

**Z-80-94 Leesville Road**, west side, at its southern intersection with Westgate Road, being Parcel 8663, Block 03, Tax Map 0788.13 rezoned to Office and Institution-1 Conditional Use.

Conditions: dated 11/17/94

1. A fifty foot (50 ft.) wide protective yard shall be provided along the western boundary, adjacent to PIN number 0788.13-03-6479.
2. Fifteen feet along the Leesville Road frontage, SR 1822, shall be excluded from the rezoning and in lieu shall be dedicated for road right-of-way upon site plan approval or subdivision of the subject property, whichever shall occur first.
3. A twenty-foot deep street yard shall be employed along public street frontage.
4. Building height shall not exceed two stories or 35 ft., maximum, and shall contain a pitched roof. The primary building material shall be brick, 80% minimum for all building faces, not counting doors, roof or fenestration.
5. Development plans shall include a Stormwater Management Plan meeting the intent of CR 7107.
6. Only office building and institutional uses shall be permitted; no residential use or uses requiring special use approval shall be permitted.