

**Z-18-99 Chapel Hill Road**, north side, opposite Germantown Road, being Wake County Tax Map Parcels 0774.16 92 4507, (portion of) 4839 and (portion of) 0774.16 93 7341. Approximately 2.4 acres rezoned to Office and Institution-1 Conditional Use.

Conditions: 04/13/99

For purposes of the following conditions, the term "Property" shall refer to those portions of tax parcels 0774.16 92 4839, 0774.16 93 7341, and 0774.16 92 4507 proposed for rezoning in this case.

1. Development of the property shall be in compliance with Certified Recommendation 7107 of the Raleigh Planning Commission.
2. No building upon the Property shall exceed two (2) stories entirely above grade or forty (40) feet in height.
3. Subject to site plan approval, vehicular access to the Property shall be provided only from Chapel Hill Road (NC 54). It is provided, however, that an offer of cross access shall be made to tax parcel 0774.16 92 1765 (Lincolville AME Church).
4. There shall be no direct beaming of light from the Property into any adjoining parcel zoned for residential use. The light source of any lighting fixture mounted upon a pole on the property shall be no higher than 12 feet above the ground or other surface upon which the pole is mounted.
5. With the exception of trim, windows, and doors, at least fifty percent (50%) of the exterior facade of any building constructed upon the Property shall consist of brick. Any building upon the Property will have (or will appear to have, when viewed from all adjoining parcels) a pitched roof with a pitch no less than 5/12.
6. Reimbursement for the dedication of additional right-of-way shall be at Residential-4 rates.
7. There will be no trash or garbage pick-up or landscape maintenance utilizing mechanical equipment on the Property prior to 8:00 a.m. on any weekday, 10:00 a.m. on any Saturday or 1:00 p.m. on any Sunday.
8. Neon or internally illuminated signage shall not be allowed upon the Property.
9. Any HVAC unit, mechanical equipment, or refuse container located upon the Property shall be screened from view from any adjoining parcel zoned for residential use.

**Ordinance (1999) 547 ZC 454**  
**Effective 4/20/99**

10. Unless and until a driveway is required upon the Property to serve tax parcel 0774.16 92 8857 (William Hooker), a protective yard landscaped in accordance with the provisions of the City Code a minimum of thirty (30) feet in width shall be maintained along the boundary of the Property with such tax parcel. Such protective yard may be reduced to twenty (20) feet in width if such a driveway is required upon the Property and in such event, the protective yard shall be located west of the driveway.

11. No residential use of the Property shall be allowed.

12. With the exception of curb-cuts, there shall be maintained along the boundary of the Property with the right-of-way of Chapel Hill Road (NC 54) a streetyard an average of twenty-five (25) feet in width which shall be landscaped to SHOD-3 standards.