

**Z-62-20 – 3300, 3304, 3308 Avent Ferry Road**, located approximately 500 feet west of its intersection with Gorman Street, being Wake County PINS 0793040651, 0793041646, and 0793042731. Approximately 1.54 acres rezoned to Residential-6-Conditional Use (R-6-CU) with SRPOD.

Conditions dated: May 21, 2021

1. No residential dwelling unit shall have more than three bedrooms.
2. All principal and accessory structures located on the three properties:  
3300 Avent Ferry Road Pin# 0793042731 Book 17597 Page 1319  
3304 Avent Ferry Road Pin# 0793041646 Book 17706 Page 1934  
3308 Avent Ferry Road Pin# 0793040651 Book 17628 Page 2260  
Shall not be voluntarily demolished prior to (02/01/23)
3. Buildings shall not be more than two stories in height.
4. All structures shall have a minimum setback from Avent Ferry Road of 45 feet.
5. There shall be a 40 foot undisturbed buffer, and a six foot privacy fence installed along the back property boundary. The buffer is not required in locations where it conflicts with existing and proposed Public right-of-way, access easements, slope easements, or utility easements with adjacent parcels identified in deed book as properties;  
3301 Octavia Street Pin# 0793042943 Book 14266 Page 0869  
3309 Octavia Street Pin #0793041868 Book 15891 Page 1013  
3313 Octavia Street Pin #0793040845 Book 17144 Page 1749
6. If approved by the City, parking spaces shall be established in one bay of surface parking, and limited to three spaces per dwelling unit, excluding driveway and garage if proposed in site and building plan.
7. In the event that TC-5-20 is approved, such as townhomes and apartments are permitted in Residential-6 (R-6) zoning, apartments shall be prohibited on subject properties.