

**ORDINANCE 339 ZC 434**  
**EFFECTIVE: 6/2/98**

**Z-16-98 Creech Road**, east side, north of Sanderford Road, being Wake County Tax Parcel 1712.15 63 9925 and 74 2079. Approximately 13.5 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: (05/28/98)

- A. Any right-of-way reimbursement shall be calculated at R-6 values.
- B. There will be no multi-family, town house, group housing, or rooming houses built on this property.
- C. Development will comply with Planning Commission C.R. 7107 concerning stormwater run-off.
- D. The Neuse River riparian buffer rules, as established by the Division of Water Quality of the North Carolina Department of Environmental and Natural Resources, shall apply to the property in accordance with their terms and provisions.
- E. No Bailbonding, Check Cashing, Commercial Parking lots; beauty, nail and manicure, cosmetic arts, and/or barber shops; and/or utility services and substations, and telecommunication towers, or any use which would require a special use permit.
- F. Any office buildings and/or office parks would be of residential character, designed with exterior primarily consisting of wood, or brick and a pitched roof (4:12 minimum).
- G. All exterior lighting within 100' of a residential property line would be low level with standards no more than 12' high and 4/10 foot-candle measured at the property line.