

REZ-25-04 Opal at Main Rezoning Conditions Revised/Submitted: 06/05/2026

1. The development of the property shall be in substantial conformance with the attached Concept Plan. Locations shown for committed elements including, but not limited to, general open space locations, road configuration, landscaping, and building and lot placement shown on the Concept Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.”
2. The development shall allow for a maximum of sixty-two (62) single-family attached dwellings and two (2) single-family detached dwellings.
3. The stormwater control measure (SCM) shall be enhanced with trails, plantings, and a plaque to commemorate the historic significance of the site. The plaque shall be located to ensure public access to the memorial. The exact location and design of the plaque shall be determined at time of preliminary subdivision plat.
4. For all end-unit townhome lots adjacent to a public street or private alley: A minimum of one (1) evergreen tree at 2-inch caliper at the time of planting and a minimum of two (2) medium shrubs, a minimum of 3-gallon size at the time of planting; shall be installed along the side elevation (not front or rear façade) by the developer prior to the Certificate of Occupancy.
5. A thirty (30) foot-wide buffer shall be provided along the property boundary with PIN 1769120094 (Little House Museum) where the proposed homes abut the museum and shall conform to planting standards associated with text amendment #TA-25-11.
6. The architectural commitments for this development shall be:
 - a) No dwelling unit shall be clad with aluminum or vinyl siding. Vinyl windows, trim and soffit are allowed.
 - b) No townhome building shall exceed six (6) units.
 - c) The minimum square footage for townhomes shall be 1,575 square feet. Garages shall not be counted towards the minimum square footage.

General architectural requirements of the neighborhood will be governed by recorded conditions, covenants, and restrictions. The developer shall submit a copy of the conditions, covenants, and restrictions to the Town of Rolesville to allow the Town Attorney to review them before recordation.

7. Conditions restricting the rental of dwelling units shall be governed by the Covenants, Conditions, and Restrictions of the HOA of this development. The Town Planning Department shall verify that the Covenants, Conditions, and Restrictions contain language that regulates rental units at the time of construction drawings however, enforcement of the covenants shall be the responsibility of the HOA.

Site Address/PIN: 204 W Young PIN 1769027985

Property Owner Name: Mary Perry

Date: 6/9/2026

Site Address/PIN: 204 W Young PIN 1769027985

Property Owner Signature: *Mary Perry*

Date: 06/09/2026
15:52 PM EDT

Site Address/PIN:

Property Owner Name:

Date:

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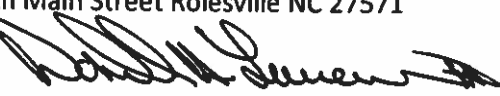
Site Address/PIN: 205 North Main Street Rolesville NC 27571

Property Owner Name: Donald H. Lawrence III

Date: 06/08/2026

Site Address/PIN: 205 North Main Street Rolesville NC 27571

Property Owner Signature:

A handwritten signature in black ink, appearing to read "Donald H. Lawrence III", written over a horizontal line.

Date: 06/08/2026

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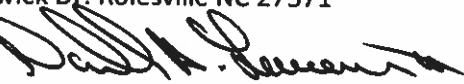
Site Address/PIN: 108 Nortwick Dr. Rolesville NC 27571

Property Owner Name: Donald H. Lawrence III

Date: 06/08/2026

Site Address/PIN: 108 Nortwick Dr. Rolesville NC 27571

Property Owner Signature:



Date: 06/08/2026

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Site Address/PIN: N Main St // 1769029362)

Property Owner Name: Kenyon Burnham

Date: 6/9/2026

Site Address/PIN:

Property Owner Signature:

Signed by:
Kenyon Burnham
8610CE39BDAF4B7...

Date: 6/9/2026

Site Address/PIN:

Property Owner Name:

Date: