Ordinance (2001) 932 ZC 493
Effective: 2-6-01

Z-108-00 Poole Road, north side, extending to Broken Branch Court, being Wake County Tax Maps 1733.18 22 5470 and 1733.18 22 6379. Approximately .93 acre rezoned to Neighborhood Business Conditional Use.

Conditions dated: (01/24/01)

A. Right of Way values will remain at R-4

B. The rate of stormwater runoff shall not exceed that expected from R-4 development.

C. The two subject lots will be recombined into one lot prior to issuance of any building permits.

D. Any exterior lighting shall be aimed and shielded so as to prevent direct view of the light source from adjacent single family detached residence.

E. Upon development of the subject property, a six foot tall closed fence will be constructed within ten (10) feet of the north side of the property.

F. Neither of these lots shall be used for a bar, nightclub, tavern, lounge, or adult establishment.

G. Offers of cross or joint access will be provided to adjacent properties (owners) PIN(s) 1733224427 and 1733227353.

H. A minimum of 2 of the 3 largest Oak trees shall be actively protected in accordance with city standards as shown on the exhibit on file in the city planning department.

I. That the following uses allowed under Neighborhood Business zoning not be permitted: automotive repair, garages and gas stations.

J. That all trees more than 6” in caliper within the required transition yards be retained and protected.