Ordinance 835ZC483
Effective: 7/5/00

Z-16-00 Nowell Road, west side, north and west of Lincolnville Road, being Wake County PIN Maps 0774 83 1755, 8758 and 5115. Approximately 5.20 acres rezoned to Thoroughfare Conditional Use.

Conditions: (06/27/00)

1. All general uses and conditional uses allowed in the Thoroughfare District excluding the following: correctional/penel facility, adult establishment, bar, nightclub, tavern and lounge, retail, hotel or motel, restaurant, outdoor stadium/theater/racetrack, riding stable, rifle range, bottling plant, transitional housing except supportive housing, hospital, kennel/cattery, vehicle sales and rental, automotive service/repair, all uses classified as industrial under Sec. 10-2071 except warehouse/distribution when said use is part of an office building structure and does not exceed 20% of the total building area.

2. Any reimbursement for street right-of-way will be based on R-4 Zoning.

3. Stormwater management shall comply with C.R. 7107.

4. All stormwater (2 and 10 year storm) from any area outside of the undisturbed buffer yards designated by Cond. 7 and additional Cond. 1 (below) will be directed away from adjacent properties zoned R-4 via an underground storm pipe system.

5. Building setbacks will be no less than 100 feet from adjacent properties zoned R-4.

6. Site lighting shall be designed so that there will be no direct view of a light source from neighboring properties.

7. A minimum of 50-foot wide transition protective yard buffer shall be reserved along neighboring residential properties, with 40 feet of this protective yard remaining undisturbed.

8. A 6 ft. high closed wooden fence and landscaping meeting the standard of a type "C" transition yard or greater if required by Sec. 10-2082 shall be erected or planted in the transition yard buffer.

9. Area in subject property PIN 0774831755 located along Nowell Road between adjacent residential zoned properties PIN 0774835529 and PIN 0774834756 shall remain undisturbed buffer with no driveway access.

10. There shall be no driveway or street connection between subject properties PIN No's 0774838758 and 0774735115.

Additional Conditions for PIN 0774735115 include the following:
1. All general uses and conditional uses allowed in the Conservation Management District with travel lanes and parking lots allowed in the 25 ft. width adjacent to the property presently zoned Thoroughfare District.
2. All graded areas outside parking areas to be landscaped to the standard of a Type "B" transition yard buffer.