

Z-25-21 – 9121 E Six Forks Road (portion), located at the northwest corner of its intersection with Baileywick Road, being Wake County PIN 1708243379. Approximately 7.44 acres rezoned to Residential-10 with Conditions and the Falls Lake Watershed Overlay Protection District (R-10-CU-FWPOD).

Conditions dated: October 11, 2021

1. Only those Permitted, Limited or Special Uses allowed in an R-1 zoning district, as well as Two-Unit Living and Multi-Unit Living, shall be allowed on the portion of the Property subject to this rezoning ordinance.
2. An apartment building type may not include dwelling units that are separated by a horizontal party wall, meaning that dwelling units in the same building must be separated by a vertical party wall. This shall not prohibit a dwelling unit from having multiple stories.
3. No more than forty (40) residential dwelling units shall be located on the portion of the Property subject to this rezoning ordinance.
4. Development of this property shall include a minimum 3,800 square feet of permeable pavers. The location and type of pavers shall be determined at site permitting.
5. Each dwelling unit shall install a minimum one (1) rain barrel on its respective lot, prior to the issuance of a Certificate of Occupancy for said dwelling unit.