

~~PROPOSED~~ ZONING CONDITIONS
REZ-24-05
ATTICUS WOODS (2028, 2200, 2206, 2216, 2232 WAIT AVE)
~~01-23-2026~~ SUBMITTED 02-25-26

1. The following uses shall be prohibited:

- a. Commercial Parking
- b. Flex Industrial
- c. Fulfillment Center

2. ~~If pursued, Self storage, enclosed will only be a viable use in the + 2.4 ac commercial portion~~ The Self Storage, Enclosed use shall only be permitted in the area at the northwest corner of the property labeled "COMMERCIAL 2.457 AC 107,049 SF" on the Atticus Woods Rezoning Exhibit.

3. ~~Developer~~ The property owner shall dedicate approximately 2.5 acres of land ~~as Town park land as indicated on the concept plan accompanying this rezoning application. Developer shall convey the land to the Town to the Town for park use. The land dedicated pursuant to this zoning condition shall be adjacent to the Wait Avenue right-of-way in the approximate location of the area labeled "PROPOSED LAND DEDICATION TO TOWN OF ROLESVILLE FOR TOWN PARK +/-2.5 AC" on the Atticus Woods Rezoning Exhibit. The land shall be dedicated to the Town for park use~~ at the time of recording of the final subdivision plat for the phase that contains the park land. All unimproved, dedicated park lands shall be deemed active open space that may be used to fulfill the development's active open space

requirements under the LDO. Though not required, any improvements contributed to the active park will be included in a separate Development Agreement and such costs shall be identified in a cost estimate as part of the Development Agreement for equal active open space credit, as accepted by the Town ~~Council~~ Board of Commissioners.

4. The ~~proposed residential subdivision will include a maximum of 300 single family and townhome units, at an overall density of 4 units per acre.~~ area labeled "RESIDENTIAL 75.832 AC 3,303,252 SF" on the Atticus Woods Rezoning Exhibit shall have a maximum of 300 dwelling units. The only permitted uses in this area shall be:

- a. Dwelling, Single Family, Detached
- b. Dwelling, Single Family, Attached

5. A 50' buffer will be provided where ~~commercial use~~ the property abuts the following lots ~~(PIN: on Kavanaugh Road: PINs~~ 1860145294, 1860145225, 1860144245, 1860143265, 1860142285, 1860142205, 1860141226, 1860049264, 1860048290, 1860048119, 1860047147, 1860046167, 1860045197 ~~(the "Southern Adjacent Properties") (Lots 1-4 in Book of Maps 2021, Page 1210, Wake County registry; Lots 5-10 in Book of Maps 2021, Page 119, Wake County registry; Lots 88-90 in Book of Maps 2022, Page 1237, Wake County registry).~~ The buffer is to be landscaped in accordance with the modified buffer document (Exhibit 1), unless environmental conditions at time of approved preliminary subdivision plat prohibit grading or landscaping in the above-mentioned area. Part of the SCM as well as the access and maintenance easement may overlap with the buffer as long as the landscaping requirements enclosed in the modified buffer document are met.

6. No commercial buildings shall be located within 100' of the Southern Adjacent Properties (as that term is defined in Zoning Condition #5).

7. A fountain shall be installed and maintained in any stormwater pond located within 300' of the Southern Adjacent Properties (as that term is defined in Zoning Condition #5).
8. There shall be no vehicular access from property located in the area labeled "COMMERCIAL 22.834 AC 996,669 SF" in the Atticus Woods Rezoning Exhibit to the public right of way extending north from the Classical Way street stub existing as of the effective date of these zoning conditions.
69. A One single-family detached home shall be donated to a veteran in partnership with Operation Coming Home or similar organization. The Developer shall be entitled to a waiver of all Town of Rolesville fees due at the time of building permit for this home.

Property Owner: Thales Academy, NC Non-Profit Corporation
2006, 2200, 2216, and 2232 Wait Ave
(PINs : 1860045778, 1860056400, 1860151206, and 1860143789)

~~Registered Agent: Signature:~~ _____
(Robert L. Luddy)

Property Owner: WFINV, LLC
2028 Wait Ave
(PIN : 1850950449)

~~Registered Agent: Signature:~~ _____
(Robert L. Luddy)

Summary report:	
Litera Compare for Word 11.7.0.54 Document comparison done on 2/25/2026 8:44:54 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original filename: 26.01.23-zoning-conditions_revised.docx	
Modified DMS: iw://dms10.smithlaw.com/RDU/14290145/1	
Changes:	
<u>Add</u>	21
Delete	16
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	37