

ORDINANCE (1996) 860 ZC 387
Effective: April 16, 1996

Z-25-96 Sunnybrook Road, east side, at its northeast intersection with Rock Quarry Road, being Map 1722.06 37 4810 and Map 1722.10 27 9282. Approximately 33 acres rezoned to Thoroughfare District Conditional Use. The Special Highway Overlay District-1 will remain unaffected.

Conditions: 4/9/96)

1. Stormwater control shall be in accordance with Raleigh Planning Commission CR 7107.
2. Any additional right-of-way for Sunnybrook Road will remain at Residential-10 value for reimbursement purposes and additional right-of-way needed for Rock Quarry Road will remain at Shopping Center value for reimbursement purposes.
3. The following uses shall not be allowed except as herein provided:
 - Mini warehouse storage facility as a General Use but only as a Conditional Use as allowed in neighborhood business.
 - Warehousing/distribution center
 - Wholesale laundry, dyeing and dry cleaning
 - Rest home, single family detached unit, or sorority/fraternity house.
 - Emergency Shelter type A as a Conditional Use.
 - Industrial uses such as bottling plants, bulk products (storing, sorting, breaking), bulk storage of combustible liquids, outdoor storage of building materials, coal and lumber yards, indoor reclamation of solid wastes.
 - Specialize or Custom Manufacturing as a General Use but only then as a Conditional Use as allowed in neighborhood business.