

Z-55-92 Jones Sausage Road, east side, midway between Auburn Church Road and Rock Quarry Road, being Parcel 306, Tax Map 634 rezoned to Industrial-1 Conditional Use District.

CONDITIONS:

1. Street Access: Public street access shall be by one curb cut onto State Road 2547 (Jones Sausage Road).
2. Street Yard: A 15' Street yard shall be provided along State Road 2547 for its entire frontage with the exception of driveway. Said 15' street yard shall be heavily planted (twice as heavy as required by Landscape Ordinance) with 2 shade trees per 50 linear feet, and 1 understory tree per every 35 linear feet. This 15' protective street yard is in addition to the right-of-way widening.
3. Floor Area Ratio: The maximum floor area ratio shall not exceed .25.
4. Maximum Site Coverage: The maximum lot coverage for building and parking shall not exceed 70%.
5. Use and Restrictions: The site may not be utilized for retail sales.
6. Site Layout: The subject property will be developed with the building having a brick and glass exterior on the face fronting the street and fenced-in yard area to the rear of the building only.
7. For reimbursement purposes, extra right-of-way and slope easements needed for the future widening of Jones Sausage Road shall remain at residential value. This applies for the 35' of depth along the entire frontage of Jones Sausage Road.