Z-73-05 – Leesville Road, north side, east of its intersection with Sycamore Road, being Wake County PINs 0778.01-45-0791 and 0778-39-9657. Approximately 1.85 acres rezoned from Residential-6 Conditional Use and Rural Residential to Residential-6 Conditional Use.

Conditions dated: November 23, 2005

A. Reimbursement for any public right-of-way dedication shall be based on RR (Rural Residential) zoning.

B. All new dwelling units shall have as their primary (over 60% of surface area excluding glazing and doors) exterior wall siding, brick, hardy plank, wood, stone, stucco, or similar material. Vinyl siding is not acceptable as the primary exterior wall siding.

C. Dwelling units shall be single family detached units and accessory structures.

D. A ten (10) foot wide natural protective yard shall be maintained along the eastern boundary of the property with PIN 0778010791 commencing from Leesville Road and extending north along the eastern boundary. In the event that the City of Raleigh requires an interior road connection from the subject property to the property to the east, then this requirement will be null and void.

E. The recorded subdivision or recombination map or the subject property shall include a notation that the property lies within the Raleigh Durham International Airport composite 65 DNL noise contour projected in the RDU Airport's long-range facility plans.

F. All new dwellings on the subject property shall be constructed with materials and in a manner sufficient to assure a 25 dB reduction of A-weighted aircraft sound levels reaching the interior of the home or homes and resulting in interior sound levels not exceeding 42 dB. A written certification to the Director of the Inspections Department of the City of Raleigh by an architectural acoustician accredited by the Acoustical Society of America, or State Licensed Engineer or Architect shall be deemed to satisfy this condition.

G. There shall be no driveway access from Leesville Road to any lots developed on the subject property.

H. The elevations of all new structures facing Leesville Road shall be comprised of the same primary materials as required and described in Condition B herein.