

Exhibit Three

REZ-24-02/Hills at Harris Creek

March 19, 2024

Conditions of Approval

Conditions Applicable to the entire property:

1. The subject property shall be developed generally in accordance with the Concept Sketch Plan attached hereto as Exhibit One and incorporated herein as if fully set out. Locations shown for committed elements including, but not limited to greenways, streets, 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. The improvements described herein may be developed in phases in accordance with a phasing plan approved by the Town of Rolesville.
3. The property shall be rezoned to a Residential Medium Density Conditional Zoning (RM-CZ) District and may be developed with up to a maximum of 225 single family detached dwelling units.
4. Affordable Housing: Prior to the first residential dwelling unit building permit issuance, the property owner shall donate Twenty Thousand Dollars and No Cents (\$20,000.00) to Homes for Heroes (or another non-profit organization with a substantially similar mission statement).
5. Pollinator Plantings: At least four acres of the landscaping planted within the Duke Energy power line easement on the subject property shall utilize plant materials that are listed as Native Pollinator Plants on North Carolina Wildlife Federation ("NCWF") or other resources for native plants recommended by the NCWF. Where evergreen plantings or street trees are required by the Rolesville Land Development Ordinance as the same may be amended from time to time, pollinator plantings shall not be required. Nothing herein shall be construed to limit the plant materials permitted on individual residential lots.
6. Recreational Amenities: The following recreational amenities shall be provided generally as shown on the Recreational Amenities Plan attached hereto Exhibit Two as a part of the development of the subject property and dedicated to the community's homeowner's association except for those areas offered to and accepted by the Town of Rolesville:
 - a. A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the 150th residential dwelling unit building permit issuance;
 - b. At least one fenced playground shall be constructed prior to the 150th residential dwelling unit building permit issuance;
 - c. At least one fenced dog park shall be constructed prior to the 150th residential dwelling unit building permit issuance;
 - d. At least one (1) garden park shall be provided prior to the 200th residential dwelling unit building permit issuance.
7. Transportation Improvements: The property owner shall install all required roadway and transportation improvements set forth in the Traffic Impact Analysis report associated with this project in order to address the transportation impacts reasonably expected to be generated by the development. All transportation improvements shall be installed in accordance with future phasing plans approved by the Town. While it is

anticipated that the improvements contemplated by this condition will be clarified by a formal development agreement, reimbursement agreement, or other written agreement between the property owner and the Town, the absence of such a subsequent written agreement shall not be deemed to invalidate this condition. Notwithstanding the foregoing, the Town acknowledges that some of the potential traffic improvements set forth in the Traffic Impact Analysis report associated with this project are also contemplated by and included in other Traffic Impact Analysis reports for unrelated development projects in the general area of this project ("Nearby Projects"). Nothing contained within this condition shall be construed to limit or hamper the property owner's ability to enter into agreements with the owners of those Nearby Projects to share the costs of any roadway and transportation improvements set forth in the Traffic Impact Analysis report associated with this project.

8. Foundations: All homes shall include either crawl space foundations or stem wall foundation. Any stem wall foundations shall have an average of at least eighteen inches (18") in height across the front facade of the home. There shall be no exposed concrete on any portion of the stem wall foundation on any side of the home facing a public street. Compliance with this condition shall be demonstrated by noting the following on the plans submitted with the residential building permit application: i) the average stem wall height for the front façade of the stem wall foundation, and ii) the building materials to be used (stone veneer or brick) on the stem wall foundation façade on any side of the home facing a public street.
9. Each single family detached dwelling shall contain a minimum gross building square footage of 2,000 square feet.
10. Driveway Access to Neighboring Properties: Two private driveways (shown as Driveway A and Driveway B on the attached Exhibit One) shall be constructed to connect the property to the two adjacent properties (identified as Wake County PIN's 1757657746 & 1757658917) that currently access Mitchell Mill Road via the private road known as Rock Farm Road (the "Rock Farm Road Properties"). Rock Farm Road will be abandoned and removed in connection with the development of the property. As such, the property owner shall grant access easements to the Rock Farm Road Properties to provide ingress/egress to the Rock Farm Road Properties through Driveway A and Driveway B prior to the abandonment and removal of Rock Farm Road.
11. Greenway and Shared Use Path: The property owner shall construct a 10' wide multi-use path (labeled as the Shared Use Path on the attached Exhibit One) which shall be constructed to connect to the 10' wide public greenway path (labeled as the Public Greenway on the attached Exhibit One). The property owner shall grant an easement to the Town to allow the Town to perform maintenance and repair of the Shared Use Path and the Public Greenway. Upon completion of the Shared Use Path, the Town shall be solely responsible for any required repair and/or maintenance of the Shared Use Path at the Town's sole cost and expense.

Rezoning Justification for Hills at Harris Creek Rezoning Application (REZ-24-02)

The proposed rezoning, of the parcels described above, is made in concert with careful consideration of the Rolesville Comprehensive Plan 2017. The Future Land Use Map designates these parcels as Medium Density Residential, and we believe the Residential Medium Density Conditional Zoning (RM-CZ) zone would allow the best variety of housing types to meet this objective while integrating seamlessly with the surrounding community. The varied housing types appeal to a various income levels while still maintaining the appeal and quality that is consistent with the planned development of the surrounding areas. The proposed rezoning has been designed to ensure efficient development within the Town and incorporates public facilities such as the integrated Greenway and bike pathways in order to increase and expand transportation opportunities within the Town in a safe and efficient manner. The Applicant has coordinated several design aspects of this project with the developers of the Reserve at Mitchell Mill (MA-22-06) in order to ensure that both projects are developed and constructed in a logical and orderly manner. The applicant has also designed the project in order to minimize any adverse environmental impacts. In particular, the applicant has designed the route of the Greenway to avoid and minimize impacts on the natural wetlands found on the property and surrounding areas and also proposes a pollinator garden to support native pollinator populations.

In total, the proposed rezoning is consistent with the goals of the Rolesville Comprehensive Plan 2017 and is not in conflict with and provisions of the Town's Land Development Ordinance. The proposed reasonable and in the public interest. We request your support for the proposed zoning.