

PROPOSED CONDITIONS OF APPROVAL

REZ-24-05

ATTICUS WOODS (2028, 2200, 2206, 2216, 2232 WAIT AVE)

09-27-2025

1. The following uses shall be prohibited:
 - a. Commercial Parking
 - b. Flex Industrial
 - c. Fulfillment Center
2. Developer shall dedicate approximately 2.5 acres of land as Town park land as indicated on the concept plan accompanying this rezoning application. Developer shall convey the land to the Town at the time of recording of the final plat for the phase that contains the park land. All unimproved, dedicated park lands shall be deemed active open space that may be used to fulfill the development's active open space requirements under the LDO. Though not required, any improvements contributed to the active park will be included in a separate Development Agreement and such costs shall be identified in a cost estimate as part of the Development Agreement for equal active open space credit, as accepted by the Town Council.
3. The proposed residential subdivision will include a maximum of 300 single-family and townhome units, at an overall density of 4 units per acre.

Property Owner: Thales Academy, NC Non-Profit Corporation
2006, 2200, 2216, and 2232 Wait Ave
(PINs : 1860045778, 1860056400, 1860151206, and 1860143789)

Registered Agent: _____.
(Robert L. Luddy)

Property Owner: WFINV, LLC
2028 Wait Ave
(PIN : 1850950449)

Registered Agent: _____.
(Robert L. Luddy)