

Z-71-21 – 1321 Strickland Road, located , on the north side, approximately 1/5 of a mile east of its intersection with Leesville Road and adjacent to I-540, being Wake County PIN 0788155943. Approximately 16.25 acres rezoned to Residential-4-Conditional Use w/FWPOD and SHOD-1 (R-4-CU w/FWPOD & SHOD-1).

Conditions dated: April 27, 2022

1. There shall be no more than twenty (20) residential dwelling units on the property.
2. The following Principal Uses as listed in UDO Section 6.1.4. that are permitted, limited, or special uses in the R-4 district shall be prohibited: (i) Two-unit living; (ii) Multi-unit living; (iii) Multi-unit supportive housing residence; (iv) Congregate Care; (v) Continuing Care Retirement Community; and (vi) Rest home; (vii) School, public or private (K-12); (viii) Day care center; (ix) Golf course; (x) Outdoor sports or entertainment facility (<250 seats); and (xi) Outdoor sports or entertainment facility (>250 seats).
3. There shall be a minimum fifty-foot (50') principal building setback from the shared boundary lines of the following properties: PIN 0788-16-8450 (Deed Book 16499, Page 806, Wake County Registry), PIN 0788-16-8076 (Deed Book 9062, Page 639, Wake County Registry), PIN 0788-15-8758 (Deed Book 18768, Page 465, Wake County Registry), PIN 0788-15-8469 (Deed Book 14694, Page 169, Wake County Registry), PIN 0788-15-8291 (Deed Book 3347, Page 270, Wake County Registry), and PIN 0788-14-8972 (Deed Book 18524, Page 2661, Wake County Registry).
4. The property shall provide a Type B1 Protective Yard as defined by UDO Section 7.2.4. along the shared boundary lines of the following properties: PIN 0788-16-8450 (Deed Book 16499, Page 806, Wake County Registry), PIN 0788-16-8076 (Deed Book 9062, Page 639, Wake County Registry), PIN 0788-15-8758 (Deed Book 18768, Page 465, Wake County Registry), PIN 0788-15-8469 (Deed Book 14694, Page 169, Wake County Registry), PIN 0788-15-8291 (Deed Book 3347, Page 270, Wake County Registry), and PIN 0788-14-8972 (Deed Book 18524, Page 2661, Wake County Registry), except for those areas to be designated as tree conservation area (TCA), areas encumbered by road improvements, or subject to any governmental easements.