

Z-47-20 7403 Leesville Road, at the northeastern corner of Leesville Road and Shady Grove Road, being Wake County PIN 0779028028. Approximately 0.71 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: April 15, 2021

1. Only the following uses shall be permitted on the property as listed in 6.1.4 of the Raleigh UDO under Residential: single unit living, two-unit living, multi-unit living, cottage court, and compact development. All other uses shall be prohibited.
2. Prior to the sale of the rezoned property or any lot within the rezoned property, whichever event first occurs, the owner shall record with the local register of deeds in the county where the property is located an aircraft noise notification statement reading as follows:

“This property lies within the Raleigh Durham International Airport composite 60 DNL noise contour projected in the long range facility plans of the airport. This statement shall not be removed without prior written consent of the Raleigh Planning and Development Director.”

This statement shall be included in restrictive covenants running with the land that are recorded prior to the sale of the property or to any lot within the property, whichever event first occurs. Within three days following recording of this statement, a recorded copy shall be provided to Planning and Development Department.

3. Any new residential dwelling[s] on the subject property shall be constructed with material and in a manner sufficient to assure a 25 dB reduction of A-weighted aircraft sound levels reaching the interior of the dwelling resulting in interior sound levels not exceeding 42 dB. A sealed letter from an architectural acoustician accredited by the Acoustical Society of America, or state Licensed Engineer or Architect to the Director of the Planning and Development Department shall be deemed to satisfy this condition.