

3. **Z-10-25 – 8125 Leesville Road**, located north of the intersection of Leesville Road and Country Trail, being Wake County PIN 0787582264. Approximately 2.66 acres rezoned to Residential-10 Conditional Use (R-10-CU).

Conditions dated: September 5, 2025

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-10 district shall be prohibited: (i) Congregate Care; (ii) Continuing care retirement community; (iii) Rest home; (iv) School, public or private (K-12); (v) Day care center; (vi) Golf course; (vii) Outdoor sports or entertainment facility; and (viii) Parking Facility.
2. Maximum development shall not exceed eighteen (18) dwelling units.
3. No individual Townhouse building shall contain more than six (6) dwelling units.
4. The Apartment building type shall be prohibited.
5. The minimum side yard and rear yard setbacks shall be ten feet (10') and forty feet (40'), respectively, for those properties with Property Identification Numbers (PINs) 0787-58-3073 (Deed Book 17886, Page 1514, Wake County Registry) and 0787-57-1995 (Deed Book 17454, Page 1494, Wake County Registry).
6. Along the shared boundary lines of those properties with Property Identification Numbers (PINs) 0787-58-3073 (Deed Book 17886, Page 1514, Wake County Registry) and 0787-57-1995 (Deed Book 17454, Page 1494, Wake County Registry), the Development shall install: (i) a wall of at least six feet (6') in height; and (ii) four (4) understory trees per 100'. This Condition shall not be construed to prohibit the extension of Ghost Pony Trail.
7. The property shall be exempt from the Block Perimeter and Dead End Street requirements under UDO Section 8.3.2., and the Stub Street requirements under UDO Section 8.3.4.C.
8. All residential buildings shall have a minimum roof pitch of 4:12.
9. Maximum building height, as measured in UDO Section 1.5.7., shall not exceed 40 feet.
10. If the Development stubs to and takes access from Ghost Pony Trail, then the Development shall provide one (1) speed hump within either the Ghost Pony Trail right-of-way or an internal private drive aisle. The location of the speed hump shall be determined during subdivision plan review and subject to City of Raleigh approval.
11. All dwelling units shall incorporate at least two (2) of the following building materials into the front façades:
 - a) Cementitious lap siding (may also be referred to as "fiber cement")
 - b) Board and batten siding (made with cementitious materials or wood)
 - c) Shake and shingle siding (made with cementitious materials or wood)
 - d) Wood siding
 - e) Stone or synthetic brick
 - f) Brick
 - g) Stucco
 - h) Glass
 - i) Metal
 - j) Vinyl, only for windows, shutters, PVC solid trim boards (inside and

outside corners), and decorative elements