

ORDINANCE (1997) 247 ZC 425
Effective: December 2, 1997

Z-99-97 West Millbrook Road, south side, west of Creedmoor Road, being a portion of Tax Map 0796.06 38 8261. Approximately .73 acre rezoned to Neighborhood Business Conditional Use.

Conditions: 11/24/97

1. Only Buffer Commercial uses permitted and natural deck not to exceed 1500 sq. ft. which may include outdoor seating area for a coffee bar. Coffee Bar is defined as one room located in the existing flower shop/gift shop which will be upfitted with a counter for serving coffee and several small tables set up in the general area for customers to rest from their shopping and enjoy their "coffee break". Coffee beans, coffee cups, pots, etc. will also be sold in this area. The existing layout and design of the building will not be changed.
2. No commercial parking lot will be permitted.
3. Existing structure will remain. If destroyed for any reason any new structure shall have a slope roof at a minimum of 5 1/2: 1 pitch, wood siding, double hung windows and will be no larger than 2500 sq. ft.
4. Maximum building height not to exceed forty feet.
5. Additional right-of-way from Millbrook Road will remain at R-4 Value.
6. Storm water runoff complies with Certified Recommendation 7107 of the Raleigh Planning Commission, as if zoned R-4.