

**Z-90-97 Tryon Road**, south side, opposite Gorman Street, being Tax Map Parcel 0782.12 87 5234. Approximately 2.6 acres rezoned to Neighborhood Business Conditional Use with the Secondary Reservoir Watershed Protection Overlay District adjusted to match the ridge line on the property.

Conditions: (11/11/97)

1. All paved portions of the site shall be designed to drain toward the Walnut Creek drainage basin.
2. Stormwater detention shall be provided to the extent necessary to lower the post-development discharge rate for the ten-year frequency storm to where it is as though no portion of the property currently outside the Walnut Creek drainage basin had been added to the flow.
3. Reimbursement for future right-of-way dedication shall be based on Rural Residential (RR) property values.
4. Use of the property as a convenience store shall require that the fuel distribution islands and the overhead canopy for the store be located not on the Tryon Road frontage, but behind the store (south of the building), that the building be veneered with sandstone, and that an accessory carat use is specifically prohibited.
5. Freestanding signs shall be monument signs in form and not pole signs.
6. Low berms shall be incorporated into any detention pond area to shield the pond to the extent possible from driver's eye views from the interior of the subject site.
7. A protective yard shall exist on the southernmost eighty (80) feet of the property, as defined by a line constructed parallel to the southern property line and reaching from the eastern property line to the eastern edge of the Gorman Street extension right-of-way corridor. Use of a portion of the protective yard as a septic tank location, septic tank drain field, and required repair area is specifically allowed.
8. Street trees along the Tryon Road frontage shall be crepe myrtles of a species selected to not interfere with the overhead power lines at maturity. Street trees along the Gorman Street extension frontage shall be hardwood shade trees with an initial minimum installation caliper of four inches, as measured six inches from the ground. The eastern buffer adjacent to the church property shall contain a continuous evergreen screen. The portions of the protective yard area not utilized for septic tank drain field, repair area, or any other protective yard use shall be revegetated with trees following demolition of the house in that area.