

**Z-7-95 Six Forks Road** and Westbrook Drive, northeast corner of the intersection, being parcel 1486, Block 62 Tax Map 1707.19; and Parcels 1660 and 3579, Block 62, Tax Map 1707.15. Approximately 2.26 acres are rezoned to Office and Institution-1 Conditional Use.

**Conditions** dated March 14, 1995:

1. Site to be limited to no more than one drive on Six Forks Road and one drive on Westbrook Drive, such drive access to be a minimum of 20 feet from property's eastern boundary; up to 15 feet right of way plus slope easement to be dedicated on Six Forks Road, at time of subdivision or final recordation, whichever occurs first.
2. No building shall be located closer than 20 feet to parcels 351-647 (Pin #1707.15 62 5564) and 351-641 (Pin #1707.05 63 5628) and no building shall be located within a radius distance of eighty feet from the current south property corner located at the intersection of Six Forks Road and Westbrook Drive.
3. No parking area shall be located closer than 10 feet to any current perimeter lot line.
4. No building shall have more than three stories, and its appearance shall be residential in character, which means that the buildings shall have sloped roofs with shingles on slopes that exceed 3/12 and the exterior materials shall be siding or brick with window areas not exceeding 25% of the walls areas.
5. Landscaping shall be in accordance with the landscape ordinance and shall include the following as a minimum.
  - a. The street yards along Six Forks and Westbrook shall include a berm; the street yard shrubs shall include 20-eighteen inch high forsythia and 20-eighteen inch high Japanese holly plants and the street yard shall also include a twenty-four inch high split-rail fence.
  - b. The transitional protective yard on the east side of the property, next to properties with Pin #1705.15 62 5564 and #1705.15 62 5628, shall include 50-eight feet tall Red Photinia in staggered double rows and located between the rows shall be provided a six to eight foot high fence. The fence shall be located approximately ten feet from the property line and extend from the right-of-way of Westbrook to within ten feet of the north property then turn and extend sixty feet to the west parallel along the north property line.
  - c. All of the above shall be properly maintained.
6. Any development(s) on subject property shall comply with the provisions of C.R. 7107.