

Rezoning
Z-49-20
3624 Tryon Road

Site Location



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Aerial

Exhibit 2



Rezoning Conditions

1. Access to Tryon Road shall be limited to a maximum of one access point.
2. No structure shall be constructed within the CM-CUD zoned portion of the rezoned Property, save and except for stormwater control structures and accessory structures thereto and utility services and accessory structures thereto, as may be allowed by the UDO.
3. No part of the CM-CUD zoned portion of the rezoned Property shall be used for parking.
4. Only the following uses shall be permitted:
 - (a) Household Living, except manufactured home development.
 - (b) Group Living, except dormitory, fraternity or sorority.
 - (c) Civic, except college, community college, university and schools, public or private.
 - (d) Medical.
 - (e) Office.
 - (f) Parking.
 - (g) Personal Service, except animal care (outdoor).
 - (h) Retail sales (excluding vehicle fuel sales).
 - (i) Contractor office and equipment storage and repair.
 - (j) Lawn, tree and garden services.
 - (k) Trailer storage and drop off lot.
 - (l) Vehicle Service.
 - (m) Community garden, plant nursery, produce stand, urban farm.

Rezoning Conditions Continued

5. The above permitted uses shall be further limited to either:

(a) Residential uses as listed in items 4(a) and 4(b) above with a maximum density of ten (10) units per acre may be developed; OR

(b) One or more nonresidential uses as listed in 4(c) through 4(m) above may be developed, subject to the stated maximum building square footages for each type of use as follows:

(i) Civic, Office and Medical uses listed in 4(c) through 4(e) above shall not exceed 10,000 square feet gross floor area in the aggregate;

(ii) Uses listed in 4(g) and 4(h) above shall not exceed 4,000 square feet gross floor area in the aggregate; and

(iii) Uses listed in 4(i) through 4(m) shall not exceed 40,000 square feet gross floor area in the aggregate.

6. A 35-foot wide Type B-2 Protective Yard shall be installed and maintained along the east property line, as adjacent to residentially zoned properties (properties: PIN 0782975189 BK 15298-500; PIN 0782975281 BK 16634-2222; PIN 0782975283 BK 15264-1104; PIN 0782975295 BK 17145-2075; PIN 0782975299 BK 17559-2239; PIN 0782976301 BK 14898-805; PIN 0782976304 BK 14926-373; PIN 0782976316 BK 16914-1732; PIN 0782976319 BK 17421-1940; PIN 0782976422 BK 17265-2053; PIN 0782976424 BK 14892-2590; PIN 0782976436 BK 16214-2568; and PIN 0782976556 BK 16802-2469).

7. No drive-through service shall be permitted.

8. Hours of operation of all businesses on the Property shall be limited to 7:00 a.m. to 8:00 p.m.

Preliminary Site Layout

***subject to change



ELLIS TRACT: PRELIMINARY SKETCH PLAN