

Conditions of Approval
REZ-25-01: Wallbrook Flats Rezoning
October 9, 2025

1. Development of the property shall be in substantial conformance with the accompanying Wallbrook Flats Concept Plan, dated September 19, 2025. Locations shown for committed elements including, but not limited to, setbacks, greenways, streets, access points, driveways, and open areas shown on the Concept Plan are conceptual and provided for illustration and context only. Final locations of elements shall be determined at subsequent stages of approval.
2. In regards to 4724 Burlington Mills ('Site Area A' per Concept Plan) - Due to potential impacts to the property's access points from the Town of Rolesville Community Transportation Plan roadways, specifically the realigned Burlington Mills Road and the future connection of Granite Falls Boulevard to Burlington Mills Road, amendments to the Concept Plan may be approved administratively if those amendments: (1) are proposed in direct response to changes in the surrounding road network as required by the Community Transportation Plan; (2) comply with the Wallbrook Flats Traffic Impact Analysis (TIA) dated 07/23/2025, any amendments to that Wallbrook Flats TIA, or any new TIA performed for this property; and (3) comply with all other conditions contained herein for REZ-25-01. The intent of this condition is to allow the primary entrance, currently shown in the southerly location closer to S. Main Street, and the secondary entrance in the northerly location closer to Rolesville Middle school, to be flipped and/or relocated so that the main entrance is created at a potential 4-way intersection of Burlington Mills Road, Granite Falls Boulevard, and this property's main entrance.
3. No more than 280 dwelling units shall be permitted within Site Area A as identified on the Concept Plan.
4. A minimum 6 foot tall fence shall be installed within Site Area A adjacent to PIN 1758387160. The fence shall not be required within any tree save area, riparian buffer, jurisdictional wetland, dedicated right-of-way, greenway easement, or utility easement.
5. The following Principal Uses otherwise listed in the Principal Use Table of LDO Section 5.1 as Permitted or Special Uses in the Town Center district shall be prohibited within Site Area B identified on the Concept Plan: Dwelling, Single Family, Detached; Dwelling, Multiple Family; Family Care Facility; College/University; Telecommunication Tower.


[SIGNATURE PAGE FOLLOWS]

Property Owner Authorization

REZ-25-01: Wallbrook Flats Rezoning

Property Addresses: 0 Burlington Mills Road and 0 Burlington Mills Road

PINs: 1758479823 and 1758574837

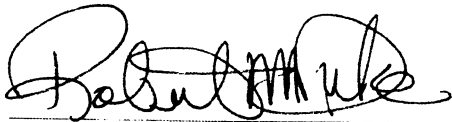
 11/18/2025
Wallbrook Landco LLC Date
By: Austin Williams, Manager

Property Owner Authorization

REZ-25-01: Wallbrook Flats Rezoning

Property Address: 4724 Burlington Mills Road

PIN: 1758486155



Brothers Forty Six LLC
By: Robert Duke, Manager

11.13.2025
Date