

Z-46-21 – 611 South Saunders Street, 516 ½, 518, and 520 West South Street, located in the northeast quadrant of the West South Street and South Saunders Street intersection being Wake County PINs 1703464385, 1703465311, 1703465372, and 1703466332. Approximately 0.61 acres rezoned to Industrial Mixed Use-3 stories-Urban Limited-Conditional Use (IX-3-UL-CU).

Conditions dated: August 17, 2021

1. The following uses shall be prohibited as principal uses on the property: Dormitories, fraternities, sororities; emergency shelters type A and B; colleges, community colleges, and universities; adult establishments; outdoor recreation; passenger terminals; self-service storage; heliports; airfields, landing strip; pawn shops; car ashes; warehouse and distribution; wholesale trade; light industrial uses (other than (i) bottling; (ii) brewery, winery, distillery, cidery; and (iii) food and beverage products except animal slaughter, stockyards); hotel; motel; inn; and hostel. Vehicle repair shall be a prohibited principal use on the property except that the existing vehicle repair use located on the property shall be a permitted use; upon discontinuance of such existing use for 180 consecutive days, vehicle repair shall be a prohibited principal use on the entire property.
2. Bars, nightclubs, taverns, lounges shall be permitted, provided that no live performances or dance floor shall be permitted and that outdoor, amplified music shall be prohibited beginning at (i) 10pm on Sunday through Thursday evenings and continuing until 11am the following day, and (i) 11pm on Friday and Saturday evenings and continuing until 11am the following day.
3. Light manufacturing and research and development shall be permitted as primary uses on the property, provided that:
 - a. Hours of operation shall be limited to 7am to 11pm Mondays through Saturdays and 11am to 7pm on Sundays.
 - b. No deliveries shall be scheduled or permitted by the owner of the subject property prior to 9am or after 9pm on Mondays through Saturdays nor prior to 1pm or after 6pm on Sundays.
 - c. No establishment shall occupy an area exceeding 2,000 gross square feet of building floor area.
4. Prior to issuance of the first certificate of occupancy after the effective date hereof, an opaque fence, not less than 6 feet in height, shall be installed not more than ten feet from the eastern site boundary and extending, substantially parallel with such boundary, along the entire shared boundary between the property and that parcel having PIN 1703467343 (500 W. South Street) and most recently conveyed by deed recorded in Book 17414, Page 2290 in the Wake County Registry.
5. The first site plan, of any tier, submitted for any portion of the property after the effective date hereof shall provide for not less than 4 short-term bicycle parking spaces.