Ordinance (2000) 809 ZC 481
Effective 6/6/2000

Z-29-00 Sandy Forks Road, east side, north of Ashbrook Drive, being Wake County Tax Map Parcel 1707.20 80 4428. Approximately 1.00 acre rezoned to Residential-10 Conditional Use.

Conditions: (05/02/00)

A. There shall be no driveway access from Sandy Forks Road.

B. All buildings shall be limited to a maximum of two (2) stories in height (33 feet).

C. Development shall be limited to a predevelopment rate for stormwater runoff.

D. Along the north property line, which is the right-of-way line of Thyme Place, there shall be constructed a drainage swale (ditch) from the area at Sandy Forks right-of-way to past the rear of the townhouse built at 415 Thyme Place.

E. Along the southern property line that abuts the rear of lots with PIN's 1707.20 80 3327 and 1707.20 80 4310, there shall be constructed a solid wood fence six (6') feet high set five (5) feet off the common property line on the subject property. There shall be a setback yard of fifteen (15) feet in width established along said property line. All trees greater than 4 inches in caliper shall be retained in said yard and the yard shall be planted with an evergreen screen consisting of 25 waxmyrtles and twenty leland cypress plants or equal.

F. Development shall not exceed a maximum of eight (8) units.

G. Along the western property line that is the right-of-way of Sandy Forks Road, there shall be a minimum 25 foot building setback and a street yard of 25 feet in depth with shrub plantings of 125% of the required shrub plantings for a street yard. All existing trees greater than 4 inches in caliper or 4 inches in caliper shall be preserved.

H. Along the east property line adjoining lot with PIN #1707.20 80 5330 there shall be established a natural protective yard fifty (50) feet in depth.