Z-32-07 – Louisburg Road, located on the south side of Louisburg Road, east of its intersection with New Hope Road, being Wake County PIN 1726-61-6994. Approximately 2.81 acres rezoned to Office and Institution -1 Conditional Use with Special Highway Overlay District-4.

Conditions 09/26/07

As used herein, the "Property" means and refers to all of that certain tract or parcel of land containing approximately 2.81 acres, more or less, located in the southeast quadrant of the intersection of Louisburg Road and New Hope Road in the City of Raleigh, Wake County, North Carolina, having Wake County PIN 1726616994 and as ore particularly described in Book 8798, Page 2749 of the Wake County Registry.

The following conditions shall apply to the property:

(1) Any outdoor area and parking lot lighting fixtures installed for new construction after the effective date of this rezoning and located adjacent to residential uses shall be of full cutoff (shielded) design.

(2) Prior to subdivision approval or issuance of a building permit, whichever shall first occur, the owner of the Property shall cause to be recorded in the Wake County Register of Deeds an offer of cross access establishing vehicular and pedestrian access over and upon the Property in favor of the owner(s) of all or any portion of the property abutting the eastern boundary of the Property (the "Benefited Property"), which Benefited Property is located at 4424 Louisburg Road and consists of all of that property described in that "Declaration of Louisburg Commons, A Condominium" recorded at Book 8286, Page 1370 of the Wake County Registry.