Z-45-05 – Lynn Road Conditional Use, south side of Lynn Road, southwest of its intersection with Creedmoor Road, being Wake County PINs 0797423717, 0797422776, 0797422747, 0797421787, 0797421727, 0797420787 and 0797420728. Approximately 1.7 acres rezoned from Residential-4 to Office and Institution-1 Conditional Use.

Conditions dated: July 28, 2005

a. Reimbursement for future right-of-way dedication shall be based on R-4 values.

b. Non-residential buildings on the Property shall be limited to a maximum building height of forty (40) feet.

c. All exterior building and parking lot lighting fixtures directed toward residential properties shall be of full cut-off (shielded) design, and be a maximum of twenty (20) feet in height.

d. Any building constructed on the Property shall have a pitched roof with a minimum slope of 6:12.

e. Required transitional protective yards may not be reduced in width by the installation of a wall or fence.

f. Cross-access will be provided to the 7 parcels encompassed in this petition in the event that they are not recombined into a single parcel.

g. Vehicular access from Lynn Road will be limited to no more than (2) access points.