Z-12-07 – Old Watkins Road, on the north side of Old Watkins Road, east of its intersection with Forestville Road being Wake County PIN 1747603355. Approximately 10.50 acres rezoned to Industrial-1 Conditional Use.

Conditions: 03-08-07

(a) Uses on the subject property shall be limited to the following:

(i) landfill for Land Clearing and Inert Debris, as regulated under 15A NCAC 13B.0563 ("LCID landfill");

(ii) the following recreational outdoor uses: play courts, play fields, campgrounds, driving ranges, bike paths, pedestrian/jogging trails and paths, open spaces, athletic fields, botanical gardens, greenways, parks and related governmental buildings;

(iii) accessory uses permitted in Industrial-1 Zoning Districts; and

(iv) utility services

(b) A buffer yard which is a minimum of one hundred feet (100') wide shall be maintained along the northern and eastern property lines of the subject property. Vegetative screening, consisting of some or all of the existing vegetation on the subject property and, at a minimum, evergreen trees or shrubs maturing at a height of at least six (6) feet within five (5) years after planting or, if already existing, within five (5) years after the adoption of this rezoning ordinance, located at least every ten (10) linear feet, shall be maintained within the buffer

yard, provided, however that, notwithstanding the foregoing, if any of the buffer yard shall be within an area designated as a tree conservation area, as described in City Code §10-2082.14, no plantings or tree disturbing activities, as defined in City Code § 10-2082.2, shall be required or permitted in such portion of the buffer yard. The buffer yard shall be subject to encroachment to accommodate utilities, streets and drives, signage, fences and/or walls, security equipment and landscaping.

(c) In the event the subject property is used for a landfill, the hours of operation for the landfill shall not commence before 8:00 a.m. and shall not continue after 5:00 p.m. on any day and the landfill shall not operate on Saturdays or Sundays, unless the City administration declares that conditions require an extension of operating hours.

(d) Reimbursement for any required right-of-way dedication shall be made at the current R-4 rate.

(e) Access to the subject property shall be limited to one (1) access point on Old Watkins Road.