

Ordinance (2012)125 ZC 680
Effective: November 20, 2012

Z-29-12 – Leesville Road, Conditional Use District – located north of Leesville Road, north of its intersection with Dominion Boulevard being Wake County PIN(s), 0778590777, 0778592755, 0778594785, 0778594570, and 0778592407. Approximately 6.77 acre(s) is rezoned from Rural Residential to Residential-6 Conditional Use District.

Conditions Dated: 12/4/12

Narrative of conditions being requested:

1. No more than twenty-three (23) single-family, detached dwelling units shall be permitted on the subject property.
2. Upon development of the subject property, a ten foot (10') wide natural protective yard except such disturbance as maybe required for the installation of a transitional protective yard and to connect to the sanitary sewer service located near the northernmost point of the Bolton lot described below, shall be provided along the common boundary line with the following properties: property now or formerly known by Wake County PIN number 0778 59 6686 and further described in Deed Book 6349, Page 439, Wake County Registry (Bolton); property now or formerly known by Wake County PIN 0778 49 9459 and further described in Deed Book 2539, Page 173, Wake County Registry (Taylor); property now or formerly known by Wake County PIN 0778 49 9957 and further described in Deed Book 12573, Page 445, Wake County Registry (Gill); property now or formerly known by Wake County PIN 0778 59 0945 and further described in Deed Book 11432, Page 2628, Wake County Registry (Rayfield); property now or formerly known by Wake County PIN 0778 59 1915 and further described in Deed Book 6514, Page 290, Wake County Registry (Maready-Ray); property now or formerly known by Wake County PIN 0778 59 2945 and further described in Deed Book 12226, Page 937, Wake County Registry (Evans); property now or formerly known by Wake County PIN 0758 59 3953 and further described in Deed Book 7387, Page 128 Wake County Registry (Dalton); property now or formerly known by Wake County PIN 0778 59 4935 and further described in Deed Book 7019, Page 290, Wake County Registry (Carmine); property now or formerly known by Wake County PIN 0778 59 5915 and further described in Deed Book 10725, Page 2089, Wake County Registry (Yonetti); property now or formerly known by Wake County PIN 0778 59 5995 and further described in Deed Book 10658, Page 195, Wake County Registry (Pang); and property now or formerly known by Wake County PIN 0778 59 6974 and further described in Deed Book 14785, Page 1725, Wake County Registry (Harris). The natural protective yard along the northern boundary line shall begin immediately south of the fence to be installed pursuant to Condition 3 below. This natural protective yard will not be a primary tree conservation area.
3. A wooden fence no more than six feet (6') in height shall be installed meandering along the common boundary line with the following properties: property now or formerly known by Wake County PIN 0778 49 9957 and further described in Deed Book 12573, Page 445, Wake County Registry (Gill); property now or formerly known by Wake County PIN 0778 59 0945 and further described in Deed Book 11432, Page 2628, Wake County Registry (Rayfield); property now or formerly known by Wake County PIN 0778 59 1915 and further

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described in Deed Book 6514, Page 290, Wake County Registry (Maready-Ray); property now or formerly known by Wake County PIN 0778 59 2945 and further described in Deed Book 12226, Page 937, Wake County Registry (Evans); property now or formerly known by Wake County PIN 0778 59 3953 and further described in Deed Book 7387, Page 128 Wake County Registry (Dalton); property now or formerly known by Wake County PIN 0778 59 4935 and further described in Deed Book 7019, Page 290, Wake County Registry (Carmine); property now or formerly known by Wake County PIN 0778 59 5915 and further described in Deed Book 10725, Page 2089, Wake County Registry (Yonetti); property now or formerly known by Wake County PIN 0778 59 5995 and further described in Deed Book 10658, Page 195, Wake County Registry (Pang); and property now or formerly known by Wake County PIN 0778 59 6974 and further described in Deed Book 14785, Page 1725, Wake County Registry (Harris). Installation of the fence shall be completed prior to issuance of the first certificate of occupancy for a residential dwelling.

4. Vehicular access onto Leesville Road shall be limited to no more than one (1) access point.