1. **Z-72-05 – Leesville Church Road** on the northwest quadrant of its intersection with Leesville Road, being Wake County PIN 0788050963. Approximately 4.39 acres rezoned to Shopping Center Conditional Use with Special Highway Overlay District-1.

Conditions: 03/08/06

A. Reimbursement for any future right-of-way dedication for Leesville Road shall be based upon the pre-existing zoning, Residential-4.

B. The following uses otherwise permitted in the Shopping Center zoning district shall be prohibited:

1. Automotive service and repair facility;
2. Bar, nightclub, lounge, tavern, liquor store
3. Civic / convention center and assembly hall;
4. Correctional / penal facility;
5. Crematory;
6. Eating establishments with drive-thru or drive-in service;
7. Funeral Home;
8. Monastery and convent;
9. Orphanage;
10. Adult establishment;
11. Kennel / cattery;
12. Movie theater (indoor or outdoor)
13. Plant nursery, fruit and vegetable stand;
14. Retail Sales - Highway;
15. Mini warehouse storage facility;
16. Landfills;
17. Airfield, landing strip and heliport; and
18. freestanding telecommunication towers;

C. No single retail sales user shall exceed 16,590 square feet, and the total amount of retail square footage permitted on this property shall be limited to 25,000square feet, building floor area gross.

D. If desired by the City, at subdivision or site plan, which ever first occurs, the property owner shall make available to the City: a 20-foot by 15-foot transit easement to support a bus stop along Leesville Road; an internal transit access easement; and an- internal 20-foot by 15-foot transit easement to support future transit services. The specific location of such easements shall be approved by the Transit Division of the City. The City Attorney shall approve the transit easement deed prior to recordation.

E. If desired by the City, at subdivision or site plan, which ever first occurs, the property owner shall offer a cross-access easement to the property immediately north which fronts on Leesville Road (PIN 0788061111 - Satterwhite Construction, Inc. Deed Book 9850, Page 841 Wake County Registry).

F. Elevations of-all sides of any structure shall be comprised of the same materials and similar detailing.

G. No transitional protective yard shall be reduced in width through the addition of a wall or fence.

H. Direct vehicular access onto Leesville Road shall be limited to a single right-in, right-out access point.