

Z-14-92 Louisburg Road (U.S. 401), Conditional Use, south side, opposite Calvary Drive, being Parcels 145 and 156, Tax Map 410, rezoned to Shopping Center Conditional Use.

Conditions:

1. The two properties are to be recombined within 60 days of the adoption of the zoning and prior to submission of any new site plan. This will avoid any future confusion about the integrity of the site and its use under these conditions.
2. Signage shall be limited to a low profile ground sign.
3. The Following uses are prohibited: Automotive service and repair facilities, stores with gas pumps, mini-warehouse storage facilities, grocery stores larger than 20,000 square feet, restaurants with drive-in or drive through service, adult establishments, cattery, kennel, riding stables, movie theaters, pool halls, game rooms or arcades, laundromats, or parking lots as a principal use.
4. The following conditions shall be applied as long as the Sion Rogers House remains designated as a Raleigh Historic Property:
 - A. Any site plan, new constructions, and/or additions to the area of the Sion Rogers designation shall complement the Sion Rogers House in location and style and will require a certificate of Appropriateness from the Raleigh Historic Properties Commission or its successors.
 - B. The Sion Rogers House shall not be relocated from its present location unless highway encroachment prevents this as a practical condition of its use. The existing outbuildings shall remain on the site and in their existing locations unless approval to move or demolish them is given by the Raleigh Historic Properties Commission or its successors.
 - C. The Sion Rogers House shall not be visually obscured from U.S. 401. No new structures shall be built within the primary site lines of the house. These site lines are understood to be from the most northeastern front corner running easterly parallel to the U.S. 401 right-of-way and from the southwestern rear 2-story corner of the house and running westerly parallel to the U.S. 401 right-of-way.
 - D. Access is limited to the existing two driveway cuts and the existing semi-circular drive shall be maintained unless the house is moved due to highway encroachment.
 - E. Any new off-street parking is to be behind the primary site lines of the house as they are described in condition 3.B.

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5. In the case that the Sion Rogers House is destroyed and its designation as a Raleigh Historic Property is removed, the development of the property will appear to be residential in character as described below:

- A. Roof pitch will be greater than or equal to 4/12.
- B. The exterior will be wood or brick.
- C. Fenestration (windows) will be between 10% and 35% on all street elevations and public entry elevations (those with doors provided for public entry).
- D. A 50 foot landscaped street protective yard will be provided.

6. Upon development, the rate of stormwater runoff will comply with C.R. 7107.