Ordinance (2000) 862 ZC 485
Effective 9/5/00

Z-70-00 Lake Woodard Drive, south side, at its intersection with Timberlake Drive and Brentwood Road, being Wake County PIN MAP 1724.05 08 3291 and a portion of 1724.05 08 3358. Approximately 3.5 acres rezoned to Industrial-2 Conditional Use. (SHOD-2 to remain).

Conditions: (08/09/00)

For purposes of the following conditions tax parcel 1724.05 08 3291 and the portion of tax parcel 1724.05 08 3358 requested to be rezoned in this petition are referred to as the "Property."

1. All development upon the Property shall comply with Certified Recommendation 7107 of the Planning Commission, which deals with the control of stormwater.

2. Reimbursement for future right-of-way dedication shall be based upon the pre-existing R-6 zoning of the Property.

3. The following uses otherwise permitted in the Industrial-2 District shall be prohibited:
   a. Emergency Shelter Type A and Emergency Shelter Type B
   b. Adult establishment
   c. Airfield, landing strip, heliport
   d. Bar, nightclub, tavern, lounge
   e. Home occupation
   f. Mining and quarrying
   g. Rifle ranges - indoor an outdoor

4. Sight lighting upon the Property shall be designed and located in such a way that no direct light source is visible from any adjoining residential parcel.

5. With respect to Tax Parcels PIN 1724.05 08 3358 and PIN 1724.05 07 6842 (which is not subject to this zoning case, but is owned by the Petitioners), within 30 days following the approval of this case Petitioners shall record on the Wake County Registry a conservation easement providing for the preservation of trees in the area 25 feet in width (measured from any new right-of-way line resulting from the initial development of the parcels) commencing at the southeastern corner of the Property and proceeding southerly along Lake Woodard Drive to March Creek (which constitutes the boundary of Tax Parcel 1724.05 07 6842). It is provided, however, that dead, dying, or diseased vegetation may be removed from such area and curb cuts and utilities, including stormwater pipes, devices, and detention facilities, may be installed therein. Disturbance of the preservation area for curb cuts for such utilities shall not exceed 30% of the preservation area.

6. Upon development, cross access to and from the Property shall be provided to the remaining portion of Tax Parcel PIN 1724.05 08 3358 and to Tax Parcel PIN 1724.05 07 6842.