

Z-21-22 – 5504 Rock Quarry Road, set back approximately 1,000 feet southwest of Rock Quarry Road, approximately 0.5 miles driving distance from Barwell Road, being Wake County PIN 1722900891. Approximately 28.4 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: September 1, 2022

- 1) Residential density shall not exceed six (6) dwelling units per acre.
- 2) Prior to the issuance of any building permit, a bicycle and pedestrian public access easement at least twenty (20) feet in width providing a connection from the common line with the parcel identified as 3831 Centurion Drive (PIN 1722709833, Wake County Book of Deeds 15289 Page 2437) and the north boundary of the subject property as it abuts right of way of Quarryman Road (shall be recorded).
- 3) If the number of peak hour vehicle trips for development is calculated to exceed one hundred (100), as determined with reference to the ITE Trip Generation Manual, the developer shall cause a Traffic Impact Analysis to be conducted prior to Administrative Site Review approval.