

CONDITIONAL USE ZONING PERMIT

PETITION: Z-618-91-1

APPLICANTS
AND ADDRESSES:

Ramsey A. Salman
431 Sorrell Street, Cary, NC 27513

W. Curtis Westbrook, Sr.
919 Kildaire Farm Road
Cary, NC 27511

William E. Stevens
3700 Williamsborough Court
Raleigh, NC 27606

OWNERS:

Muna A. Salman, c/o Ramsey Salman
W. Curtis Westbrook, Sr.
William E. Stevens

LOCATION OF PROPERTY:
of the
and Cornwall Road

South of Cornwall Road, approximately 100' west
intersection of Kildaire Farm Road

TAX MAP & PARCEL:
AREA:
APPROVED ZONING:
Institutional Conditional

Tax Map 31, Parcels 118, 119, 120
4.41 acres
Business-2 Conditional Use and Office &
Use

DATE OF APPROVAL:

June 27, 1991

B-2 ZONING CONDITIONS (2.75 acres)

1. A 100 foot undisturbed natural buffer on the western side of the rezoned parcels adjoining the residential subdivision as indicated on a plan dated May 29, 1991, and titled "Rezoning Map."
2. The parcels rezoned B-2 Conditional Use will be used only as a parking lot to satisfy the expansion needs of the existing store or any other future tenant occupying the existing commercial structure on the southern side of the rezoned properties. An exception to that is the encroachment of a portion of the future building addition contiguous to the existing commercial building at the existing shopping center on the southern side of the parcels being rezoned.
3. There will be no access from Cornwall Road to the proposed parking lot. All vehicular and truck traffic will continue to access the proposed parking lot from the existing curb cuts off Kildaire Farm Road.

- 4-A. There will be a 15 foot street front buffer along Cornwall Road. The proposed parking lot will be screened from the Cornwall Road side with street trees in accordance with the Cary Landscape Ordinance.

The planting of screening will be completed at the time the proposed parking lot receives the certificate of occupancy. Street trees and screening will be maintained by the owner of the proposed parking lot.

- B. If the parking lot is northern boundary extends to the 15 foot street front buffer line, then the street front tree buffer with evergreen hedges shall be five feet in height.
- C. If the parking lot's northern boundary is set back from the 15 foot street front buffer, then screening of five foot high evergreen hedges will be planted at the edge of the northern boundary of the proposed parking lot.
5. A minimum of 180 lineal feet of wooden plank fence, six feet in height measured from the ground-up, and made up of 1 x 6 yellow treated pine wood planks with 1/4" spacing will be built in the area near the western side of the proposed parking lot and parallel to it as indicated in the plan titled "Rezoning Plan" and dated May 29, 1991. The fence will be maintained by the owner of the proposed parking lot.
6. Signage shall comply with the uniform sign package.
7. Any proposed building addition contiguous to the existing commercial structure on the southern side and encroaching on the B-2 CU rezoned land will not exceed the height of the existing building.

O&I CONDITIONS (1.66 acres)

1. Maximum of forty feet height from existing Cornwall Road grade level.
2. Driveways to be located as part of the site development process.

NOTE: Original document on microfilm.