

MASTER CONCEPTUAL PLAN FOR PRD DEVELOPMENT  
SUBMITTED BY PARKWAYS DEVELOPMENT, LLC  
CONDITIONAL APPROVAL BY CITY OF ZEBULON SEPTEMBER 14, 2004

The Mayor and Council for the City of Zebulon considered the Master Conceptual Plan for a PRD Development submitted by Parkways Development, LLC at its regularly scheduled meeting on September 14, 2004. The Mayor and Council approved the Master Conceptual Plan submitted by Parkways conditioned upon the following:

- 1) The proposed PRD development shall be in compliance with the stipulations, concepts and provisions set forth in the "Narrative Description" entitled THE NEIGHBORHOODS OF MILL LAKE previously submitted to the Mayor and Council from Parkways Development, LLC except as follows: the conditional approval of the proposed PRD development does not include the commercial use aspect set forth on page four (4) of said narrative;
- 2) The proposed PRD development shall be further conditioned upon the submission and approval of any required site plans, preliminary and final, that shall be submitted in accordance with the provisions and requirements of the City's ordinance prior to the revisions of June 2004, including Section 504.11;
- 3) The proposed PRD development shall be further conditioned upon the determination, designation and agreement by the Mayor and City Council regarding the provision of sewer service to the proposed development;
- 4) The proposed PRD development shall be further conditioned upon the Mayor and City Council receiving proof and/or verification of public road access to/from development from Highway 19 South;
- 5) The proposed PRD development will be further conditioned upon a development schedule that will ensure developments based on an acceptable percentage rate and staggered development to promote a balanced mix of development. Said staggered development schedule shall be more specifically agreed upon by the Mayor and City Council prior to final site plan approval;
- 6) The proposed PRD development will be further conditioned upon the developer submission to the Mayor and Council of the floor plans, elevations and designs of the proposed town-homes/multi-family dwellings proposed; and
- 7) The proposed PRD development will be further conditioned upon the submission by the Mayor and Council of the proposed development for a Development of Regional Impact (DRI) review and the receipt by the Mayor and Council of a report approving said development based on the DRI review.