

**Z-8-22 - 3901 Capital Hills Drive**, located at the northeast corner of the intersection of Gresham Lake Road and Capital Hills Drive, being Wake County PIN 1727671120. Approximately 17.69 acres rezoned to Commercial Mixed Use-5 Stories with zoning conditions (CX-5-CU).

Conditions dated: March 24, 2022

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the CX-District shall be prohibited: (i) adult establishment; (ii) cemetery; (iii) detention center, jail, prison; (iv) golf course; (v) vehicle fuel sales; (vi) car wash; (vii) vehicle repair (minor and major); (viii) drive-thru facility; (ix) light manufacturing; (x) restaurants and bars; (xi) standalone retail building; (xii) vehicle sales/vehicle rentals; and (xiii) overnight lodging.
2. The floor area of any retail use cannot exceed 15% of the gross floor area of the entire building or 4,000 square feet, whichever is greater individually or cumulatively in combination with any other allowed Limited Commercial use per lot.
3. Hours of operation for retail sales can begin no earlier than 6 AM and end no later than 11 PM, including all deliveries.