

ORDINANCE 453 ZC 445
EFF: 11/17/98

Z-47-98 Ebenezer Church Road, west side, between Barefoot Industrial Road and Glenwood Avenue, being Wake County Tax Map Parcels 0777.02 69 5348, 3450, and 1423. Approximately 3.3 acres rezoned to Industrial-1 Conditional Use.

Conditions: (11/03/98)

1. To adhere to requirement CR 7107 regarding the control of stormwater run off.
2. No billboards to be erected on site(s).
3. Any ground sign(s) erected for the operations on the site will be low profile.
4. The street protective yard will be 70 feet for new construction.
5. The following will NOT be permitted for these properties:
 - a. No bar, nightclub, tavern or lounge;
 - b. No retail food store;
 - c. No Hotel Motel operations(s);
 - d. No landfill operations(s);
 - e. No mining and/or quarrying;
 - f. No Rifle ranges;
 - g. No parking lot(s) for any off site commercial business.
6. Any additional right-of-way needed for Ebenezer Church Road will remain at R-4 values for reimbursement purposes.
7. If the existing residential structure(s) is/are removed, an earthen berm will be installed in any required transitional protective areas, as set forth in 10-2082.9(G5).
8. To assure that all lots front on a public street, before any use other than a residential dwelling is placed on any lot within the rezoned land, all lots within this rezoning ordinance shall be:
 - (1) recombined into one or more parcels fronting on a public street;
 - (2) or recombined with adjoining properties;
 - (3) or a combination thereof.