

**Z-52-94 Falls of Neuse Road**, east side, south side of Greenway Street, being Parcel 0386, Block 62, Tax Map 1718.19, rezoned to Residential-6 Conditional Use. The Special Highway Overlay District-1 is unaffected.

Conditions:

- a) Property will be limited to uses permitted in the Residential-4 zoning district and a duplex.
- b) Within six months of rezoning, applicant will establish a 10-foot wide transitional protective yard along Greenway Street. The protective yard will maintain a 10-foot barrier free yard space along Greenway Street. All decorative landscaping, plantings or fencing, excluding the existing holly tree located at the corner of Greenway and Falls of Neuse Rd. will be placed outside this protective area. The establishment of the protective yard will not restrict access to Greenway Street.

Additional Condition dated 7-26-1994:

- c) Property will limit access onto Falls of Neuse to one (1) existing driveway, maintained at its original location. Should any substantial improvements be made, the driveway will remain at its present gravel construction value.