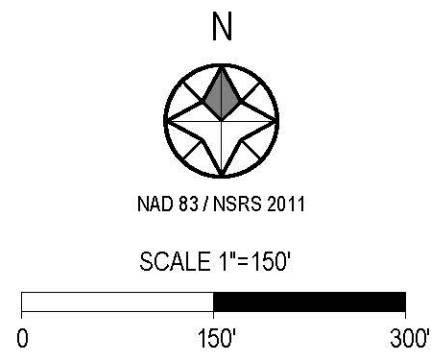


REV #	DATE	DESCRIPTION
1	04.11.2025	TOR REZ COMMENTS 2: 03.11.2025
2	07.30.2025	TOR REZ COMMENTS 3: 06.22.2025
3	11.10.2025	TOR PLANNING BOARD COMMENTS

PROPOSED ZONING CONDITIONS

- a. The following uses shall be prohibited:
 - a. Commercial Parking
 - b. Flex Industrial
 - c. Fulfillment Center
 - d. Private Lodge or Club
 - e. Major Transportation Installation
- b.
- c. Rezoning Exhibit.
- d. The property owner must dedicate approximately 2.5 acres of land to the Town for park use. The land dedicated pursuant to this zoning condition shall be adjacent to the Wait Avenue right-of-way. The dedication shall include all easements and rights necessary to provide access to the park from the public road.
- e. Rezoning Exhibit. The land shall be dedicated to the Town for park use at the time of recording of the final subdivision 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 developer'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. 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 Board of Commissioners.
- f.
- g. Only permitted uses in this area shall be:
 - a. Dwelling, Single Family, Detached
 - b. Dwelling, Single Family, Attached
- h.
- i. A 5' buffer will be provided where the property abuts the following lots on Kavanaugh Road: PDNs 1860145294, 1860145225, 1860142425, 1860143265, 1860112285, 1860112205, 1860112216, 1860049264, 1860048290, 1860048119, 1860047147, 1860046167, 1860045197,
- j. (Lots 1-4 in Book of Maps 2021, gdlino 11-20, Wake County registry; Lots 5-10 in Book of Maps 2021, Page 119, Wake County registry; Lots 88-90 in Book of Maps 2022, Page 1237, Wake County registry; and Open Space R/S, Book of Maps 2021, Page 122, Wake County registry). The buffer is to be landscaped in accordance with the enclosed buffer exhibit (Exhibit B), unless stream buffers, wetlands or other Wake County, North Carolina, or USACE regulated environmental features are present in the above-mentioned area restricting grading and landscaping. Part of the SCM as well as the access and maintenance easement may overlap with the buffer as long as the landscaping requirements in Exhibit A are met. Height of the berm shall be measured from the existing grade at the shared property line with the Southern Adjacent Property. This buffer will be constructed prior to any vertical construction adjacent to the common property line of the Elizabeth Springs community.
- k. A reasonable effort will be made to leave all trees within 100' (PDN 1860041295 "Open Space R/S, Book of Maps 2021, Page 122, Wake County registry) undisturbed, if any trees are removed.
- l. No commercial buildings shall be located within 100' of the Southern Adjacent Properties (as that term is defined in Zoning Condition #5).
- m. A fourman shall be installed and maintained in any stormwater pond located within 300' of the Southern Adjacent Properties (as that term is defined in Zoning Condition #5).
- n.
- o. extending north from the Classical Way street stub existing as of the effective date of these zoning conditions.
- p. If all Evergreen trees shall be planted along the east-northeast side of Classical Way south of the Elizabeth Springs connection and only within the Commercial property. They will be installed at \$1.00 per tree per ft. It be installed prior to any vertical commercial construction adjacent to the common property line of the Elizabeth Springs community.
- q. Provided that the Town of Rolesville actually establishes the Rolesville Affordable Housing Fund prior to the developer's first request for a residential Certificate of Occupancy, developer shall donate \$200,000 to the Rolesville Affordable Housing Fund prior to the issuance of the first residential Certificate of Occupancy. For the avoidance of doubt, the Town of Rolesville shall not be required to add to the Rolesville Affordable Housing Fund if such funds have not been actually established at the time the developer submits its first request for a residential Certificate of Occupancy.



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