

Ordinance 643 ZC 465
Effective 10/6/99

Z-103-99 Lake Wheeler Road, northwest side and Goode Street, east side, being a portion of Wake County PIN 0793.15 64 4677. Approximately 4.6 acres rezoned to Thoroughfare District Conditional Use.

Conditions: (09/29/99)

1. The storm drainage system shall be designed so that the post-development discharge is released at a rate (CFS) equal to or less than the rate expected if the site were zoned Residential-4 for the two and ten year frequency storms. This guideline should be met for two and ten year frequency storms.
2. The uses will be limited to the uses allowed in the Office and Institution-1 district and to the uses defined in Section 10-2045(b)(2) except shopping centers and shopping areas (Conditional Uses in Thoroughfare District). An emergency shelter is only allowed in the facility when the primary function is for a detoxification unit and substance abuse recovery program.
3. The site lighting shall be directional and be designed so that no direct view of the light source will be seen from the neighboring properties or right-of-way, Oak Street trees to be provided at a minimum of 50 feet spacing along Goode Street and that any HVAC roof top units will be screened.