

Z-33-21 – 3302, 3304, 3306 Poole Road and 637 Sunnybrook Road, located at the southeast corner of the intersection of Poole Road and Sunnybrook Road, being Wake County PINs 1723356469, 1723357400, 1723358312 and 1723356277. Approximately 1.81 rezoned to Neighborhood Mixed Use-Three Stories-Conditional Use (NX-3-CU).

Conditions dated: August 26, 2021

1. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the -NX District shall be prohibited: (i) cemetery; (ii) detention center, jail, prison; (iii) vehicle fuel sales; and (iv) vehicle repair (minor).
2. No more than 2 coin activated amusement devices shall be allowed.
3. Drive-throughs are prohibited.
4. No more than 2 bays of on-site parking with a single drive aisle shall be permitted between the building closest to the Poole Road public right-of-way and the Poole Road public right-of-way.
5. Each building located within 100 feet of a primary street shall provide a minimum of 1 primary street-facing entrance per building.
6. Each building located within 100 feet of a primary street shall provide direct pedestrian access from the public sidewalk to the primary street-facing entrance of the building.