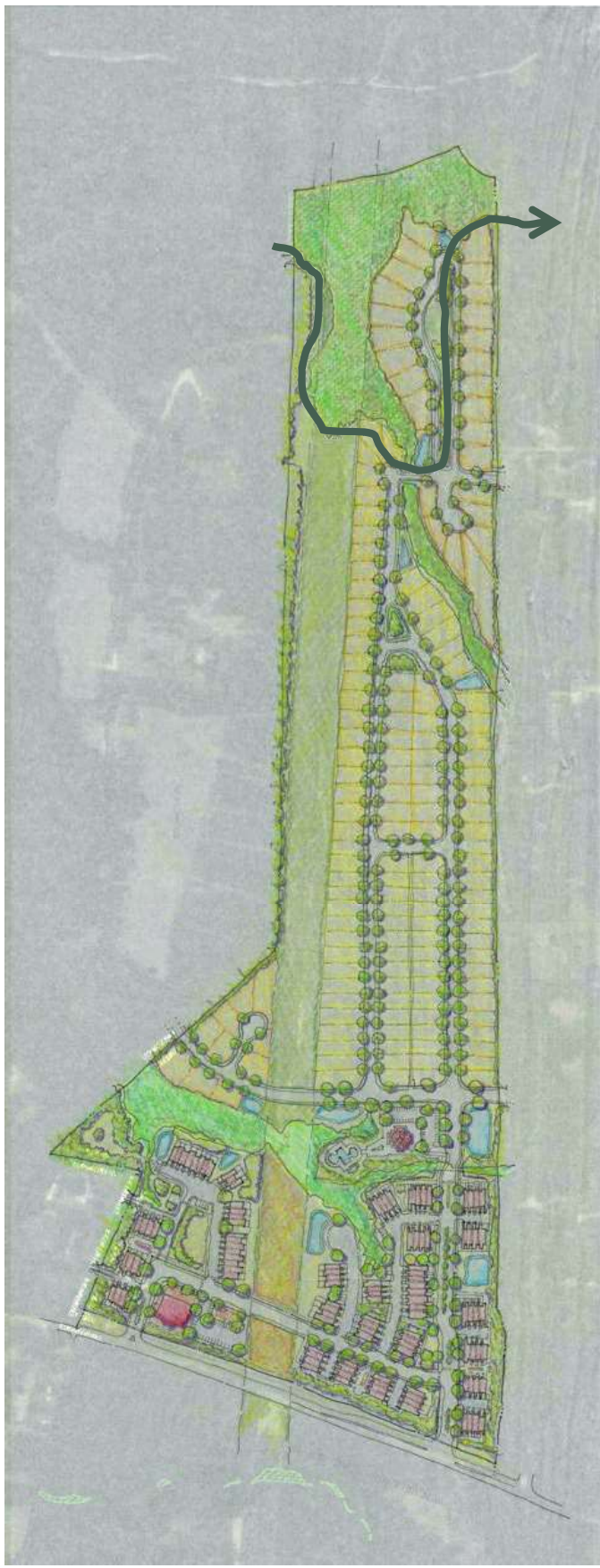
## PROPOSED CHANGES

Zoning Change to Neighborhood Center-Conditional Zoning and Residential High Density Conditional Zoning

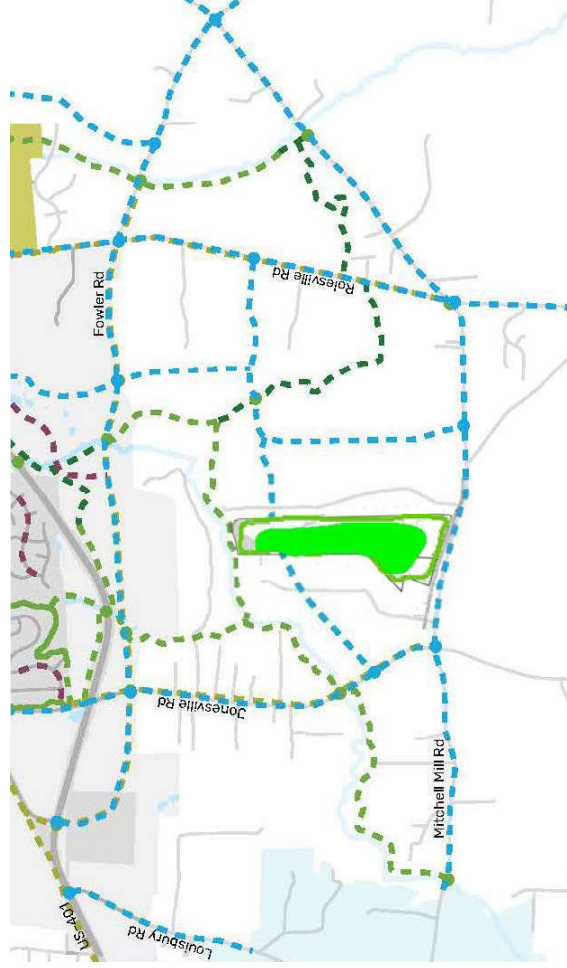
Proposed construction of up to 152 single family homes and 115 townhomes (2.3 units/acre)

Approximately 2-acre commercial site (proposed day care facility)

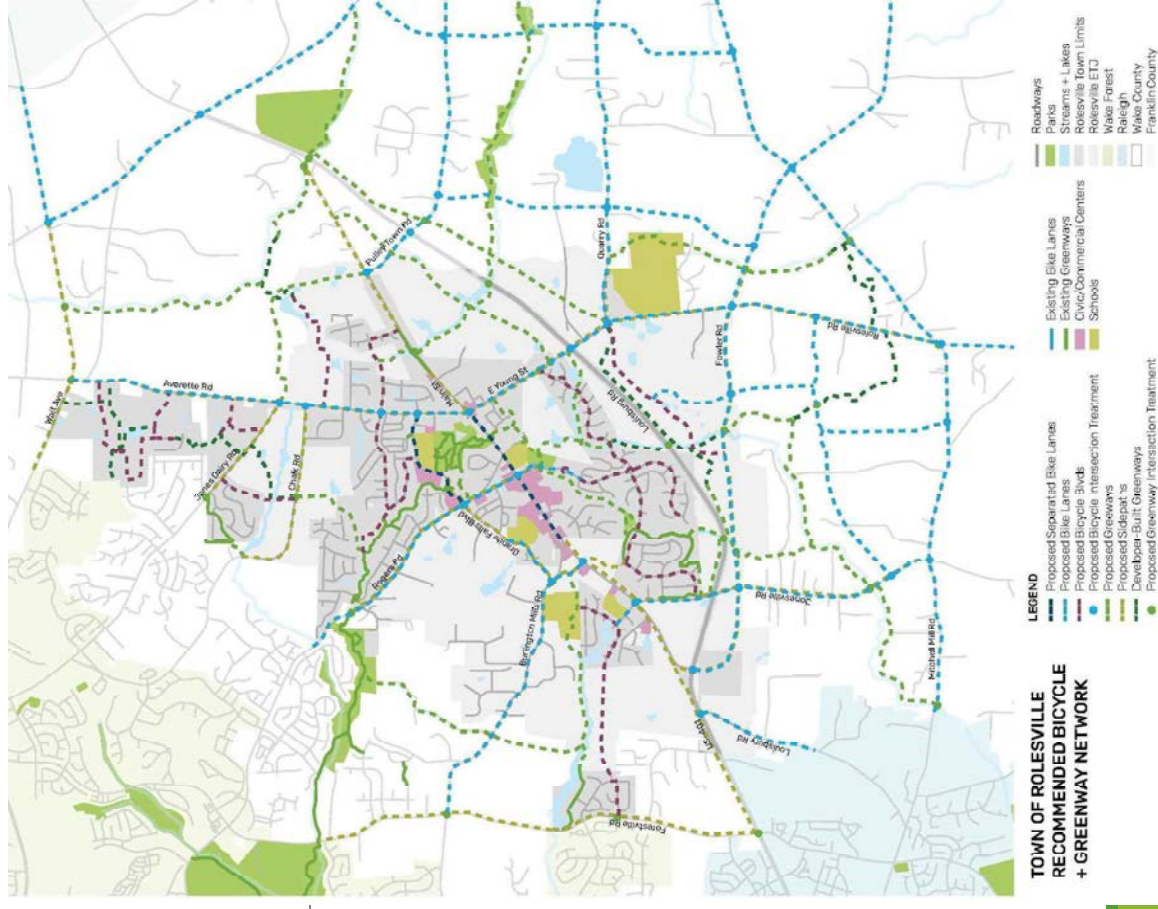
## Site Plan



# Bike & Greenway Plan

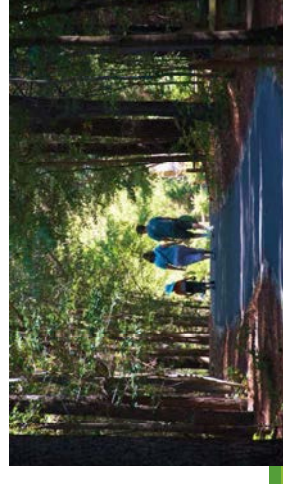
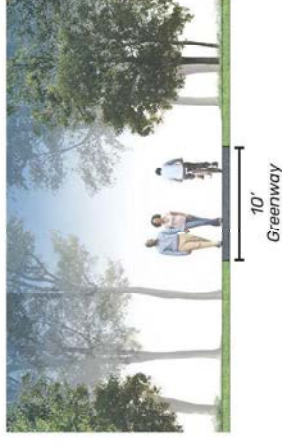


Town approved Bikeways shown in **Blue**  
 Town approved Greenways in **Green**  
 Subject site shown in **green**





# Greenway Plan & Amenities



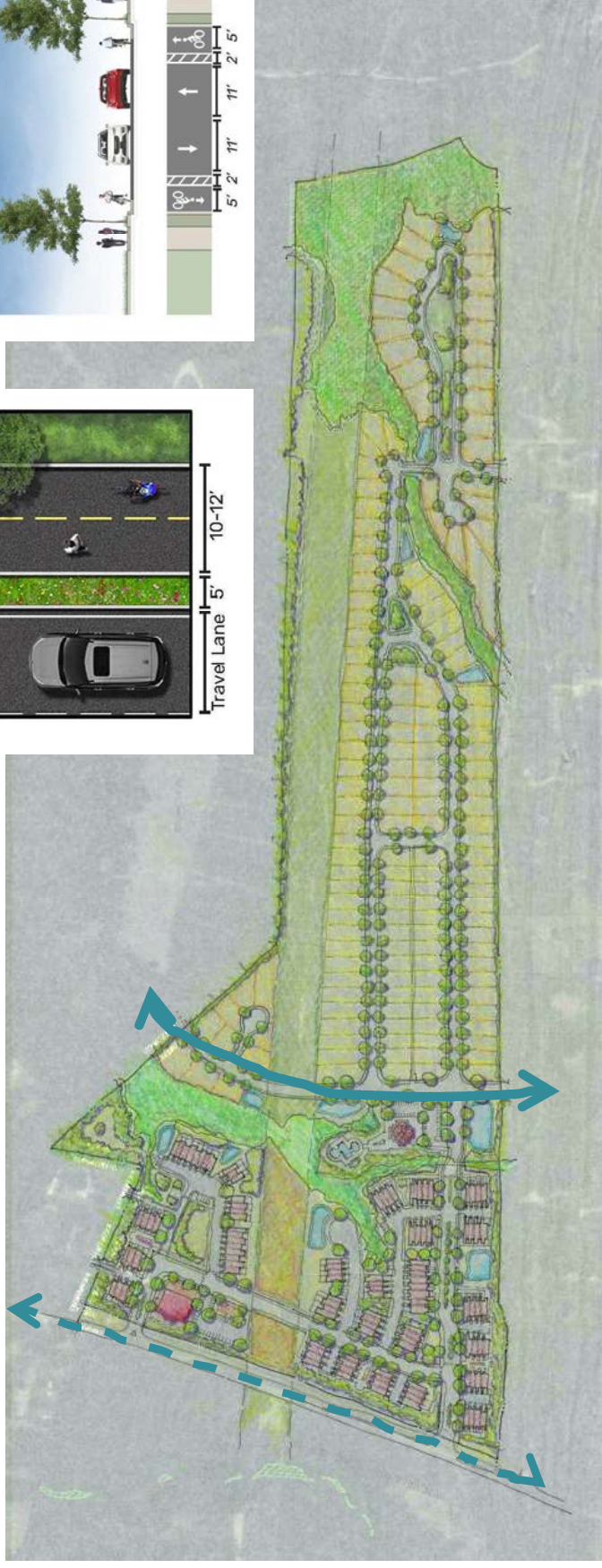
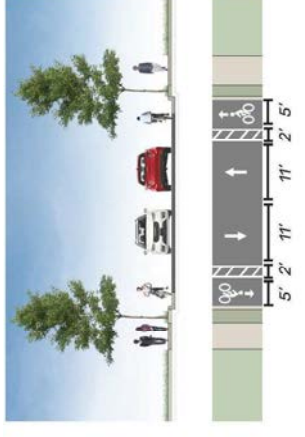
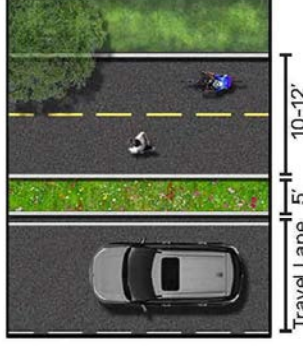
Bike and Pedestrian Plan Images, 2022



## Bikeway Plan

### Design Approaches

- Side path
- In-street



# Community Features

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## COMMUNITY POOL AND CABANA





# Community Features

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## DOG PARK

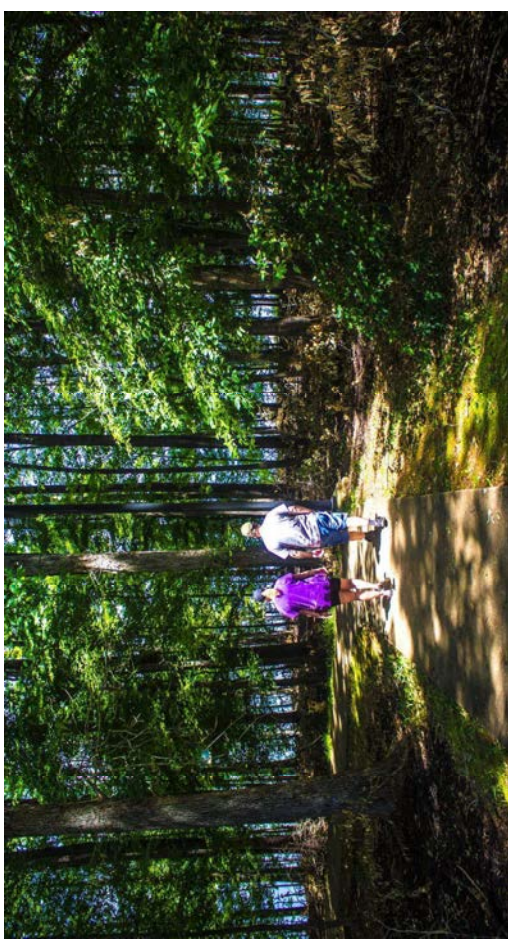




# Community Features

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## GREENWAY TRAILS



# Community Features

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## POLLINATOR/WILDFLOWER GARDEN





# Community Features

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## LANDSCAPED BOULEVARD STREETSCAPES





# Community Features

PICKLEBALL COURT



INTEGRATED BIKE PATHS



# Commercial Parcel

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## Site Plan

