ORDINANCE (2001) 13 ZC 499
Effective: 6-5-01

Z-40-01 Duraleigh Road, west side, north of Rockwood Drive, being Wake County PIN 0786-40-6422. Approximately 1.4 acres rezoned to Residential-6 Conditional Use.

Conditions dated: (05/23/01)

1. Redevelopment of the property will comply with storm water control, CR7107.

2. Prior to redevelopment of the property, the parcels will be recombined into a single parcel.

3. Limit any future right of way reimbursements to existing R-4 rates.

4. A 30 foot natural protective yard, 50 foot building setback be maintained on Duraleigh Road.

5. Prior to redevelopment an offer of cross access to the adjacent property to the North and West, shall be provided.

6. Site lighting including wallpack fixtures be of a full cut-off design. All pole mounted lighting be limited to 18 feet in height.

7. A 20 foot natural protective yard shall be provided along the south property line, adjacent to R-4 lots.