

**Z-49-92 US 70 West**, approximately 25 acres, located on US 70 West north side approximately 2100 feet east of the Durham County line rezoned to Thoroughfare District Conditional Use with conditions dated 11/12/92 as amended 11/17/92.

Conditions:

1. Upon development the rate of stormwater runoff will comply with C.R. 7107.
2. The owner shall restrict the development of the subject property to all uses allowed in the existing R-4 Zoning District except those uses which are prohibited in the proposed Thoroughfare Zoning District, and to the following recreational use: a golf driving range with a golf equipment and supply business, and a golf instruction center. The floor area gross of the structures for these uses shall not exceed 5000 square feet.
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 U.S. Highway 70 shall remain at Residential value.
4. Upon construction of Skyland Drive to U.S. Highway 70, access to parcels 6 and 20, Tax Map 254, shall be restricted to Skyland Drive only.
5. Cross access agreements between parcels 6 and 20, Tax Map 254, shall be provided. An offer of cross access to properties to the east and west shall be provided upon development of either parcels 6 and 20.
6. 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 Briar Creek Greenway Corridor, at the time of site plan approval.