

2. **Z-44-24 – 3300, 3304, 3308, 3312 Avent Ferry Road**, located approximately 600 feet west of the intersection of Gorman Street and Avent Ferry Road, being Wake County PINs 0793042731, 0793041646, 0793040651, and 0783949652. Approximately 2.02 acres rezoned to Residential-6-Conditional Use with Special Residential Parking Overlay District (R-6-CU w/ SRPOD).

Conditions dated: April 4, 2025

1. No dwelling units shall have more than 3 bedrooms.
2. Buildings shall not exceed two stories in height.
3. One row of structures aligned and facing Avent Ferry Rd will have a minimum setback of 20 feet.
4. A six foot solid fence shall be maintained along the rear line adjacent to PIN 0793042943 (Book 14266, Page 869), PIN 0793041848 (Book 15891, Page 1013), PIN 0793040845 (Book 17144, Page 1749), PIN 0783949845 (Book 17419, Page 574) and PIN 0783948880 (Book 19475, Page 1682). This can be a new or existing fence.
5. No more than 45 surface parking spaces shall be provided (excluding spaces in garages or driveways)
6. The apartment building type shall not be permitted.
7. A maximum of 19 dwelling units shall be permitted.