



# Zoning Conditions

## CASE MA17-04

**CASE:** MA17-04

**PROPERTY OWNERS/DESCRIPTION:** Forestville Road Investments, LLC & Darice Frey  
(Regency at Heritage)

**PIN NUMBER:** 1749752855 & 1749759814

**ZONING:** RII-CZ

**CONDITIONS OF APPROVAL:**

The Map Amendment approval is made subject to the following conditions:

1. Approval of the preliminary plan is subject to street and lot reconfiguration within the previously approved Regency at Heritage adjacent to the site in Wake Forest so as to coincide with the proposed layout. No plats shall be recorded in this development until formal approval of construction drawings for a complimentary plan on the Regency at Heritage site has been granted and properly aligned public rights-of-way in the affected areas are dedicated. Any deviations to the approved preliminary plan associated shall require prior approval from the Town of Rolesville.
2. All two-story homes will be a minimum of 2,500 heated square feet. Ranch homes will be a minimum of 2,000 heated square feet.
3. All homes shall have, at minimum, a two car garage with separate garage doors. The entire garage interior will be finished with gypsum board (ie. Sheetrock).
4. No home shall be clad with aluminum or vinyl siding. Vinyl windows, trim and soffit are allowed.
5. All homes shall have a crawl space type foundation.
6. The architectural requirements of the neighborhood for both homes and accessory structures shall include an anti-monotony policy whereby duplicate elevations/colors shall not be allowed on adjacent lots.
7. 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.

8. All required open space and drainage easements shall be owned and maintained by the homeowners association in perpetuity.
9. The developer shall provide a street connection to the adjacent Stonewater Subdivision to the south.
10. The developer shall provide mail kiosks within the subdivision for mail service, as approved by the United States Postal Service.

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 Frank Eagles  
 Town of Rolesville Mayor

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 Robin Peyton  
 Town of Rolesville Clerk

I acknowledge that these restrictions and conditions are offered voluntarily and I certify that all owners of the subject property have signed these rezoning conditions:

FORESTVILLE ROAD INVESTMENTS, LLC  
 Printed Name By ANDREW L. AMMONS, MANAGER

*Andrew L. Ammons* MANAGER  
 Signature

1-11-18  
 Date

Darice Lee Frey  
 Printed Name

*Darice Lee Frey*  
 Signature

1-14-18  
 Date

\_\_\_\_\_  
 Printed Name

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Signature

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Date