Z-61-06 – Lead Mine Road – on the west side of Lead Mine Road, south of its intersection with Sawmill Road, being Wake County PIN 1707061236. Approximately 3.78 acres rezoned to Residential - 6 Conditional Use.

Conditions – 12/12/2006

A. REIMBURSEMENT OF ADDITIONAL DEDICATED RIGHT OF WAY FOR LEADMINE ROAD SHALL REMAIN AT THE RESIDENTIAL -4 RATE.

B. MAXIMUM DENSITY SHALL BE 20 DWELLING UNITS.

C. ALL DWELLING UNITS SHALL HAVE TWO CAR GARAGES, BE CONSTRUCTED AS CRAWL SPACE UNITS, HAVE A MINIMUM OF 2700 SQUARE FEET (EXCLUDING GARAGES), AND SHALL NOT HAVE ANY VINYL SIDING ON UNITS.

D. THERE SHALL BE ONLY ONE (1) DRIVEWAY OR STREET ACCESS TO THE PROPERTY AND THAT ACCESS SHALL BE ONLY FROM LEADMINE ROAD. THERE SHALL BE NO DRIVEWAY OR STREET ACCESS FROM THIS PROPERTY ONTO ROLLING DALE COURT.

E. ALL UNITS SHALL NOT EXCEED THIRTY-NINE (39) FEET IN HEIGHT AND SHALL HAVE A PARKING RATIO OF FOUR CARS PER UNIT.

F. STORM WATER DISCHARGE FROM THIS PROPERTY SHALL NOT EXCEED THE PRE DEVELOPMENT RUNOFF RATE AS CALCULATED FOR THE 2 YEAR, 10 YEAR AND 25 YEAR STORMS.

G. THERE SHALL BE NO DUMPSTERS ALLOWED ON THIS PROPERTY EXCEPT F0R DURING THE CONSTRUCTION OF THE UNITS.

H. ONLY SINGLE FAMILY AND TOWNHOUSE UNITS SHALL BE ALLOWED AND NO RESIDENTIAL INSTITUTIONS SHALL BE ALLOWED ON THE REZONED PROPERTY.

I. THIS DEVELOPMENT SHALL CAUSE NO RISE IN THE 100 YEAR FLOOD ELEVATION OF GREYSTONE LAKE.