

ZONING CONDITIONS
REZ-24-05
ATTICUS WOODS (2028, 2200, 2206, 2216, 2232 WAIT AVE)
POST APPROVAL DRAFT APRIL 24, 2026

1. The following uses shall be prohibited:
 - a. Commercial Parking
 - b. Flex Industrial
 - c. Fulfillment Center
 - d. Private Lodge or Club
 - e. Major Transportation Installation
2. The Self Storage, Enclosed use shall only be permitted in the area at the northwest corner of the property labeled "COMMERCIAL 2.457 AC 107,049 SF" on the Atticus Woods Rezoning Exhibit.
3. The property owner shall 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 in the approximate location of the area labeled "PROPOSED LAND DEDICATION TO TOWN OF ROLESVILLE FOR TOWN PARK +/-2.5 AC" on the Atticus Woods 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 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 Board of Commissioners.
4. The area labeled "RESIDENTIAL 75.832 AC 3,303,252 SF" on the Atticus Woods Rezoning Exhibit shall have a maximum of 250 dwelling units (maximum 140 Attached units). The only permitted uses in this area shall be:
 - a. Dwelling, Single Family, Detached
 - b. Dwelling, Single Family, Attached
5. A 50' buffer will be provided where the property abuts the following lots on Kavanaugh Road: PINs 1860145294, 1860145225, 1860144245, 1860143265, 1860142285, 1860142205, 1860141226, 1860049264, 1860048290, 1860048119, 1860047147, 1860046167, 1860045197, where commercial property abuts 1860041295 (the "Southern Adjacent Properties") (Lots 1-4 in Book of Maps 2021, Page 1210, 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 #5, Book of Maps 2021, Page 122, Wake County registry). The buffer is to be landscaped in accordance with the enclosed buffer exhibit (Exhibit 1), unless stream buffers, wetlands or other Wake County, North Carolina, or USACE regulated environmental features are present in the above-mentioned area restricting grading or 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 1 are met. Height of the berm shall be measured from the existing grade at the shared property line with the Southern Adjacent Properties. The Town Board of Commissioners may waive the requirement to install the 6' Vinyl Fence shown in the enclosed buffer exhibit (Exhibit 1) prior to installation of said fence. If the Town Board of Commissioners waives the requirement to install the 6' Vinyl Fence after the fence is actually installed, the owner of the buffer area

may remove the fence but is not required to do so. This buffer will be constructed prior to any vertical construction adjacent to the common property line of the Elizabeth Springs community.

6. A reasonable effort will be made to leave all trees within PIN 1860041295 (Open Space #5, Book of Maps 2021, Page 122, Wake County registry) undisturbed, if any trees are removed by neighboring construction activity, they will be replanted with an equal amount of gross caliper (e.g. if (1) 24" caliper tree is removed, it can be replaced with (12) 2" caliper trees.)
7. No commercial buildings shall be located within 100' of the Southern Adjacent Properties (as that term is defined in Zoning Condition #5).
8. A fountain 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).
9. There shall be no vehicular access from property located in the area labeled "COMMERCIAL 22.834 AC 996,669 SF" in the Atticus Woods Rezoning Exhibit to the public right of way extending north from the Classical Way street stub existing as of the effective date of these zoning conditions.
10. 6' tall Evergreen trees shall be planted along the east/northeast side of Classical Way north of the Elizabeth Springs connection and only within the Commercial property. They will be planted at 16 trees per 100'. These will be installed prior to any vertical commercial construction adjacent to the common property line of the Elizabeth Springs community.
11. 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 developer shall not be required to donate to the Rolesville Affordable Housing Fund if such fund has not been actually established at the time the developer submits its first request for a residential Certificate of Occupancy.

Town of Rolesville

_____ Date:

By: Ronnie Currin, Mayor

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

Signature



Date:

4-27-2026

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

Signature Robert L. Judd Date: 4-27-2026

