

Z-75A-99 Louisburg Road, east side, extending to Forestville Road, north of Mitchell Mill Road, being Wake County Tax Map Parcel 1747.01 38 5989. Approximately 96 acres rezoned to Residential-6 Conditional Use and Neighborhood Business Conditional Use.

Conditions: (09/29/99)

A. The following conditions shall apply to all zoning districts:

1. All development shall comply with CR-7107.
2. Reimbursement for future right-of-way dedications shall be based upon R-2 zoning.
3. Vehicular circulation will be installed substantially as shown on map entitled "U.S. 401/Forestville Road Regional Analysis" and prepared by Aiken & Yelle Associates, PA, dated 9/29/99 which may include variation by subsequent subdivisions of the property.

B. The following conditions shall apply only to the NB zoning district:

1. Uses shall be limited to those allowed in both NB and R-6 zoning districts. In the event there is a conflict between the type of approval required for a use allowable under both R-6 and NB, the more restrictive approval process shall apply.
2. All HVAC units, mechanical equipment and refuse containers shall be screened by fencing from view of any adjacent residential zoning district or any public right-of-way.
3. Outside of transition yards, freestanding exterior lighting located on the property shall not exceed twenty (20) feet in height. No exposed bulbs shall be utilized and there shall be no direct beaming of light into any residential zoning district.
4. A natural protective yard shall be established along US 401 as shown on a map entitled "U.S. 401 /Forestville Road Regional Analysis," and prepared by Aiken & Yelle Associates, PA, dated 9/29/99. This protective yard shall begin at the boundary of any slope easement or proposed right-of-way line of U.S. 401 required by City development regulations.

C. The following conditions shall apply only to the R-6 zoning district:

1. All dwellings shall be single-family detached dwellings.
2. A 50-foot natural protective yard shall be established on the southern and

Ordinance 643 ZC 465
Effective 10/6/99

western boundaries of property known by Wake County PIN 1747.02 59 2999 (Pulley).

3. Upon development of the subject property, a closed wood fence six feet in height will be established and maintained on the subject property beyond 50-foot natural protective yard and parallel to the common boundary line with Wake County PIN numbers: 1747.02 59 2999 (Pulleys). The fence shall be constructed of pressure treated lumber. The fence may stagger or meander along the boundary of the natural protective yard in order to avoid removal or disturbance of existing trees.

4. A 50-foot natural protective yard shall be established along the common boundary with property known as Wake County PIN: 1747.02 58 1340 and 1747.02 58 1442 (Maynors).

5. Upon development of the subject property, a closed wood fence six feet in height will be established and maintained on the subject property beyond 50-foot natural protective yard (including any additional footage which was created due to an intervening easement) and parallel to the common boundary line with Wake County PIN numbers: 1747.02 58 1340 and 1747.02 58 1442 (Maynors). The fence shall be constructed of pressure treated lumber. The fence may stagger or meander along the boundary of the natural protective yard in order to avoid removal or disturbance of existing trees.

6. All natural protective yards shall be on a lot separate from a dwelling within the proposed R-6 zoning district, and owned and maintained by a homeowner's association.