

Z-60-21 – 44112, 4408, 4404, 4324 Tryon Road, located approximately 200 feet east of the intersection with Silver Moon Lane, being Wake County PINs 0782582140, 0782584220, 0782586442, 0782589356. Approximately 6.24 acres rezoned to Industrial Mixed Use-3 Stories-Conditional Use (IX-3-CU) with SWPOD, SHOD-1, SRPOD.

Conditions dated: January 7, 2022

1. As to properties located at 4412 Tryon Road (Deed Book 8591, Page 394) and 4408 Tryon Road (Deed Book 8591, Page 391), the following uses, otherwise permitted in the IX district, shall be prohibited:
 - a. all Residential uses;
 - b. Adult establishment;
 - c. Bar, nightclub, tavern, lounge;
 - d. Eating Establishment;
 - e. Pawnshop;
 - f. Vehicle Fuel Sales (including gasoline and diesel fuel);
 - g. Vehicle Sales/Rental;
 - h. Vehicle Service Uses; and
 - i. Drive-thru or drive-in facilities.
2. As to properties located at 4404 Tryon Road (Book 16129, Page 1962) and 4324 Tryon Road (Book 15549, Page 1431), only those Permitted, Limited or Special Uses allowed in the OX zoning district as well as Light Manufacturing, Light Industrial and Warehouse & Distribution uses as shown in Section 6.1.4 Allowed Principal Use Table of the City of Raleigh Unified Development Ordinance shall be allowed on the subject property. Notwithstanding the foregoing, drive-thru or drive-in facilities and outdoor display shall not be permitted.
3. No building shall be located within fifty feet (50') of the common boundary between property owned by the Crescent Ridge Property Homeowners Association, Inc. (Book 12189, Page 1296) and properties located at 4404 Tryon Road (Book 16129, Page 1962) and property located at 4324 Tryon Road (Book 15549, Page 1431.)
4. No building shall exceed two (2) stories in height.
5. Total Building Gross Floor Area on the subject property shall not exceed 100,000 square feet.
6. A minimum twenty foot (20') wide landscape buffer, tree area pursuant to Section 9.1.9 of the UDO or Tree Conservation Area shall be provided on the properties located at 4404 Tryon Road (Book 16129, Page 1962) 4324 Tryon Road (Book 15549, Page 1431) adjacent to the property owned by the Crescent Ridge Property Homeowners Association, Inc. (Book 12189, Page 1296). In the event this buffer is used as a part of Tree Conservation Area for the site, this buffer shall remain in its natural vegetated state so to count toward the required Tree Conservation Area. In the event a buffer is installed, the planting shall consist of four (4) Shade Trees per 100 linear feet and four (4) under-story trees per 100 linear feet.
7. A minimum twenty foot (20') wide landscape buffer shall be provided on the subject property along the common boundary line with property located at 4322 Tryon Road (Book 8715, Page 1241). In addition, a wooden fence at least seven feet (7')

tall shall be installed along the landscaped buffer on the side furthest away from the property located at 4322 Tryon Road (Book 8715, Page 1241).