



SUP 18-03 BARRINGTON, PHASE 2 SPECIAL USE PERMIT CONDITIONS

SPECIAL USE PERMIT NUMBER: SUP 18-03

DATE: November 1, 2018

PROPERTY/DESCRIPTION: 6.30 acres less future ROW of Granite Falls Blvd extension.

PIN NUMBER(s): PINs 1758596451, and 1758682705

ZONING: R&PUD

SPECIAL USE PERMIT CONDITIONS OF APPROVAL:

1. These conditions stated below shall supersede the previous conditions stated in approved order for SUP 14-02 Barrington Subdivision as it applies to the Single-Family Residential area contained in Phase 2 only.
2. All townhomes shall have, at a minimum, individual 14 foot wide driveways and two car garages.
3. The required open space and improved recreation area noted on the Master Plan, C-3 Site Plan shall comply with Rolesville Unified Development Ordinance, Section 15.4.8.2 Recreation and Open Space and Section 6.2.3.2 (h), Improved Recreation Space and Unimproved Open Space Required by a separate submittal for Detailed Site Plan for Barrington, Phase 2, for the proposed Townhomes under the provisions of Section 3.5 Special Uses and Quasi-Judicial Evidentiary Hearings and a preliminary subdivision plat amendment for the proposed townhome subdivision of this phase as provided in Article 15, Subdivision Standards.
4. The Future Granite Falls Blvd extension as shown on this Master Plan shall be subjected to development agreements titled: "Barrington Subdivision and Southtown Professional Center Development Agreement," recorded in Wake County Register of Deed's Office in book 16778, page 1166. Future Granite Falls Blvd extension may be shown as a reservation of future right-of-way without dedication of a public street right-of-way on any final subdivision plat for recordation subject to any agreement(s) between the current property owner and the Town of Rolesville after the date of this Special Use Permit approval if such agreement(s) related to Granite Falls Blvd are executed prior to approval of the final subdivision plat for recordation for this phase. If subsequent agreement(s) are not executed at the time of approval of final subdivision plat for recordation for this phase, Granite Falls Blvd right-of-way as shown as on Barrington, Phase 2, Master Plan shall be dedicated as a public street right-of-way as per the development agreement noted above.