

Proposed Zoning Conditions
1101 Averette Road
8/26/2026

1. The development of the property shall be in substantial conformance with the accompanying Concept Site Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Site Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.
2. For the portion of the Property zoned, RH-CZ, there shall be a maximum of seventy-six (76) dwelling units and any townhome dwellings shall contain no more than two (2) attached units. The only permitted uses within the RH-CZ District shall be:
 - a. Dwellings, Single Family, Attached
 - b. Dwellings, Single Family, Detached
3. For the portion of the Property zoned GC-CZ, the following Principal Uses as listed in LDO Table 5.1 shall be prohibited:
 - a. Dwelling, Upper Story Unit
 - b. Lodge or Private Clubs
 - c. Schools (K-12)
 - d. Bars and Nightclubs
 - e. Funeral Home
 - f. Gas Station
 - g. Golf Course
 - h. Self-Storage Enclosed
 - i. Tattoo Establishment
 - j. Vape and Tobacco Store
 - k. Vehicle, Rental and Sales
 - l. Vehicle, Minor Service
 - m. Minor Utility
 - n. Major Utility
 - o. Minor Transportation Installation
 - p. Telecommunication Tower
 - q. Water Storage Tower
4. Pollinator Garden: The development shall include at least one pollinator garden. The pollinator garden shall be a landscaped garden in which at least seventy five percent (75%) of all plants, excluding grasses, are native milkweeds and other nectar-rich flowers. The final location(s) of pollinator garden shall be determined at subsequent stages of approval and will be identified on the landscape plan submitted with the construction drawings. The pollinator garden shall be constructed prior to the issuance of the final residential building permit.

5. Developer shall construct a connection to the existing greenway located on the Southwest corner of the parcel.
6. 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 \$25,000 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.
7. Best efforts shall be made to obtain all necessary right-of-way across that tract identified as 0 Bessie Court (Wake PIN 1860-03-3161) (the "Bessie Court Tract") for the connection and construction of Street A as shown on the Concept Plan to the existing Barred Owl Trail. Prior to preliminary plat approval, the Developer shall certify to the Town that either (a) it has obtained or will obtain the necessary right-of-way and easement rights over the Bessie Court Tract and will extend Street A over the Bessie Court Tract at its own expense, (b) it made best efforts to obtain the necessary right-of-way and easement rights over the Bessie Court Tract but the Bessie Court Tract owner has rejected its good faith offer, or (c) it made best efforts to obtain the necessary right-of-way and easement rights over the Bessie Court Tract but the Bessie Court Tract owner has not responded to the offer within a reasonable time. If the Bessie Court Tract owner rejects the Developer's good faith offer to purchase the necessary right-of-way and easement rights over the Bessie Court Tract, or if the Bessie Court Tract owner does not respond to the Developer's good faith offer in a reasonable time, Street A shall be constructed to the site's property line and the Developer shall not be required to extend Street A over the Bessie Court Tract. For the purposes of this condition, failure to respond to a written offer within fourteen (14) calendar days shall be deemed to be a failure to respond within a reasonable time.
8. A commercial area measuring approximately 50 feet wide and 70 feet deep located on the portion of the Property labeled "GC-CZ" on the Concept Plan shall be cleared, graded and with water and sanitary sewer utilities stubbed to the same prior to issuance of any Certificate of Occupancy for any residential unit on the Property.
9. The Developer shall certify to the Town prior to the issuance of the first building permit for the Development that a set of declarations, bylaws and covenants adopted in accordance with the North Carolina Planned Community Act has been recorded with the Wake County Register of Deeds requiring compliance with the following conditions:
 - a. Short-term home rental of any residential dwelling on the Property shall be prohibited. For the purposes of this zoning condition, the term "short-term home rental" shall mean the rental of any residence located on the Property for less than thirty (30) calendar days.
 - b. No more than fifty percent (50%) of the residential units within the development shall be permitted to be rented at any one time.
 - c. The homeowners association shall be responsible for maintaining landscaping within the common areas of the residential development.