

- 3. Z-29-25 – Trailwood Drive, approximately 2.81 acres, is located at 1116 and 1126 Trailwood Drive, being Wake County PINs 0793-13-3561 and 0793-13-4482, approximately 2.81 acres rezoned to Residential – 10 – Conditional Use with a Special Residential Parking Overlay District (R-10-CU-SRPOD).**

Conditions Dated: February 5, 2026

- a. 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.
- b. The Apartment building type shall be prohibited.
- c. Residential development shall not exceed thirty-two (32) dwelling units.
- d. For the first 200' of the Property's lot depth, as measured from the Trailwood Drive right-of-way, the minimum building setback from that parcel with PIN 0793-13-4265 (Deed Book 16782, Page 175, Wake County Registry) shall be twenty feet (20').
- e. For the first 300' of the Property's lot depth, as measured from the Trailwood Drive right-of-way, the Development shall install the following planting schedule along the shared boundary of that parcel with PIN 0793-13-4265 (Deed Book 16782, Page 175, Wake County Registry):
 - i. 30 evergreen shrubs per 100 linear feet, with a planting height of 3' and an average mature height of at least 10'
 - ii. 2 understory trees per 100 linear feet
 - iii. 2 shade trees per 100 linear feet
- f. All pole mounted outdoor lighting fixtures shall be located at least fifty feet (50') from that parcel with PIN 0793-13-4265 (Deed Book 16782, Page 175, Wake County Registry).
- g. All pole mounted outdoor lighting fixtures shall not exceed fifteen feet (15') in height.
- h. The maximum light level of any pole mounted light fixture cannot exceed 0.0 footcandles measured at the property line of that parcel with PIN 0793-13-4265 (Deed Book 16782, Page 175, Wake County Registry).