

**ORDINANCE NO. (2018) 886 ZC 770**  
**Effective 10/16/18**

**Z-15-18 – 511 Carolina Pines Avenue and 2640 Cherry Circle**, south of the I-40 Interchange at South Saunders Street, west of South Saunders Street, being Wake County PINs 1702373009 and 1702268517, approximately 15.61 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: September 19, 2018

1. Density for portion of property labeled AREA A1, B1, AND B2 on Exhibit RZ-1.0 will be held to a proposed development density of 6 units per acre.
2. Any frontage along Carolina Pines Avenue and AREA B2 at the northeast portion of the property along Cherry Circle shown on Exhibit RZ-1.0 shall have a Type A2 Protective Yard as defined by UDO Section 7.2.4 and will remain non-impervious, except for future public streets according to the city's Street Plan. Any additional landscaping or street yard requirements will be subject to change per development plan review.
3. No less than fifty (50) percent of the overall exterior building facades shall include a combination of the following: brick, stone, or steel. The remaining building facade will be an engineered siding material (cement board, LP Smartside). No EIFS siding allowed.
4. The stormwater runoff leaving the site for a 25-year storm shall be no greater at every point of discharge for post-development conditions than pre-development conditions.
5. Access to the upper floors of the proposed buildings will be through internal stairwells.



PROJECT NO. 200001  
SUBJECT FOR  
5220 SIX PINES RD.  
FARMINGTON, N.C. 27834  
DRYE McGLAMERY  
ENGINEERING, PLLC  
100 W. HARRIS STREET  
RALEIGH, NC 27609  
NORTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
CAROLINA PINES PROPERTY

| NO. | DESCRIPTION | DATE     |
|-----|-------------|----------|
| 1   | PRELIMINARY | 10/20/00 |
| 2   | REVISED     | 11/15/00 |
| 3   | REVISED     | 12/15/00 |
| 4   | REVISED     | 01/15/01 |
| 5   | REVISED     | 02/15/01 |
| 6   | REVISED     | 03/15/01 |
| 7   | REVISED     | 04/15/01 |
| 8   | REVISED     | 05/15/01 |
| 9   | REVISED     | 06/15/01 |
| 10  | REVISED     | 07/15/01 |
| 11  | REVISED     | 08/15/01 |
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| 99  | REVISED     | 12/15/08 |
| 100 | REVISED     | 01/15/09 |

EXISTING ZONING  
OVERVIEW  
**RZ-1.0**

