Z-59-05 – Six Forks Road, west side, north of its intersection with Shelley Road, being Wake County PINs 1706-55-6169 and 1706-55-6026. Approximately 1.18 acres rezoned from Residential-4 to Office and Institution-1 Conditional Use.

Conditions dated: January 11, 2006

1. A street protective yard a minimum of thirty (30) feet in width will be provided/remain along Six Forks Road.

2. Transitional protective yard a minimum of twenty-five (25) feet plus a 6 foot protective closed wooden fence along the adjacent residential properties (5221 Six Forks Road, book/page = 001616/00220; 482 Shelley Road, book/page = 006044/00017; 542 Wimbleton, book/page = 009323/02584) will be provided.

3. Any future right-of-way reimbursements will be limited to existing R-4 rate.

4. All site lighting, including wall pack fixtures, will be directed downward and shielded in such a way that no source will be visible from neighboring properties.

5. Any new building will display a residential character (min 4-12 pitched roof, predominant building materials being brick and/or lap siding with no less than 15%, no more than 60% of any side of the building being devoted to window openings) and will be limited to a maximum of 28 feet in height.

6. Prior to subdivision or site plan approval for both parcels, which ever shall first occur, the existing 2 parcels may be recombined into a single lot, or cross access along Six Forks Road, between the 2 parcels will be provided with one access to Six Forks Road. And all adjoining neighbors will be notified if a site plan proposal is filed.

7. The new development will provide parking on the side or behind the building.

8. Bicycle parking to accommodate minimum two bicycles shall be provided.

9. Offers of cross access will be provided to adjacent property, 5221 Six Forks Road, book/page = 001616/00220, along Six Forks Road prior to the Issuance of Permit or subdivision plot recording for new development/New Buildings and facilities on the referenced properties.

10. Following uses will be prohibited:

    Banks, Tele-communication towers, Guest homes, Bed & breakfast inns, Rooming houses, Boarding houses, lodging houses, tourist homes.