

ZONING CONDITIONS FOR THE MERRITT PROPERTY REZ-24-01

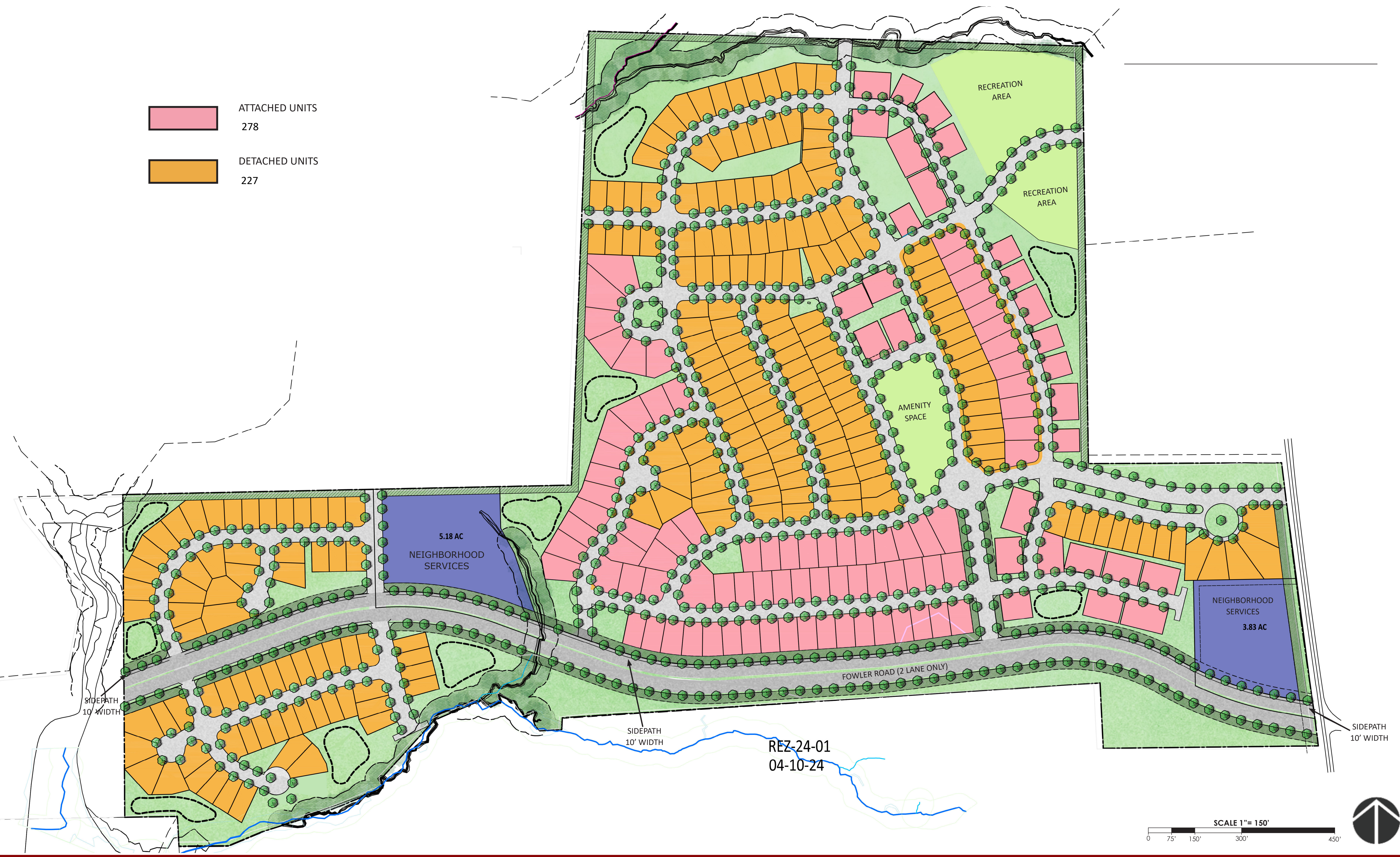
PINS 1758-92-8330 (portion of), 1768-23-6815 AND 1768-32-8863 (portion of)

1. The subject property shall be developed generally in accordance with the Concept Site Plan/Zoning in Exhibit A incorporated herein as if fully set out.
2. No single townhouse building shall contain more than six units.
3. Construction of the on-site amenities shall be completed on or before the issuance of the certificate of compliance/occupancy for the 300th unit.
4. This will be an age-restricted development limited to residents aged 55 and older in accordance with the rules and regulations for age restricted housing established by the US Department of Housing and Urban Development.
5. No more than 505 units will be permitted for the development with the maximum number of attached units limited to 278.
6. The following uses are prohibited in the portion of the site to be zoned General Commercial District: Tattoo Establishment, Vape and Tobacco Store, Vehicle Rental, and Sales.
7. The developer shall install a Type 2 buffer in the southwest corner of the property as shown on Exhibit B.
8. One (1) building consisting of two (2) townhome units shall be developed and donated as part of Heroes for Home or similar organization providing homes to veterans. Developer shall be entitled to a waiver of all Town of Rolesville permit fees for these units.
9. All single-family detached dwellings shall have the following features:
 - a. At least one (1) single or double car garage;
 - b. All garage doors shall have windows;
 - c. Ground floor elevation at the front door shall be minimum of 12" above average grade across the front façade of the house.
 - d. If masonry is not the predominant first floor finish, then the front elevation shall have 2 types of siding. For example, horizontal siding may be combined with shake/board and batten;
 - e. Roof materials shall be asphalt shingles, metal copper or wood;
 - f. All windows on front façade shall have shutters or window trim;

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- g. No single-family detached home shall be constructed with a front elevation or color palette that is identical to the home on either side of it or directly across from it; and
 - h. A varied color palette shall be used throughout the subdivision.
- 10. All townhouse dwellings shall have the following features:
 - a. One (1) single or double car garage
 - b. If masonry is not the predominant first floor finish, then the front elevation shall have 2 types of siding. For example, horizontal siding may be combined with shake/board and batten;
 - c. Roof materials shall be asphalt shingles, metal, copper or wood;
 - d. No townhouse shall be painted a color that is identical to the home adjacent on either side of it; and a varied palette shall be used throughout the subdivision.
- 11. Construction Documents for the Property to include on-lot grading including (i) proposed finished floor elevations. (ii) 4- corner finished-pad spot elevations. (iii) 1-foot contours of the proposed grades, (iv) proposed high point(s), (v) proposed swale directions, spot elevations, and slopes at not less than 1% and (vi) other information as necessary to demonstrate future feasibility of compliance with section R401.3 of the NC Residential Code.
- 12. The Developer shall design and construct a public greenway along the southern property boundary adjacent to within the proposed sewer easement as shown on Exhibit C. Additional dedication of a 40' greenway easement along the Lilies Family, LLC property will be finalized and dedicated to the Town once the approval has been granted by the Town of Rolesville for the future greenway connection with the extension of Fowler Road.

- ATTACHED UNITS
278
- DETACHED UNITS
227



NOT FOR CONSTRUCTION. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE

REZONING EXHIBIT

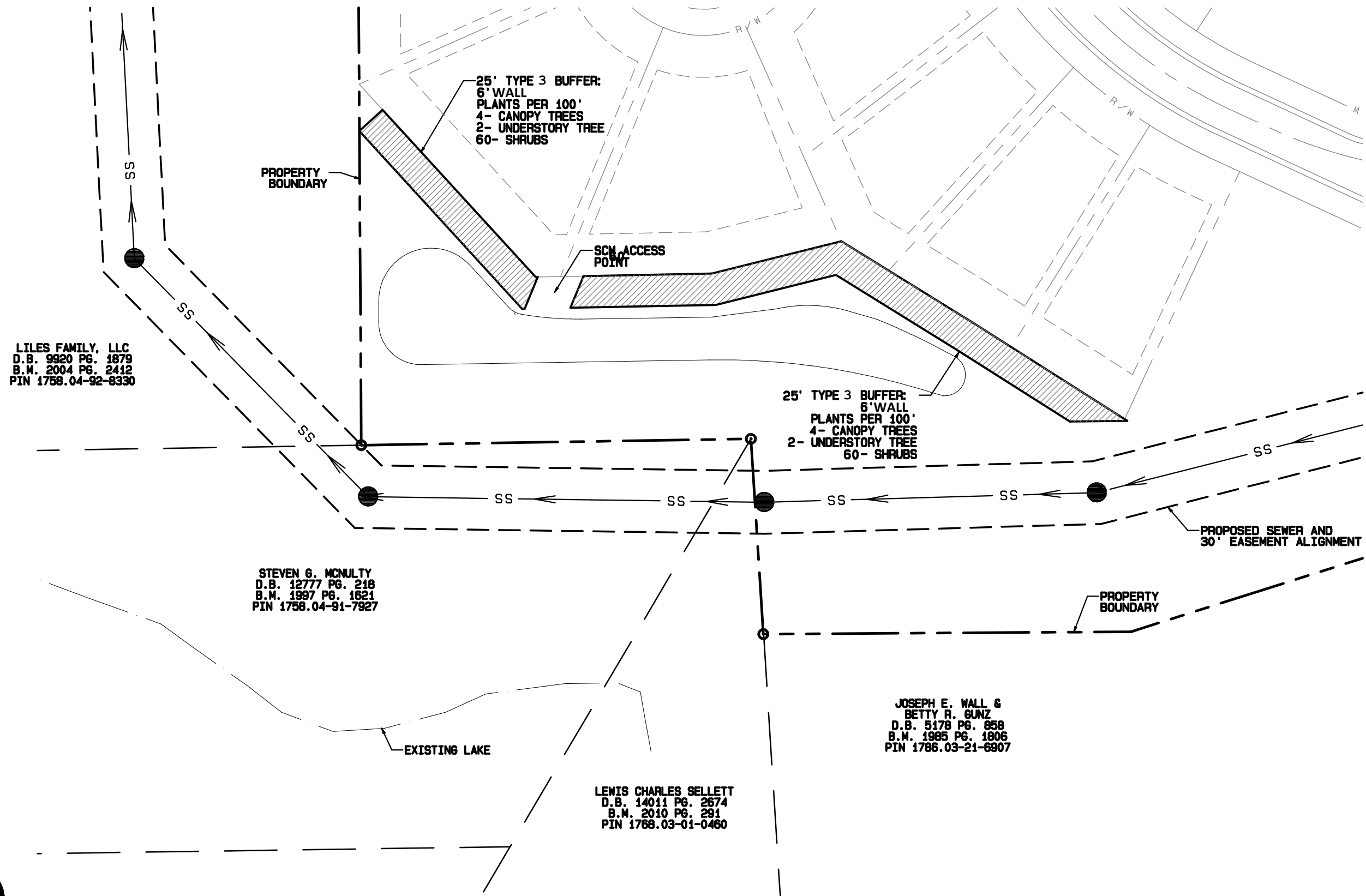
MERRITT PROPERTY | ROLESVILLE, NC

PREPARED FOR:
OCTOBER 29, 2024

1"=50'



150



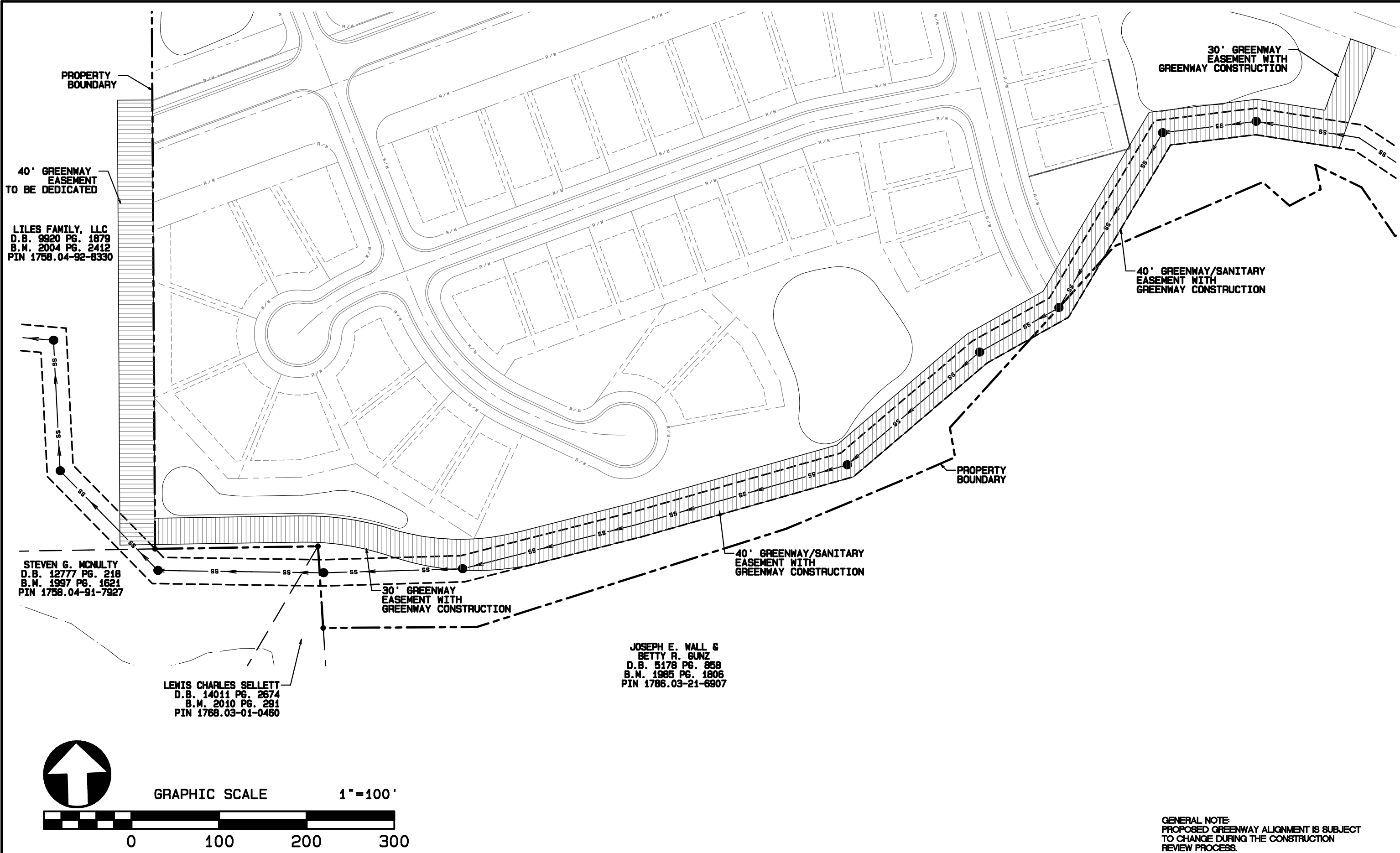
GENERAL NOTE:
THE PROPOSED BUFFER IS SUBJECT TO ADJUSTMENT
DURING THE PRELIMINARY PLAT AND CONSTRUCTION
DRAWING REVIEW PROCESS.

WAKE COUNTY, NC

American Engineering Associates- Southeast, P.A.
Business Lic. # C-3881
 4020 Westchase Blvd. Suite 450 Raleigh, NC 27607 Phone: (919)469-1101

PLANTING EXHIBIT

DWN BY: -		JOB #: R23-0004	SHT:
DATE: 10/26/24	HRZ SCALE: 1"=50'		EXB B



ZONING CONDITIONS FOR THE MERRITT PROPERTY REZ-24-01

Gunz/Rogers Property: 1768-32-8863 (a portion of)

Property Owner Name: Betty R. Gunz

Printed

Signed by:
Betty Gunz
Signature AC885DA892EF409...

4/18/2025
Date

Property Owner Name: William Rogers, c/o TexWest, LLC

Printed

DocuSigned by:
Bill Rogers
Signature 8ABD7680A1BF483...

4/18/2025
Date

ZONING CONDITIONS FOR THE MERRITT PROPERTY REZ-24-01

Merritt Property: 1768-23-6815

Property Owner Name: James Merritt
Printed

James Merritt
Signature

04/09/2025
Date

Property Owner Name: Sue Merritt
Printed

Evelyn Sue Merritt
Signature

04/09/2025
Date

Property Owner Name: Wesley Wilkins
Printed

Wesley C Wilkins
Signature

04/09/2025
Date

Property Owner Name: Roxey Wilkins
Printed

Roxey Mangum Wilkins
Signature

04/09/2025
Date

Property Owner Name: William Merritt
Printed

(Kathy Llamas authorized to sign on behalf of William Merritt, deceased_

William Merritt
Signature

04/09/2025
Date

Property Owner Name: Kathy Llamas
Printed

Kathryn Llamas
Signature

04/09/2025
Date

ZONING CONDITIONS FOR THE MERRITT PROPERTY REZ-24-01

Property Owner Name: Edward & Linda Self Samantha Self (POA)

Printed

Edward Henny Self

04/09/2025

Signature

Date

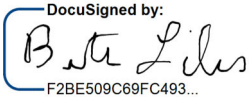
Linda Merritt Self

04/09/2025

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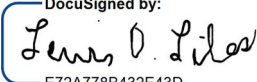
Liles Family Property: 1758-92-8330

Property Owner Name: Liles Family, LLC

Printed  DocuSigned by:
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2025-Apr-11 | 05:52 PDT

Signature _____ Date _____

 DocuSigned by:
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2025-Apr-11 | 06:21 PDT