

Zoning Conditions
4801 Burlington Mills Road (PIN 1758498280)
REZ-25-06
Updated Version Submitted 6/11/26

1. The following Principal Uses as listed in LDO Table 5.1 that are permitted or special uses in the CH District shall be prohibited: Dwelling, Upper Story Unit; Lodge or Private Clubs; Bars and Nightclubs; Breweries and Distilleries; Gas Station; Retail Sales and Services, Shopping Center; Tattoo Establishment; Vape and Tobacco Store; Vehicle, Rental and Sales; Vehicle, Minor Service; Vehicle, Major Service; Animal Care; Fulfillment Center.

2. The development of the Property shall be in substantial conformance with the accompanying Concept Land Use Plan. Locations shown for committed elements including, but not limited to greenways, streets, and open areas shown on the Concept Land Use Plan, may be adjusted to conform to LDO requirements or as permitted as a minor adjustment by the Land Development Administrator.

3. There shall be no more than 40,000 square feet of gross floor area for any nonresidential use.

4. There shall be a one hundred fifty foot (150') minimum building setback from the eastern property line shared with the adjoining properties in the Barrington Subdivision, including 516, 520, 524, 528, 532, 536, 540, and 544 Barrington Hall Drive (Lots 1-8 as shown in the "Final Plat for Barrington Subdivision Phase 1" recorded at Book of Maps 2017, Page 2255, Wake County Registry) (the "Barrington Hall Drive Properties") and the Open Space parcel surrounding the Barrington Phase 2 townhomes (Lot labeled "OPEN SPACE 3.919 AC" in the "Final Plat for Barrington Subdivision Phase 2" recorded at Book of Maps 2019, Page 2048, Wake County registry) (the "Barrington Townhome Open Space").

5. The maximum building height shall be 55 feet.

6. The Required Perimeter Buffer at the common property line with the Barrington Hall Drive Properties shall be a Modified Type 3 Perimeter Buffer with a minimum width of 50 feet. This buffer shall include a minimum planting standard of 5 canopy trees, 2 under story trees, 9 evergreen shrubs and 60 deciduous shrubs per 100 linear feet. A minimum of 50% of the total required canopy trees shall be evergreen.

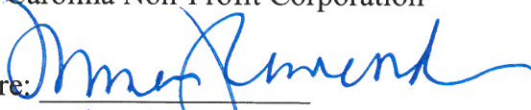
7. A fifty (50) foot undisturbed buffer is required along the common property line with Barrington Townhome Open Space lot. This buffer shall remain undisturbed except as may be necessary (a) to install additional landscaping needed to meet applicable Perimeter Buffer requirements and (b) to accommodate utilities and their easements.

The Property owners hereby offer, consent to, and agree to abide, if the rezoning request is approved, the conditions written above.

WakeMed Property Services,
a North Carolina Non-Profit Corporation

Signature: _____

Date: _____


6/15/2026