

Z-100-99 U.S. 70 West, northeast side, near Durham County Line, being Wake County PIN's 0769 11 1061 and 0769 00 6806. Approximately 24.68 acres are to amend the existing Thoroughfare District Conditional Use conditions.

Conditions: (10/11/99)

Because of the potential of public utilities becoming more available to the site and the improvements to US 70, the owner wishes to amend the existing condition #2 and leave conditions 1, 3, 4, 5 and 6 as currently in place.

1. Upon development the rate of stormwater runoff will comply with CR 7107 for R-4 development.
2. Amend existing condition #2 to allow all the uses permitted in the Thoroughfare District except: adult establishments, telecommunications towers, landfills, and single family detached housing.
3. Extra right of way required by the City of Raleigh or North Carolina Department of Transportation for the construction of Skyland Drive and the widening of US Highway 70 shall remain at Residential-4 value.
4. Upon construction of Skyland Drive to U.S. Highway 70, access to Pin # 0769.03 11 1061 and Pin #0769.03 00 6806 (parcels 6 and 20, Tax Map 254) shall be restricted to Skyland Drive only.
5. Upon development of either Pin #0769.03 11 1061 or Pin #0769.03 00 6806, cross-access agreements between Pin #0769.03 11 1061 and Pin #0769.03 00 6806 shall be provided. An offer of cross access to properties to the east and west shall be provided upon development of either Pin #0769.03 00 1061 and Pin #0769.03 00 6806.
6. Prior to any annexation to the City of Durham or upon site plan approval, which ever takes place first, the property owner will dedicate a greenway easement to the City of Raleigh fifty feet from the bank of the creek, on both sides of the watercourse, along Tributary D of Brier Creek Greenway Corridor.