

Z-92-98 Poole Road, and Sunnybrook Road, southwest intersection, being Wake County Tax Map Parcel 1723.10 35 4702. Approximately 3.3 acres rezoned to Neighborhood Business Conditional Use.

Conditions: 3/31/99

1. The following permitted uses shall be excluded: bars, nightclubs, taverns, lounges, hotels and motels.
2. The following conditional uses shall be excluded: landfill, emergency shelter type A and B, mini-warehouse storage facility.
3. All Special Uses shall be excluded.
4. Pawn shops as defined by GS-91-A shall be excluded.
5. Right of way reimbursement for Sunnybrook Road and Poole Road shall be at the current R-6 zoning rate.
6. Any development of the subject property shall be in compliance with Raleigh Planing Commission Certified Recommendation No. 7107.
7. Existing trees 6" caliper and greater within 10' of the western (adjacent to parcels 1723.10 35 1692, 1723.10 35 1570 and 1723.10 35 1808) and southern (adjacent to parcel 1723.10 35 4540) boundary lines shall remain, (except for the construction of driveway connections to Poole Road and Sunnybrook Road or utilities as required and regulated by the City of Raleigh). A tree protection plan shall be submitted and approved by the City Staff at the time of site plan approval.
8. A 6' solid fence shall be constructed along the entire western and southern property lines except for the portion that that lies in the public street yards or sight distance triangles. The fence shall be constructed within 60 days after the issuance of a grading permit.
9. At the time of site plan approval, a unity of development plan (defined in the City Code) will be formulated for all buildings on the site assuring Complimentary Architectural style, materials and cross access ways.
10. Exterior lighting shall be aimed downward and shielded so as to prevent view of the light source from residences along Sunnybrook Road and Cooper Road.
11. The time of operation for all retail uses except for any retail use which sells prescription medication shall be limited to hours of 6 am through 11:30 p.m.
12. The minimum code requirements for street yard tree plantings shall be increased by 50%.