ORDINANCE (2002) 210 ZC 518
Effective: 5/21/02

Z-16-02 Carpenter Pond Road (ETJ-4-02), south side, east of Shady Grove Road, being various Wake County PINs. Approximately 51.8 acres rezoned to Residential-6 Conditional Use (38.82 acres) and Rural Residential Conditional Use (13 acres).

Conditions dated: (05/14/02)

A. Reimbursement rates for any future right-of-way dedication shall be at rural residential rates.

B. That streetyard trees shall be as determined by the Urban Forester.

C. That no fence greater than four feet (4') in height be installed within twenty feet (20') of the right-of-way, and that between twenty feet (20') and fifty feet (50') of the right-of-way any fence greater than four feet (4') in height be installed with planting materials so that seventy-five percent (75%) of its surface area will not be visible from the street within three (3) years of erection of the fence.

D. That all multi-family refuse containers and mechanical equipment be fully screened from public view and the adjacent properties, and that screening be of a design and materials compatible with those of the principal building.

E. No grading permit to be issued prior to preliminary subdivision approval.

F. That no more than two hundred (200) dwelling units be constructed on the property.

G. That a twenty-five foot (25') natural protective yard be provided along New Leesville Road and Carpenter Pond Road and that a seventy-five (75') minimum and a one hundred foot (100') average natural protective yard be provided along Sycamore Creek, measured from the bank. No land disturbing activity allowed within the Neuse Riparian Buffer, except 1) utility and drainage easements thirty feet (30') wide and perpendicular to stream crossing 2) New Leesville Road perpendicular to stream crossings.

H. Street trees along New Leesville Road, shall be a minimum of two inch (2") caliper, planted on both sides, and the same average spacing planted in Harrington Grove, but in no event shall be less than required by the city code.