

Z-7-91 Avent Ferry Road, south side, at its intersection with the west side of Trailwood Drive, being Parcel 3, Tax Map 576, rezoned to Office and Institution-1 Conditional Use District.

Conditions:

- A. Maximum Building height shall be 25 feet.
- B. FAR shall not exceed 20%.
- C. There shall be no driveway access onto Avent Ferry Road.
- D. Max Residential density shall not exceed ten (10) dwelling units per acre.
- E. A Greenway, running parallel to the Southern Property line described as 229 feet in length and S 89-07'w, measured twenty five (25') feet in width from said property line shall be reserved for a period of 12 months from the date of advertisement and shall remain at residential value.
- F. Additional right-of-way for Trailwood Drive shall remain at residential value.
- G. No uses allowed by Special Use Permit other than those of a day care facility shall be permitted.
- H. The following uses shall be prohibited:
 - a. Hospitals
 - b. Parking lot, funeral home, radio and television studios,
 - c. Adult establishments, related service facilities such as snack bar, restaurant, barber shop, cosmetic arts shop, beauty shop, gift shop or office supply sales.
 - d. Country clubs, golf course, swimming pools, tennis courts, basketball courts, racquetball courts, weight and exercise rooms, indoor ice skating rinks, and indoor roller skating rinks, all operated for profit.
 - e. Telecommunications towers including relay stations for commercial operations such as cablevision, radio telephone, radio and television stations.
 - f. emergency shelters type B.