



SPECIAL USE PERMIT CONDITIONS

CASE SUP 18-01

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PROPERTY OWNERS/DESCRIPTION: Thales Academy PUD Master Plan at 2024, 2206, 2200 Wait Avenue (NC 98) and 1321 Averette Road.

PIN NUMBER: 1850950449, 1860045778, 1860056400 and 1860143789

ZONING: R&PUD

CONDITIONS OF APPROVAL:

The Special Use Permit approval is made subject to the following conditions:

1. The proposed development has an overall density of four units per gross acre for residential uses across the tract to develop 143 single-family lots on approximately 58.17 acres and school/ institutional uses on approximately 36.51 acres excluding future street dedications. The applicant wishes to defer submitting detailed site plan for later development phases and ask that the special use permit include approval for the type and development density for a particular site or phase be granted on the condition that no development of the site take place until the Town Board of Commissioners approve a detail site plan or preliminary subdivision plat for the site as an amendment to the special use permit as provided in Section 6.2.7 (5) Procedures for Approval of a Planned Unit Development.
2. The TIA report recommends the following roadway improvements be performed to accommodate the projected Thales Academy site traffic based on the capacity analysis presented in the report. The following is a condition for development of this PUD Master Plan.
 - A. NC 98 at Averette Road:
 - i. Construct an exclusive eastbound right-turn lane on NC 98 with 200 feet of storage and appropriate tapers.
 - ii. Provide a northbound left-turn lane on Averette Road with 250 feet of storage and appropriate tapers
 - iii. Modify the traffic signal to accommodate the recommended laneage.
 - B. Averette Road at Old Pearce Road and proposed Thales Way:
 - i. Provide a northbound left-turn lane on Averette Road with 100 feet of storage and appropriate tapers.
 - ii. Construct and exclusive free-flow southbound right-turn lane on Averette Road with 100 feet of storage and appropriate tapers.

- iii. Construct Thales Way street improvement as a four-lane section to the proposed Classical Court stub street intersection approximately 800 feet west of Averette Road.

Frank Eagles
Town of Rolesville Mayor

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:

Printed Name

Signature

Date