

Z-110-99 Lineberry Road, and Lake Wheeler Road, northwest quadrant, being Wake County Tax Parcel 0792.11 67 2228. Approximately 10.25 acres are rezoned from Residential-4 to Residential-10 Conditional Use.

Conditions: 12/07/99

A. The property will be developed in accordance with Planning Commission Certified Requirement 7107.

B. Any right-of-way required to be dedicated for future improvements to adjacent roadways shall qualify for reimbursement at R-4 values.

C. No structure or building shall exceed three stories (45 feet in height). No building located within fifty feet (50') of the common boundary lines of the properties with the following PINs shall exceed two stories (35 feet in height): 0792.07 57 7755 (Gerald), 0792.07 67 2535 (Walker), 0792.11 67 3553 (O'Neal), 0792.11 67 4465 (Martin), 0792.11 67 5494 (Thornton), and 0792.11 67 7328 (Chesnick).

D. Upon development of the subject property, exterior lighting shall be aimed downward and shielded so as to minimize direct view of the light source from adjacent residentially zoned properties. Outside transitional protective yards, free standing light poles shall not exceed eighteen (18) feet in height.

E. A natural protective yard with an average width of twenty feet (20) shall be maintained adjacent to the properties with the following PIN's in the event the property develops for other than single family detached dwellings: 0792.07 57 7755 (Gerald), 0792.07 67 2535 (Walker), 0792.11 67 3553 (O'Neal), 0792.11 67 4465 (Martin), 0792.11 67 5494 (Thornton), and 0792.11 67 7328 (Chesnick).

F. The following uses otherwise permitted in the Residential-10 zoning district shall not be permitted:

1. Bed and breakfast inn.
2. Rooming house, lodging house or tourist home.
3. Outdoor stadium, outdoor theater, outdoor racetrack, outdoor movie theater.
4. Telecommunications tower.
5. Multifamily and group housing, except townhouse development. This shall not be construed to include nursing homes, rest homes, or congregate care facilities.

G. Residential density on the subject property shall be limited to seven (7) units per acre, except that a nursing home or rest home and/or a day care facility shall be permitted to develop pursuant to the Residential-10 District (Raleigh City Code, Section 10-2021), that is, at a density of ten units per acre, as limited by conditions A through F above.