

Ordinance (2002) 174ZC514
Effective: March 19, 2002

Z-8-02 on the south side of Louisburg Road, approximately 700 feet northwest of its intersection of Fox Road. Approximately 2.39 acres to be rezoned from Rural Residential (2.01 acres) and Residential-15 Conditional Use (0.38) to Office and Institution-1 Conditional Use with the Special Highway Overlay District-3 to remain.

Conditions : 02/06/02

1. All trees in the Neuse River buffer with circumference greater than 31.5 inches, Measured 4.5 feet dbh, shall remain undisturbed except for unsafe or unhealthy trees.
2. Within 60 days following adoption of this rezoning ordinance, a survey of trees protected shall be provided to the chief zoning inspector.
3. Reimbursement for required right-of-way dedication shall be based on Rural Residential value.
4. Buffaloe Creek Greenway Corridor to be dedicated at the time of site plan or subdivision approval whichever shall first occur.
5. An on-site storm water design structure that would contain runoff discharges from any improvements to current levels. The proposed design should not increase 100-year flood elevations upstream or downstream of the project site as referenced in the aforementioned Beaver Dam East Watershed Study dated October 2000, prepared by McKim and Creed. In addition, compliance with Neuse Buffer Regulations must be met.
6. 50% of all trees measuring twelve inches (12") or more diameter breast height on the property outside of the Special Highway Overly District and/or wetlands be actively preserved and protected.
7. To reduce traffic impacts, access on Louisburg Rd. shall not exceed a single curb cut.
8. Signage be restricted to a single sign for the 2.39 acres.
9. All mechanical equipment be fully screened from public view and the adjacent properties, and that screening be of design and materials compatible with those of the principle building.
10. All buildings on the site be a maximum of two (2) stories of 35 feet in height, with a pitched roof equal to or greater than a 3/12 pitch.
11. Density not to exceed a maximum of 12 units per acre.
12. Any new development shall be limited to within 145 feet of Louisburg Road.