Z-61-01 Jones Sausage Road, west side, north side of Auburn Church Road, being Wake County PIN's 1722.19-51-0333, 1722.19-51-0256. 1722.19-51-1064, 1722.19-51-1113, 1722.19-51-0280 and a portion of 1722.19-51-1975. Approximately 7.31 acres rezoned Shopping Center Conditional Use.

Conditions dated: (11/06/01)

1. All development shall comply with C.R. 7107.

2. Reimbursement for future right-of-way dedications shall be based upon the pre-existing zoning - R-4 and MH.

3. The following uses, otherwise permitted, shall be prohibited in the SC district:

   (i) Emergency Shelter Type A and Emergency Shelter Type B;
   (ii) Cemetery;
   (iii) Landfill (debris from on-site);
   (iv) Adult establishment;
   (v) Airfield, landing strip, heliport;
   (vi) Riding stable;
   (vii) Bar, nightclub, tavern, lounge;
   (viii) Single-family detached dwelling unit; and
   (ix) Group housing development, congregate care structure or congregate living structure, multi-family dwelling development, townhouse development, and any other dwelling and equivalent dwelling unit.

4. All refuse containers, mechanical/maintenance facilities and HVAC units shall be screened such that they are not visible from any public streets, rights-of-way or residential zoning districts.

5. Exterior lighting, including wall pack fixtures, shall be aimed downward and shielded so as to prevent direct view of the light source by neighboring properties zoned for residential use.

6. A 40 foot wide natural protective yard shall be maintained adjacent to residentially zoned property.

7. No more than one curb cut shall be permitted from this property onto Jones Sausage Road.

8. Prior to or concurrent with site plan approval or subdivision whichever shall first occur, the property owner shall coordinate with the Raleigh Department of Transportation to conduct a traffic study about the intersection of Auburn Church and Jones Sausage Roads. Property owner shall bear the full cost of the traffic study, or his pro rata share if the Department of Transportation decides to participate in the study.

9. If required, by the Raleigh Department of Transportation, the property owner shall reimburse the City the cost of upgrading the traffic signal at Auburn Church and Jones Sausage Roads to accommodate a four way intersection at the time of site plan approval.

10. A public street or private drive shall provide access into the site from Rockhurst Drive. Such public street or private drive shall have sidewalk on at least one side.

11. At the time of site plan approval or subdivision whichever shall first occur, unity of development criteria and unity of signage criteria shall be developed for this site. The unity of development criteria shall specify a consistent building material to be used on all four sides of a building.

12. Ground signs shall be limited to low profile designs.

13. At the time of site plan approval or subdivision whichever shall first occur, the property owner shall make available to the City an easement for a transit stop measuring 15 feet by 20 feet at a mutually agreeable location along Jones Sausage Road.

14. Cross-access will be provided between this site and property to the north owned by Parrish Manor, Inc. and known by Wake County PIN number 1722.19 51 1975 and Property to the south owned by Christopher Parrish and known by Wake County PIN number 1722.19 50 2933. Such cross-access shall be provided at site plan or subdivision approval, whichever shall first occur.

15. No drive-thru window or car wash shall be located within 150 of the property line of this tract when adjacent to property zoned for a residential use.