

**Z-44-20/TCZ-3-20 – 3513 Garner Road**, located approximately 0.3 miles east of the intersection of Garner Road and Tryon Road, being Wake County PIN 1712317179. Approximately 27.33 acres rezoned to Residential-10-Conditional Use (R-10-CU), text change to zoning condition.

Original Conditions dated: March 25, 2019

1. Density limited to 6 units per gross acre.
2. Permitted building types shall not include apartments.
3. A minimum of 20% of the site area (net of right-of-way) shall be provided as open space, which can include preservation of existing natural features, stream buffers, watercourse buffers, wetlands or vegetation. The preserved open space shall comply with the standards in Section 2.5 of the Unified Development Ordinance.

Amended Conditions dated: May 5, 2021

1. Density limited to 6 units per gross acre under conventional development.
2. A minimum of 20% of the site area (net of right-of-way) shall be provided as open space, which can include preservation of existing natural features, stream buffers, watercourse buffers, wetlands or vegetation. The preserved open space shall comply with the standards in Section 2.5 of the Unified Development Ordinance.
3. Developer shall preserve a 20-foot planted buffer along the southern property line of Tract 2 as shown on a plat recorded in Book of Maps 1998, Page 1409, Wake County Registry. Existing vegetation within the buffer will be retained.