Ordinance (2000) 757 ZC 476
Effective: 3/21/2000

Z-13-00 Ebenezer Church Road, east side, north of US 70 West, being Wake County PIN Map 0777 69 7171. Approximately .87 acre rezoned to Industrial-1 Conditional Use.

Conditions (3/7/00):

1. The use of the property should be limited to a Landscaping and Lawn Maintenance Business with outdoor storage of materials and equipment and to those uses in the Office and Institution-1 District as follows: (a) General Uses. All General uses permitted in Code Section 10-2035(b)(1) save and except cemetery, veterinary hospital, parking lot, parking deck, parking garage, utility services/substation/power plant (b) Conditional Uses. All conditional Uses permitted in Code Section 10-2035(b)(2), save and except Emergency Shelter Type B, telecommunication towers and temporary event and (c) Special Uses. All Special uses permitted in Code Section 10-2053(b)(3), save and except, airfield, landing strip and heliport, bed and breakfast inn, guest house facility, manufacturing-specialized, non-residential related service, including eating establishments without drive-thru service or drive-in service, correctional/penal system (governmental), outdoor stadium, outdoor theater, outdoor racetrack, outdoor movie theater, telecommunication tower.

All other General, Conditional, Special uses permitted under the above-referenced portions of Code Sec. 10-2035 as of the date of the approval of this Zoning Case are permitted together with the above-referenced Landscaping and Lawn Maintenance Business with outdoor storage of materials and equipment.

All outdoor storage will be screened from all abutting properties and roads/streets by a closed wooden fence at least six feet in height or by the principal building. The proposed fencing will be screened with vegetation (trees and shrubs meeting the standard of Code Sec. 10-2082.9(g)(2) "Height and Planting Requirements" for fences and walls). The fence will be no closer than 20 feet from the right-of-way of Ebenezer Church Road and shall be no closer than 30 feet (30') from the south line of the property.

2. Site lighting will be designed in such a way that the light source is directed downward and not visible from the neighboring properties.

3. Extra right-of-way dedicated shall be reimbursed at the current Residential-4 value.

4. Upon redevelopment, this property shall comply with Planning Commission Recommendation CR-7107.