

January 4, 2005

**Z-79-04 – Falls of Neuse Road**, west side, being Wake County PIN 1717071942.  
Approximately 0.96 acre rezoned to Office and Institution-1 Conditional Use.

Conditions dated: (11/23/04)

- A. Reimbursement for future right of way dedication shall be at the existing R-4 values.
- B. The following special uses, otherwise permitted in the O&I-1 zoning district by issuance of special use permit by wither the Board of Adjustment or the Raleigh City Council, shall not be permitted:
  - 1. Airfield, landing strip, and he liports
  - 2. Bed and breakfast inn
  - 3. Guest house facility
  - 4. Limited home business
  - 5. Manufacturing-specialized
  - 6. Other professional or service offices, studios or agencies not otherwise as allowed in the Office and Institutional district by the Schedule of the Permitted Land Uses in the Zoning Districts (Sec. 10-2071).
  - 7. Correctional/penal facility (Governmental)
  - 8. Outdoor stadium, outdoor theater, outdoor racetrack with more than two hundred and fifty (250) seats; outdoor movie theater.
  - 9. Telecommunication tower
- C. Not withstanding any shared driveway access with adjacent properties, access from Falls of the Neuse Road shall be limited to no more than one right-in/right-out driveway along its frontage.