

**Z-98-95 Lynn Road**, south side, at its western intersection with Six Forks Road, being Map 1706.07, Block 79, Parcels 0853 and 1939, and Map 1707.19, Block 60, Parcel 9055. Approximately 4.9 acres rezoned to Neighborhood Business Conditional Use and Shopping Center Conditional Use.

**Conditions: (11/29/95)**

Neighborhood Business CUD Tract

1. The following uses shall not be permitted on this tract; bar, night club, lounge, tavern; automotive service and repair facility; drive-through restaurants; hotel/motel; movie theater; emergency shelter type A or B; landfill; manufacturing; mini-warehouse storage facility; nor any special uses in the Neighborhood Business District which presently require City Council or Board of Adjustment approval.
2. Access to the site shall be limited to the existing driveways; one on Six Forks Road and one on Lynn Road.
3. A 30 foot Type B Transitional use protective yard (existing) shall be provided along the south property line adjacent to Northclift subdivision, lots 1-11 identified by the following PIN Numbers: 1706.07-79-2541, 1706.07-79-1507, 1706.07-79-0631, 1706.07-69-9665, 1706.07-69-9700, 1706.07-69-8734, 1706.07-69-7778, 1706.07-69-7803, 1706.07-69-6837, 1706.07-79-3419, 1706.07-79-1573.

Shopping Center CUD Tract

The uses permitted on this tract shall be limited to vehicular parking and retail sales (convenience, general, and personal service) and eating establishments (no drive-thru) outdoors or in an accessory structure.

Neighborhood Business CUD Tract and Shopping Center CUD Tract

Any increased storm water runoff resulting from an increase in impervious surface on site in excess of ten (10) percent above the presently existing impervious surface (3.1 ac) shall be captured, controlled and released according to CR 7107.