

Exhibit D

Conditional Zoning District Zoning Conditions

1. The total number of dwelling units on the subject property shall not exceed 297 dwelling units and not more than 120 of these dwelling units are permitted to be townhomes. No apartments (multi-family units) shall be permitted.
2. A twenty feet (20') wide Type A landscape buffer shall be installed along the subject property's frontage on Rolesville Road and along Mitchell Mill Road. The buffer shall be maintained the Homeowners Association for the proposed subdivision.
3. Sidewalk meeting town standards shall be installed along the subject property's frontage along Mitchell Mill Road at the same time road improvement are being installed on Mitchell Mill Road pursuant to Condition 5 below. The sidewalk shall be dedicated to and maintained by the Town of Rolesville.
4. Recreational Amenities: The following recreational amenities shall be provided generally as shown on the attached Exhibit 1 as a part of the development of the subject property and dedicated to and maintained by the Homeowners Association for the proposed subdivision except for the public greenway which shall be dedicated as such to the Town of Rolesville:
 - A swimming pool and cabana, including changing rooms and restrooms shall be constructed prior to the issuance of the 150th building permit;
 - At least one fenced playground shall be constructed prior to the issuance of the 150th building permit;

These zoning conditions have been voluntarily offered by the property owner. All property owners must sign each condition page. This page may be photocopied if additional space is needed.

Signature: *Dana Bright*

Print Name: Dana Bright

Date:

Signature: *Randy Bright*

Print Name: Randy Bright

Date:

Signature: _____

Print Name: Giny Wheeler

Date:

Signature: _____

Print Name: Stephen Wheeler

Date:

Signature: *Leigh Fowler*

Print Name: Leigh Fowler

Date: *6/9/2021*

Signature: *James Robert Fowler III*

Print Name: James Robert Fowler III

Date: *6/9/2021*

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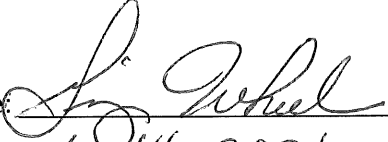
Print Name: Dana Bright

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Signature: _____

Print Name: Randy Bright


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Signature:  _____

Print Name: Giny Wheeler

Date:

6-14-2021

Signature:  _____

Print Name: Stephen Wheeler

Date:

6/14/2021

Signature: _____

Print Name: Leigh Fowler

Date:

Signature: _____

Print Name: James Robert Fowler III

Date:

- At least one fenced dog park shall be constructed prior to the issuance of the 150th building permit;
- Public greenway on a greenway easement at least 25' wide with paved trails at least ten feet wide (10') shall be constructed generally as shown on the attached Exhibit 1 and dedicated to the Town of Rolesville; and
- A private Multi-purpose Trail at least ten feet (10') shall be provided generally as shown on the attached Exhibit 1 and dedicated to and maintained by the Homeowners Association for the proposed subdivision.

5. Transportation Improvements: To address transportation impacts reasonably expected to be generated by the development, the following road improvements shall be installed as recommended by the Traffic Impact Analysis for the Wheeler Tract, prepared by Ramey Kemp & Associates and dated May 2019, a copy of which is on file with the Town of Rolesville, together with the comments made by the North Carolina Department of Transportation in their Traffic Impact Analysis Review Report dated July 26, 2019:

- Rolesville Road and Site Drive 1:
 - Provide site access via full movement intersection with one ingress and one egress lane
 - Provide stop control for westbound drive approach;
 - Construct a designated southbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper;
 - Provide a designated northbound right-turn lane with at least 100 feet of storage and appropriate deceleration and taper.
- Mitchel Mill and Site Drive 2:

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Print Name: James Robert Fowler III

Date:

- Provide access via full movement intersection with one ingress lane and one egress lane;
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 - Provide a designated eastbound left-turn lane with at least 100 feet of storage and appropriate deceleration and taper.
- Rolesville Road and Mitchell Mill Road: prior to the issuance of a building permit for the 150th dwelling unit, the property owner shall contribute Fifty Thousand Dollars (\$50,000.00) to the Town of Rolesville to be used by the Town of Rolesville to install a traffic light at the intersection of Mitchell Mill and Rolesville Road.
 - No Extension of Taviston Court: In addition, the Board of Commissioners has determined that the extension of Taviston Court, including the dedication or preservation of right-of-way for a future extension of Taviston Court, into the subject property is undesirable, does not serve the public interest and shall be prohibited.

Conditions Applicable to single-family homes only:

6. All homes shall include either crawl space foundations or stem wall foundations. Any stem wall foundations shall have a brick or stone veneer on all sides facing a public street.

7. The minimum square footage for two-story homes shall be 2,200 square feet. The minimum square footage for one-story homes shall be 1,600 square feet.

8. A twenty-five foot (25') wide Type A landscape buffer shall be installed adjacent the properties to the north currently owned by Dwight and Carolyn Woodlief and more particularly described as Lot 6 on

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Date:

Signature: _____

Print Name: James Robert Fowler III

Date:

Book Maps 2011, Page 84, Wake County Registry (Wake County PIN 1767 58 09384.) This buffer shall be located within an easement that may be a part of a residential lot. The buffer shall be maintained the Homeowners Association for the proposed subdivision.

9. A twenty foot (20') wide Type A landscape buffer shall be installed along the common boundary line with the following properties. This buffer shall be located within an easement that may be a part of a residential lot. The buffer shall be maintained the Homeowners Association for the proposed subdivision.

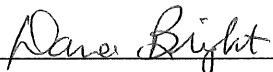
- 1809 Rolesville Road, Wake Forest, Wake County PIN # 1767375272, Book 12777, Page 1559;
- 3813 Taviston Court, Wake Forest, Wake County PIN # 1767377282, Book 12779, Page 2611;
- 3820 Taviston Court, Wake Forest, Wake County PIN # 1767470283, Book 17687, Page 672;
- 3813 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767472196, Book 9496, Page 2630;
- 3816 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767474134, Book 16324, Page 1810;
- 3812 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767465953, Book 11390, Page 1138;
- 3804 Arbor Rose Lane, Wake Forest, Wake County PIN # 1767466746, Book 11327, Page 1152;
- 1725 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 7170, Book 17107, Page 582;
- 1727 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 8313; Book 3750, Page 591; and
- 1709 Rolesville Road, Wake Forest, Wake County, PIN # 1767 38 9615; Book 4572, Page 246.

Conditions Applicable to townhomes only:

10. No townhome building shall exceed six (6) units.

11. The minimum square footage for townhomes shall be 1,200 square feet.

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