

**PROPOSED ZONING CONDITIONS**  
**REZ-24-05**  
**ATTICUS WOODS (2028, 2200, 2206, 2216, 2232 WAIT AVE)**  
**01-23-2026**

1. The following uses shall be prohibited:
  - a. Commercial Parking
  - b. Flex Industrial
  - c. Fulfillment Center
2. If pursued, Self storage, enclosed will only be a viable use in the +- 2.4 ac commercial portion at the northwest corner of the property.
3. 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.
4. The proposed residential subdivision will include a maximum of 300 single-family and townhome units, at an overall density of 4 units per acre.
5. A 50' buffer will be provided where commercial use abuts lots (PIN: 1860145294, 1860145225, 1860144245, 1860143265, 1860142285, 1860142205, 1860141226, 1860049264, 1860048290, 1860048119, 1860047147, 1860046167, 1860045197). The buffer is to be landscaped in accordance with the modified buffer document (Exhibit 1), unless environmental conditions at time of approved preliminary subdivision plat prohibit grading or landscaping in the above-mentioned area. Part of the SCM as well as the access and maintenance easement may overlap with the buffer as long as the landscaping requirements enclosed in the modified buffer document are met.
6. A single-family detached home shall be donated to a veteran in partnership with Operation Coming Home or similar organization. The Developer shall be entitled to a waiver of all Town of Rolesville fees due at the time of building permit for this home.

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)