Ordinance: 258 ZC 694  
Effective: January 7, 2014

Z-23-13 - Ebenezer Church Road, Conditional Use - located on the west side, south of its intersection with Barefoot Industrial Road, being Wake County (PIN 0777-69-6704). Approximately 1.0 acre to be rezoned from IND-1 CUD, to IX-3-CU.

Conditions Dated: 11/7/13

Narrative of conditions being requested:
Removal of rezoning conditions placed on this parcel (PIN 777-69-6704) as per approved case #Z-52-95 and replace with the following conditions:
1. No billboards or off-premise signs will be erected on site.
2. Any ground-mounted sign erected on the site will be low profile.
3. The following uses will not be permitted for this property:
   i. Bank
   ii. Bar, nightclub, tavern or lounge
   iii. Adult establishment
   iv. Eating establishment with drive-through
   v. Overnight lodging
   vi. Movie theatres
   vii. Shooting range
   viii. All residential uses listed in UDO Article 6.2
   ix. Passenger terminals
   x. Pawnshops
   xi. Detention centers, jails, prisons
4. Business hours of operation to be limited to the hours between 7 am and 10 pm.
5. The floor area ratio for the property shall not exceed 0.23.
6. All site lighting fixtures shall be full-cutoff type.
7. A street protective yard a minimum of 50 feet wide and vegetated at least to SHOD-1 standards shall be maintained along the site’s Ebenezer Church Road frontage except where impacted by the following:
   i. A single access drive not to exceed 24’ in width measured from back of curb to back of curb
   ii. Tree conservation areas
   iii. The existing structure located near the southeastern portion of the site having approximate dimensions 25’ x 30’.
   iv. Concrete sidewalk for pedestrian connectivity between the site, existing structure and Ebenezer Church Road.