**ORDINANCE (2003) 389 ZC 531**
**Effective: 2/18/03**

**Z-12-03** **Poole Road**, south side, being Wake County PIN 1723.14-44-4843. Approximately 0.46 acre rezoned to Shopping Center Conditional Use.

Conditions dated: (1/29/03)

1. Reimbursement for right-of-way dedications shall be based upon the existing zoning, R-6.

2. The following uses, otherwise permitted, shall be prohibited in the SC CUD district:
   (i) Cemetery;
   (ii) Landfill (debris from on site);
   (iii) Adult establishment;
   (iv) Airfield, landing strip, heliport;
   (v) Riding stable;
   (vi) Bar, nightclub, tavern, lounge;
   (vii) Automotive service & repair facility; and
   (viii) Drive-thru windows.

3. At the time of site plan approval or subdivision, whichever shall first occur, unity of development criteria and unity of signage criteria paralleling that of the shopping center immediately adjacent to the east and known by the Wake County PIN 1723 44 7553 shall be approved by the city.

4. An offer of cross-access shall be made to the shopping center site located immediately to the east and known by Wake County PIN 1723 44 7553 and the office building immediately to the west and known by Wake county PIN 1723 44 3945.

5. Stormwater facilities shall be designed to meet the predevelopment rates for the two and ten year storm.

6. No more than 7000 square feet of building area shall be constructed on the property.

7. Upon the development of the subject property, a revegetated buffer with a width of no less than fifteen foot (15') shall be provided adjacent to parcel known by Wake County PIN 1723 44 3791 (Duell). In addition to any transition yard requirements, a mixed variety of shrubs, approved by the city site review specialist in the Inspections Department, with an average height at planting of 3 feet (3') and spaced at an average of ten feet (10') on center shall be planted within the buffer. A closed wooden fence at least six feet (6') in height shall be provided along the property line.