

**Z-19-90 Holly Springs Road**, north side, at its intersection with Trailwood Drive, being properties on both sides of Rannette Street, and being Parcels 34-37, 41, 168, 179-181, 193 and 289, Tax Map 603, rezoned to Thoroughfare Conditional Use District.

Conditions:

1. No buildings containing more than 3 stories or 45' in height will be allowed in the Thoroughfare Conditional Use District;
2. With the exception of detached single family dwellings, no building, accessory buildings, or loading docks shall be placed closer than 50' to the northern boundary of the Thoroughfare Conditional Use District (southern boundary of parcels 603-208 and 603-207);
3. No residential densities greater than 20 dwelling units per acre shall be established in the Thoroughfare Conditional Use District;
4. Upon development, the rate of stormwater runoff will comply with CR 7107;
5. The following shall not be permitted in the Thoroughfare Conditional Use District:
  1. Air landing strips;
  2. Commercially established and operated riding stables;
  3. Adult establishments;
  4. Outdoor theaters;
  5. Public utility plants;
  6. Industrial uses involving the processing of materials, fabricating, mixing, printing, assembling, cutting, or repairing of articles and products;
  7. Above ground bulk storage of flammable and combustible liquids;
  8. Indoor or outdoor operation of solid waste reclamation;
  9. Outdoor storage as an accessory use of the operation of an industrial or manufacturing use including the storage of coal, ores, minerals, stone, sand, gravel, or earth;
  10. Outdoor recreational activity involving motorized vehicles; and
  11. Catteries and kennels.
  12. The value of any future additional rights-of-way, which may be required by the City of Raleigh along either or both Holly Springs Road or Trailwood Drive shall be based on the zoning districts in place as of January 8th, 1989. This condition shall apply for a distance of up to 45 lf from the existing centerline of Holly Springs Road and/or Trailwood Drive.