

**Z-39-21 – 0 Whitfield Road**, located at the intersection of Whitfield Road and Battle Bridge Road, less than 1 mile from Battle Bridge Road's intersection with Rock Quarry Road, being Wake County PIN 1731872621. Approximately 10.9 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: October 15, 2021

1. Principle Uses shall be limited to Single-Unit Living, Two-Unit Living, Multi-Unit Living and Day Care. All other uses shall be prohibited.
2. Apartment building types shall be prohibited.
3. If the property is developed for Single-Unit Living, Two-Unit Living, or Multi-Unit Living, a 10' landscape buffer shall be installed fifteen (15) feet north of the shared property line with 4301 Whitfield Road, PIN 1731778332, Lot 1 in Wake County Book of Maps 2013, Page 847 and 4321 Whitfield Road, PIN 1731768917, Lot 3 in Wake County book of Maps 2013, Page 847. Said buffer shall contain a six (6) foot tall, solid privacy fence (finish side facing adjacent property) and 8 evergreen trees per 100 linear feet, with a 6' minimum height at planting. If the property is developed for a Day Care, the fence will be installed in addition to the buffer required by the UDO. This condition shall not apply to those areas along the shared property line where tree conservation is proposed, environmental features such as streams, wetlands or ponds prohibit installation, or utilities, easements, driveways or street connections prohibit installation. This buffer will be required to be in place prior to a Certificate of Occupancy being issued.
4. If the property is developed for Single-Unit Living, Two-Unit Living, or Multi-Unit Living, a 20' landscape buffer shall be installed fifteen(15) feet north of the shared property line with 7017 Lady Myrtle Lane, PIN 1731872003, Lot 4 in Wake County Book of Maps 1986, Page 1319. Said buffer shall contain a six (6) foot tall, solid privacy fence (finish side facing adjacent property) and 8 evergreen trees with a 6' minimum height at planting, 4 -2" caliper canopy trees and 25 evergreen shrubs with a minimum installed height of 18" per 100 linear feet. If the property is developed for a Day Care, the fence will be installed in addition to the buffer required by the UDO. This condition shall not apply to those areas along the shared property line where tree conservation is proposed, environmental features such as streams, wetlands or ponds prohibit installation, or utilities, easements, driveways or street connections prohibit installation. This buffer will be required to be in place prior to a Certificate of Occupancy being issued.
5. A six (6) foot tall, solid privacy fence (finish side facing adjacent property) will be installed along the shared property line with 0 Lady Myrtle Lane, PIN 1731865702, Lot 5 in Wake County Book of Maps 1986, Page 1319 in a location that aligns with the fence to be installed pursuant to conditions #3 and #4 above. This condition shall not apply to those areas along the shared property line where tree conservation is proposed, environmental features such as streams, wetlands or ponds prohibit installation, or utilities, easements, driveways or street connections prohibit installation. This fence will be required to be in place prior to a Certificate of Occupancy being issued.

6. The total number of residential units shall not exceed 85 units.
7. Future development shall preserve and protect the existing cemetery on the site, subject to any impacts associated with right of way dedication and roadway improvements to Battle Bridge Road required by the City of Raleigh and/or NCDOT for the development of the property. To that end, prior to the filing of any request for site plan or subdivision approval for the subject property or any part thereof, the applicant shall engage the services of a professional archaeologist to inventory and map the cemetery, and thereby confirm its boundaries. Prior to any site development, the resulting archaeological report shall also be filed with the State Archaeology Office. Concurrent with any building permit issuance on the rezoned land, an open (non-opaque) fence (other than chain-link) shall be installed a minimum of five (5) feet outward from the confirmed cemetery boundaries, except in areas where tree conservation is proposed, environmental features such as streams, wetlands or ponds prohibit installation, or utilities, easements, or street right of way associated with required roadway improvements for Battle Bridge Road, prohibit installation. A gate will be provided to allow access to the cemetery for maintenance purposes (periodic removal of fallen limbs, brush, etc.), and visitation.



0 WHITFIELD ROAD  
BUFFER EXHIBIT