

1. **Z-4-23 – 5300, 5306, 5310 Creedmoor Road**, located south of Millbrook Road and just north of Sherborne Place, being Wake County PINs: 0796468123, 0796468218 and 0796468403. Approximately 1.12 acres rezoned to Office Mixed Use-3 (OX-3).

Conditions dated: July 14, 2023

Condition #1: Vegetated Buffer. A vegetated landscape buffer shall be installed along the boundary line between 5306, 5310 and 5300 Creedmoor Road (the “Creedmoor Parcels”) and the neighboring properties located at 2700 Sherborne Place and 2616 Sherborne Place (the “Sherborne Properties”) within twenty (20) feet of the boundary line between the Creedmoor Parcels and the Sherborne Properties, as follows: (a) the vegetated buffer shall be lined with approximately thirty-three (33) evergreen species of either American Pillar or Green Giant Arborvitae planted parallel to the boundary line between the Creedmoor Parcels and the Sherborne Properties and spaced approximately twelve (12) feet apart at an initial planting height of not less than 48 inches; (b) the vegetated buffer shall be installed once construction of the first of the Creedmoor Parcels to be developed is complete, at the same time the other landscaping on site is installed; and (c) the owner or owners of the Creedmoor Parcels shall be responsible for promptly replacing any trees in the vegetated buffer that become diseased or damaged. The purpose of this vegetative buffer shall be to provide a tall, dense privacy hedge between the Creedmoor Parcels and the Sherborne Properties. Said vegetative buffer shall be in lieu of the standard landscaping requirements of a Protective Yard as outlined in Sec. 3.5.3. of the Unified Development Ordinance (i.e., shade trees, under-story trees, and shrubbery). All other requirements of the Protective Yard would remain the same.

Condition #2: Construction Noise. Any and all noise-producing site-preparation or construction activity on the Creedmoor Parcels shall be limited to the hours between 7:00 am and 7:00 pm ET, Monday through Saturday. No noise-producing construction or site perpetration activities shall be permitted on Sundays or on the following holidays: New Year’s Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.