



Scarboro Village | Conditional Rezoning: Voluntary List of Proposed Conditions 02/20/2026

1. The Development shall be in general compliance with the Concept Site Plan dated February 5, 2026. Approval of this rezoning and Concept Site Plan shall not preclude the Developer from pursuing any administrative amendments to the Concept Site Plan as prescribed in LDO Section 6.9.
2. Prior to the submittal of a demolition permit for the removal of the existing single-family home at 201 S. Main Street (PIN 1758-99-8909), the Development shall document the existing structure through photographs and detailed exterior elevation drawings. The Development shall send the documentation to the Town of Rolesville Planning Department and Board of Commissioners. Prior to the demolition, the Development shall have first priority to relocate or remove any items of historic significance and building materials for reuse.
3. If the Development chooses not to relocate the existing home, the following Condition shall apply: Prior to the demolition, the Development will allow any non-profit entity, individual or for-profit entity to relocate any of the existing single-family home at no cost to the Development and without payment to the Development so long as the party relocating the single-family home is solely responsible for the relocation, including without limitation, securing all permits and approvals required by law. The Development will provide general public notice in the News & Observer of the offer for relocation or salvage. Public notice shall occur at least one hundred eighty (180) days prior to the scheduled demolition of the home. Prior to demolition of the single-family home that has not been relocated within thirty (30) days prior to demolition, the Development will allow the Town of Rolesville or any local organization (such as Habitat for Humanity) at least fifteen (15) days to remove items of historic significance and building materials for reuse. This condition shall not require the Development to demolish or remove the single-family home.
4. Vehicular ingress and egress via School Street are prohibited. Any existing access shall be removed. This condition shall not act as a prohibition on pedestrian access to School Street, nor shall it require pedestrian access to School Street.
5. The development shall construct the proposed collector road, as shown on the Community Transportation Plan, beginning at the S. Main Street intersection to shared boundary line of that property with PIN 1768-09-8727. Construction of the proposed collector road as shown on the Concept Plan shall be conditioned on obtaining all necessary local, State and/or Federal permits or approval.
6. The Development shall construct a 10' wide sidepath (the "Path") within the new Collector Street right-of-way, beginning at the S. Main Street intersection and terminating at the boundary line with adjacent property with PIN 1768-09-8727, subject to all governmental reviews and approvals, in accordance with the Town of Rolesville Greenway Plan. The Path will be located on the eastern side of the new collector street, as shown on the Concept Site Plan. The Path shall be paved with either asphalt or concrete, at the discretion of Town staff at the time of development approval. A planting strip at least five feet (5') wide shall separate the Path from the back of curb. The Path shall take the place of and serve as the sidewalk along the eastern side of the new Collector Street.
7. The Development shall provide a fence at least six feet (6') in height along the shared boundary lines with those parcels have Wake County Property Identification Numbers (PINs) 1759-90-4168, 1759-90-5245, 1759-90-6321, 1759-90-7307, and 1759-90-4024, even if not required by the LDO. The location of the fence is shown on the Concept Site Plan.
8. To provide a buffer for the single-family homes along Glenn Circle from the new Collector Street right-of-way, the Development shall provide an opaque fence at least six feet (6') in height on the

eastern side of the new Collector Street, beginning south of the intersection with Perry Street and the new Collector Street and terminating at the parcel with Wake County Property Identification Number 1768-09-8727. The approximate location of the fence is shown on the Concept Site Plan.

9. The development shall dedicate one (1) acre of parkland located south of the stream in the southeastern corner as outlined on the Concept Site Plan to the Town of Rolesville at the time of final plat.
10. At the time of final subdivision plat, the development shall dedicate that area from the southwestern corner of the development to the shared boundary line of that parcel with PIN 1768090437 (Deed Book 15944, Page 1564, Wake County Registry) as right-of-way, as shown on the Concept Site Plan. This condition shall not require the construction of any roadway improvements within this dedicated right-of-way.
11. The following Principal Uses as listed in LDO Section 5.1 that are permitted or special uses in the GC district shall be prohibited on Parcel 1: (i) Dwelling, Upper Story Unit; (ii) Schools (K-12); (iii) Bars and Nightclubs; (iv) Breweries and Distilleries; (v) Commercial Parking; (vi) Carwash; (vii) Gas Station; (viii) Golf Course; (ix) Retail Sales and Services, Community; (x) Retail Sales and Services, Shopping Center; (xi) Tattoo Establishment; (xii) Vape and Tobacco Store; (xiii) Vehicle, Rental and Sales; (xiv) Vehicle, Minor Service; (xv) Flex; (xvi) Fulfillment Center; (xvii) Major Utility; (xviii) Major Transportation Installation; (xix) Telecommunication Tower; and (xx) Water Storage Tower; (xxi) Day Care; (xxii) Government Office; (xxiii) Public Safety Facility; (xxiv) Funeral Home; (xxv) Lodging; (xxvi) Animal Care; (xxvii) Hospital; (xxviii) College/University; (xxix) Cultural Facility; (xxx) Social Services; (xxxi) Event Center; (xxxii) Eating Establishment with Drive-Thru Window; (xxxiii) Lodge or Private Clubs; (xxxiv) Preserved Open Space; (xxxv) Minor Utility; and (xxxvi) Minor Transportation Installation.
12. Within the GC-CZ district, building height shall not exceed two (2) stories and thirty feet (30').
13. Within the GC-CZ district, development shall not exceed 16,000 square feet of gross floor area. No individual floor shall have more than 10,000 square feet of gross floor area.
14. Within the GC-CZ district, at least sixty percent (60%) of any street-facing, non-glass building façade shall be composed of either natural or man-made brick or stone (or a combination thereof).
15. Within the GC-CZ district, no vehicular parking areas shall be allowed between future buildings and the S. Main Street right-of-way.
16. The Development shall construct a lefthand turn lane within the new Collector Street right-of-way to S. Main Street, subject to Town of Rolesville and NCDOT approval.
17. Within the GC-CZ district, the Development shall perform a Traffic Impact Analysis ("TIA") for a site development plan that includes nonresidential uses. This Condition shall only apply to the first nonresidential site development plan. Future TIAs shall be required pursuant to LDO Section 8.C.
18. To ensure compliance with the intent and standards for the inclusion of non-residential uses along the Main Street corridor as provided by the Rolesville Downtown Vision Plan and 2050 Comprehensive Plan, a maximum of seventy-five percent (75%) of the approved residential units may be issued building permits until the completion of the foundation and footings for the designated non-residential building fronting S. Main Street as illustrated on the Concept Plan.

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MATTHEW SHUEY
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Matthew Shuey, Chief Executive Officer of Comm Dev LLC