Ordinance (2001) 917 ZC 491
January 2, 2001

Z-81-00 Wake Forest Road and Chestnut Street, northwest intersection, being Wake County PIN 1704 94 5956. Approximately .32 acre rezoned to Neighborhood Business Conditional Use. (The existing Neighborhood Conservation Overlay District shall remain).

Conditions dated: (12/05/00)

1. That all uses permitted by the current Special R-6 zoning and the following be allowed:
    - Office, agency and studio of a professional or business agent or political, labor or service association.
    - Retail uses permitted within the Residential Business District.
    - Private art gallery

2. That all gasoline sales and drive-through facilities are prohibited.

3. That all freestanding signs are limited to “low-profile ground sign” only.

4. That if the existing building is demolished or destroyed, the new building shall be consistent with the neighborhood residential character using: brick, stone or wooden siding: a 4/12 minimum pitch rood: window area as allowable of no less than 15% and no more than 60% of any one side.

5. That upon redevelopment of the site, the rate of stormwater runoff will not exceed that expected from a Special R-6 development (CR-7107).

6. That right-of-way dedication shall be reimbursed at the current Special R-6 value.

7. That if the existing building is demolished or destroyed, any site plan for development of the property shall be required to be reviewed by the Appearance Commission.

8. That the site lighting be designed and placed in such a way that there be no direct view of the light source from a neighboring property.