

Z-7-94 Duraleigh Road, southwest side, north of Lake Drive, being Map 0785.15, Block 54, Parcel 5872, rezoned to Residential-15 Conditional Use District

Conditions:

1. Stormwater runoff following development of this property will not exceed runoff that would occur in an R-4 zoning district as per C.R. 7107.
2. There will be an 80 foot transitional protective yard contiguous to the Lightfoot group's property (PIN # 0785.10-45-6411), except for the land area indicated in Exhibit "A" which is conditioned to R-4 pursuant to Condition 4. This transitional protective yard area will be planted as if the subject property was developed with fifteen or more dwelling units per acre.
3. No more than one full access driveway will be permitted on Duraleigh Road directly across from Charles Root Wynd as shown on Exhibit A, to be approved by the North Carolina Department of Transportation. Prior to the completion of the now pending widening of the section of Duraleigh Road adjacent to the subject property, the driveway referred to in this condition shall be a right-in, right-out driveway, to be approved by the N.C. Department of Transportation.
4. The land area as shown on Exhibit "A" which is attached and made part of this condition, shall be conditioned to single family, detached housing units, at R-4 density.
5. For purposes of reimbursement, the right-of-way and construction easement values will remain at R-4 values for Duraleigh Road.