

The Town Board approved the Corridor Commercial Conditional Zoning District (CC-CZD) on 7-10-2023, with the following conditions regarding the use of the subject property. The following uses shall be permitted:

1. Live/Work Unit
2. Community Services
3. Civic Club / Lodge
4. Day Care, Accessory
5. Day Care, Commercial
6. School, Trade / Vocational
7. Bank / Credit Union
8. Government Services / Agency
9. Utility Building / Uses
10. Medical Offices
11. Ambulatory Healthcare
12. Hospital / Medical Center
13. Parks / Facilities, Open & Civic Space
14. Greenways
15. Bus Stop
16. Parking Deck
17. Vehicle / Charter Services
18. Solar Energy Panels
19. Broadcasting Station / Radio, Television, Or Filming Studio
20. Small Wireless Facilities
21. Telecommunication Facilities/Services
22. Restaurants/Food Service & Sales
23. Restaurant, Mobile
24. Office, Business/Professional
25. Hotel/Motel/Extended Stay Facility
26. Indoor Recreation
27. Game Room/Arcade
28. Outdoor Recreation
29. Recreation Facility, Private
30. Retail Sales & Service
31. Brew Pub/Bar
32. Convenience Store/Kiosk
33. Dry Cleaning/Laundromat
34. Farmers Market
35. Health Club/Gym
36. Shopping Center
37. Specialized Repair Service
38. Small Engine Repair
39. Vehicle Parts & Accessories, Retail
40. Manufacturing, Artisan Products
41. Accessory Uses
42. Business Incubator
43. Temporary Mobile Units
44. Vending Machines
45. Animal Hospital/Veterinary Clinic
46. Pet Service

The Town Board approved the Corridor Commercial Conditional Zoning District (CC-CZD), with the following conditions regarding site specific standards:

1. Parking lots will be screened from the public right-of-way with evergreen shrubs and include planted internal landscaped islands provided that such buffer does not impede interconnectivity between adjoining developed areas. The parking area shall be designed with (2) landscape islands for the first (20) spaces and (1) additional landscaped island for each (15) spaces.
2. The proposed development will include sidewalks and pathways providing connectivity between developed areas on the property north of the Fuquay Varina Parkway and developed areas south of the Fuquay Varina Parkway.
3. An additional 5-foot buffer resulting in a total of a 30-foot-wide Type A buffer along the eastern property line abutting residential zoned properties shall be required. Existing vegetation may be retained and supplemented as needed to achieve the intent of a Type A buffer. A 30-foot Type A buffer shall also be established along the northern property line adjacent to existing residential properties.
4. The site development will conform with the design criteria outlined in the Unified Design Document prepared for Autumn River Crossing dated January 26, 2023, revised through May 12, 2023, and as revised from time to time as needed. (See Attached).
5. The site development plan shall be consistent with the Concept Plan prepared by Solli Engineering, for Autumn River Crossing 7355 S. NC Hwy 55, Fuquay-Varina dated 05/12/23. (See Attached).
6. The site development shall include internal amenity area in the form of central greens, patios, outdoor dining area, walking trails and pocket parks as to encourage community gathering and people watching. Such internal amenity spaces shall be designed in accordance with the following requirements:
 - a. Each individual development area and/or pad will have a minimum of 5% internal amenity area. Compliance with the 5% internal amenity area shall be demonstrated on the Site Plan prior to approval.
 - b. The overall site will include an aggregate amenity space of no less than 10%. A master amenity space plan shall be provided with the initial site plan application. Compliance with the amenity space requirement shall be managed through updates at the time of each subsequent site plan application.
7. The site development will include the dedication of 120 wide right-of-way and construction of the interim conditions of the Fuquay-Varina Parkway through 1236 Clayton Road at the time of subdivision application unless otherwise specified through an executed developer agreement.