

Z-50-20 – 4301 Pleasant Grove Church Road, located on the south side of the street, approximately 150 feet east of Wooden Shoe Lane, being Wake County PIN 0787702653. Approximately 3.07 acres rezoned to Residential-10-Conditional Use (R-10-CU).

Conditions dated: April 9, 2021

1. The following principal uses shall be prohibited on the property: outdoor sports or entertainment facilities.
2. A maximum of 24 dwelling units shall be permitted on the property.
3. No building containing any residential dwelling unit shall be located within 30 feet of the eastern and western boundaries of the property, which are adjacent to all or a portion of those lots described on Exhibit A, attached.
4. The area within 15 feet of the western, southern, and eastern boundaries of the site, which are adjacent to those lots listed on Exhibit B, attached, where not comprising part of any recorded Tree Conservation Area or easement on the property, shall contain an opaque fence a minimum of 6 feet in height.
5. All residential buildings shall include (i) pitched, shingled roofs with a minimum pitch of 4:12; (ii) building facades, exclusive of roofs, windows, doors, soffits, trim, and foundations, shall be comprised of one or more of wood, masonry (including without limitation, natural and manufactured masonry), and cementitious siding (and shall not consist of aluminum, vinyl, or synthetic stucco (EIFS)); and (iii) at least two (2) of the following architectural features or elements: gables, dormers, columns, window shutters, porches, stoops, and bay or bow windows.
6. No rooftop terraces shall be permitted.

Exhibit A

PIN	Address	Book	Page
0787700733	4305 Pleasant Grove Church Road	14977	2124
0787609427	4300 Sunburst Court	2988	227
0787705379	0 Daystar Lane	3646	1
0787704669	4209 Pleasant Grove Church Road	17186	2190

Exhibit B

PIN	Address	Book	Page
0787700733	4305 Pleasant Grove Church Road	14977	2124
0787609427	4300 Sunburst Court	2988	227
0787705379	0 Daystar Lane	3646	1
0787704669	4209 Pleasant Grove Church Road	17186	2190
0787701440	0 South Wind Drive	3067	744