Z-20-03 Leesville Road, north side, being Wake County PIN 0778.01-39-2873. Approximately 2.84 acres rezoned to Residential-6 Conditional Use.

Conditions dated: (5/13/03)

A. Reimbursement for any public right-of-way dedication will be based on RR zoning.

B. Except for the existing home on parcel 0778-39-2873, all dwelling units shall have as their primary (over 50% of surface area excluding glazing and doors) exterior wall siding, brick, hardy plank, wood, stone, stucco, or similar material. Vinyl siding is not acceptable as the primary exterior wall siding.

C. Dwelling units shall be single-family detached units and accessory structures.

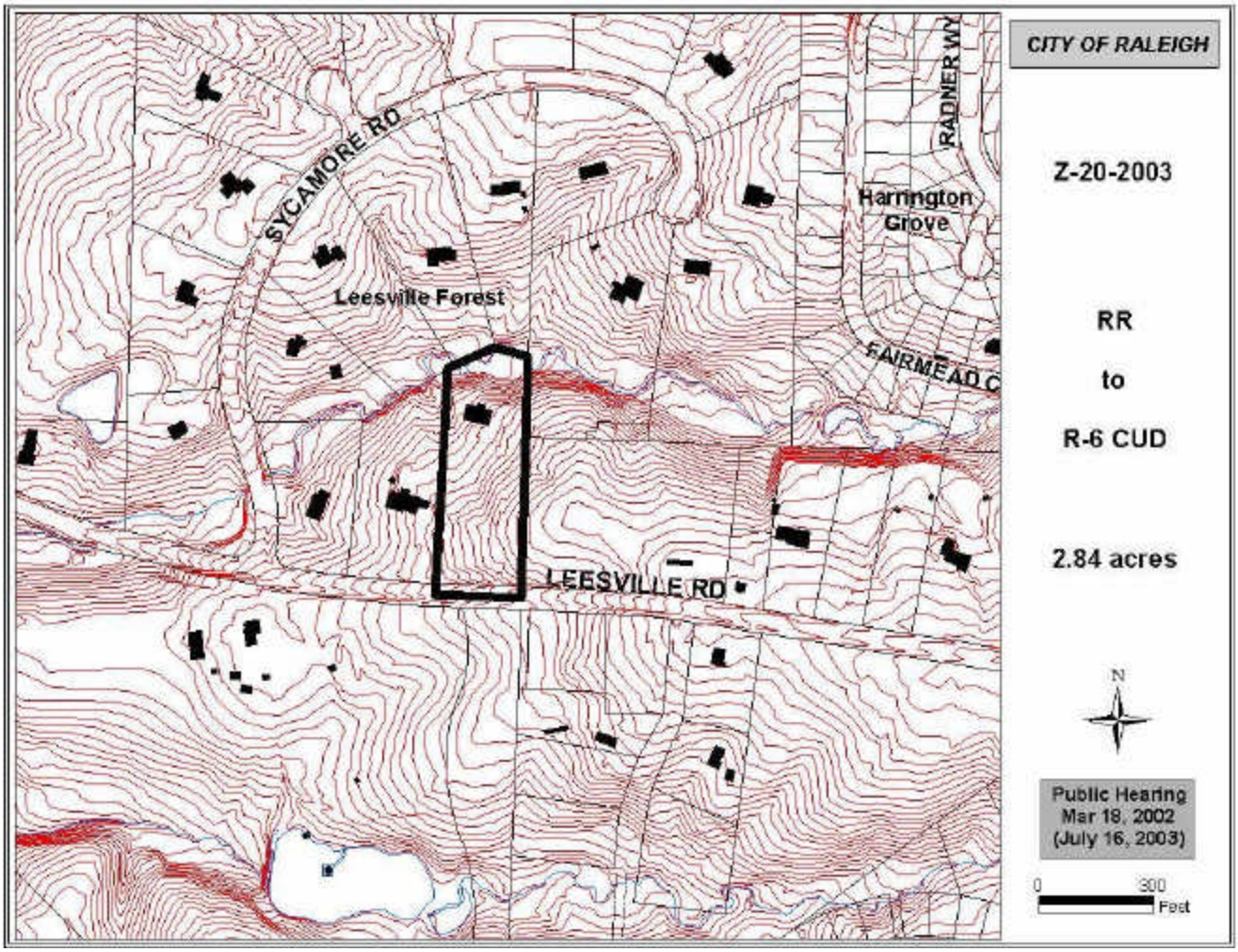
D. The property (0778-39-2873) will be subdivided in such a manner that the existing Fleming home place (illustrated on attachment #1) shall exist on a new lot fronting on an interior street. The home will not be demolished or moved for at least 20 years from the date of adoption of this zoning ordinance. Any replacement home shall not contain less heated floor area than the existing home.

E. A forty (40) foot wide natural protective yard will be provided along Leesville Road as measured from the future right-of-way.

F. A ten (10) foot wide natural protective yard will be maintained along the western boundary of the property commencing from Leesville Road. In the event that the City of Raleigh requires an interior road connection from the subject property to the property to the west, then this requirement will be null and void. The PIN for the property to the west is 0778-39-0854.

G. A one hundred (100) foot wide natural protective yard shall be provided along the property northern adjacent to PIN 0779-30-1418 and 0779-30-2598. Stormwater control devices shall not be installed within the protective yard.

H. A detailed tree survey of the property (0778-39-2873) will be submitted to the Chief Zoning Inspector concurrently with any subdivision or site plan request, whichever shall first occur. The development will include measures to actively preserve and protect at least 35% of all trees measuring eighteen (18) inches or more d.b.h. (diameter breast high – 4 ½' above grade).

I. The recorded subdivision or recombination map for PIN 0778-39-2873 shall include a notation that the property lies within the Raleigh Durham International Airport "composite 65 DNL noise exposure contour" projected in the RDU Airport's long range facility plans.

J. All new dwellings on the subject property shall be constructed, and any replacement, expansion, renovation or repair of the existing home on parcel 0778-39-2873 shall be undertaken, with material and in a manner sufficient to assure a 25 dB reduction of A-weighted aircraft sound levels reaching the interior of the home or homes resulting in interior sound levels not exceeding 42 dB. A written certification to the Director of the Inspections Department of the City of Raleigh by an architectural acoustician accredited by the Acoustical Society of America, or State Licensed Engineer or Architect shall be deemed to satisfy this condition.