

Exhibit D
Mixed-Use Neighborhood Center Conditional Zoning District (NC-CZ)
and Residential Medium Density Conditional Zoning District (RM-CZ)
Zoning Conditions

Conditions Applicable to the entire property:

1. The subject property shall be developed generally in accordance with the sketch plan attached hereto as Exhibit 1 and incorporated herein as if fully set out. The approximately 55± acre portion of the subject property located west of Jonesville Road and further described as Parcel 1 on the attached Exhibit 2 attached hereto shall be zoned NC-CZ and the approximately 86± acre portion of the property located east of Jonesville Road and further described as Parcel 2 on Exhibit 2 attached hereto shall be zoned RM-CZ.
2. The total number of dwellings on the subject property shall not exceed 398 dwelling units and no more than 134 of these dwellings shall be permitted to be Dwellings, Single Family, Attached (townhomes.)
3. 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 the Homeowner’s Association except for the public greenway which shall be dedicated as such to the Town of Rolesville:

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: _____

Print Name: Dana Bright

Date:

Signature: _____

Print Name: Randy Bright

Date:

Signature: _____

Print Name: Giny Wheeler

Date:

Signature: _____

Print Name: Stephen Wheeler

Date:

Signature: _____

Print Name: Leigh Fowler

Date:

Signature: _____

Print Name: James Robert Fowler III

Date:

Revision Date: May 16, 2022

- 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;
- At least one fenced dog park shall be constructed prior to the issuance of the 150th building permit; and
- 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.

4. 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 5109 Mitchell Mill Road Traffic Impact Analysis, prepared by Ramey Kemp & Associates for the Town of Rolesville, a copy of which is on file with the Town of Rolesville:

- Jonesville Road:
 - Widen Jonesville Road along the site frontage between Site Access 1 and Site Access 2 to the roadways ultimate cross section per Rolesville Community Transportation Plan, 2 lanes with two-way left turn lanes; and
 - Widen Jonesville Road along the site frontage between Site Access 3 and Mitchell Mill Road to the roadways ultimate cross section per Rolesville Community Transportation Plan, 2 lanes with two-way left turn lanes.
- Mitchel Mill Road:
 - Widen one-half section along the site frontage to this roadway's ultimate cross-section per the Rolesville Community Transportation Plan, 4-lane median divided.
- Mitchell Mill Road and Jonesville Road/Peebles Road:

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- Provide a southbound (Jonesville Road) left turn lane with at least 100 feet of storage and appropriate decel and taper; and
- Construct an eastbound (Mitchell Mill Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Jonesville Road and Site Access 1:
 - Construct the westbound approach (Site Access 1) with one ingress lane and one egress lane;
 - Provide stop-control for westbound approach (Site Access 1); and
 - Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Jonesville Road and Site Access 2:
 - Construct the westbound approach (Site Access 2) with one ingress lane and one egress lane;
 - Provide stop-control for westbound approach (Site Access 2); and
 - Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Jonesville Road and Site Access 3:
 - Construct the eastbound and westbound approaches (Site Access 3) with one ingress lane and one egress lane;
 - Provide stop-control for eastbound and westbound approach (Site Access 3);
 - Construct northbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper;
 - Construct northbound (Jonesville Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper;

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- Construct a southbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper; and
- Construct a southbound (Jonesville Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Jonesville Road and Site Access 4:
 - Construct the eastbound approach (Site Access 4) with one ingress lane and one egress lane;
 - Provide stop-control for eastbound approach (Site Access 4);
 - Provide a northbound (Jonesville Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper; and
 - Provide a southbound (Jonesville Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Michell Mill and Site Access 5:
 - Construct the southbound approach (Site Access 5) with one ingress lane and one egress lane striped as an exclusive right-turn lane;
 - Provide stop-control for southbound approach (Site Access 5) restricted to right-in, right-out operations; and
 - Construct an exclusive westbound (Mitchell Mill Road) right-turn lane with at least 100 feet of storage and appropriate decel and taper.
- Mitchell Mill and Site Access 6:
 - Construct the southbound approach (Site Access 6) with one ingress lane and one egress lane striped as an exclusive right-turn lane; and

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- Provide stop-control for southbound approach (Site Access 6) restricted to right-in, right-out operations.
- Mitchell Mille and Site Access 7:
 - Construct the southbound approach (Site Access 7) with one ingress lane and one egress lane;
 - Provide stop-control for southbound approach (Site Access 7); and
 - Construct an exclusive eastbound (Mitchell Mill Road) left-turn lane with at least 100 feet of storage and appropriate decel and taper.

Conditions Applicable to Dwelling, Single Family, Detached only:

5. 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.

6. The minimum building square footage shall be 2,000 square feet.

Conditions Applicable to Dwellings, Single Family, Attached (townhomes) only:

7. No Dwelling, Single Family, Attached (townhome) building shall exceed six (6) dwellings.

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

Conditions Applicable to the NC CD District only:

9. All uses permitted in the Neighborhood Center Mixed-Use district shall be permitted within the NC-CD except Dwellings, Multiple Family (apartments) shall only be permitted in buildings with commercial uses located on the ground floor.

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