

2. Z-42-04 – Sheldon Drive, east side, being Wake County PIN 1702-74-8856. Approximately 0.97 acre rezoned to Neighborhood Business Conditional Use.

Conditions dated: (11/3/04)

- (a) The following uses shall be prohibited on the property:
 - 1. Bars, lounges, nightclubs, and taverns;
 - 2. Convenience stores; and
 - 3. Carwash facilities;
 - 4. Food Store – retail;
 - 5. Adult establishments;
 - 6. Establishment, other than Banks, primarily in the business of providing check cashing services; and
 - 7. Pawnshops, as defined in N.C.G.S. §91A-3
- (b) No outdoor pay telephones shall be permitted on the property.
- (c) Retail sales establishments on the property may not be open for business before 6:00 am or after 9:00 pm on any day of the week.
- (d) Any building situated on the property shall front Sheldon Street with greater than 50% of the parking provided on site being located behind the rear building line.
- (e) Prior to the issuance of any building permit, the owner of the property will deed to the City a transit easement measuring ten feet (10') long along Sheldon Drive by six feet (6') wide. The location of the transit easement shall first be approved by the transit division of the City and the City Attorney shall first approve the transit easement deed.
- (f). Any newly constructed building on the property shall have a brick, stucco, Drivit or Drivit type veneer on at least seventy-five percent (75%) of the side of the building (exclusive of doors and windows) which faces Sheldon Drive.