

February 22, 2023

**Exhibit A**

**General Industrial – Conditional Zoning District (GI-CZ)**

**MA 22-09 Zoning Conditions of Approval**

1. Development of the property shall be in substantial conformance with the accompanying Exhibit D Concept Plan. Locations shown for committed elements including, but not limited to buildings, parking, and stormwater control measures shown on Exhibit D, are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
2. Subject to approval by the Town of Rolesville, the vegetation in the area that extends at least 55 (55') feet from the property line abutting PINs 1850604353, 1850605343, 1850606333, 1850607323, and 1850608313 existing at the time of Site Development Plan application submission shall not be disturbed and shall be included in the buffer otherwise required by the LDO (the “Undisturbed Vegetation Area”) . This shall exclude minor encroachments for site design features, such as drainage areas or pipes and utility easements.
3. All exterior light fixtures shall be full cutoff fixtures, exceeding the minimum standard of “cutoff fixtures” as required by LDO § 6.6.G.2.
4. If the existing vegetation is removed in the buffer area otherwise required by the LDO on the property line abutting PIN 1850700632 and extending from the Undisturbed Vegetation Area to the right-of-way on Jones Dairy Road, the following additional vegetation shall be provided in the required buffer or within 5 (5') feet of any perimeter easement that would prevent such plantings: fast-growing dense evergreen trees 15-ft on center. The evergreen trees shall have a minimum mature height of 30-ft and a spread of 12-ft. Install height shall be 4-ft minimum.
5. At least seventy-five percent (75%) of any required plants in the Stormwater Control Measure pond, excluding grasses, shall be pollinator plants such as native milkweeds and other nectar-rich flowers.
6. Gates to access areas with exterior-access storage units shall be locked between 10pm and 6am.
7. On exterior façades facing a public right-of-way or exterior façades facing PINs 1850700632, 1850604353, 1850605343, 1850606333, 1850607323, and 1850608313:
  - a. The following materials are prohibited: cinderblock, concrete, metal siding, and vinyl siding; and
  - b. Brick, EIFS brick, stone, or concrete masonry components shall be a minimum of 10%.

These zoning conditions have been voluntarily offered by the property-owner. N.C. Gen. Stat § 160D-703(b).

DocuSigned by:  
*Suzanne Shoaf Ward*  
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Signature: \_\_\_\_\_ Date: 2023-Feb-23 | 03:30 PST

Printed name: Suzanne Shoaf Ward