

Zoning Case 2007-29

Request by Management Services Corporation for a rezoning of six (6) parcels totaling 6.752 acres from R-2 General Residential to B-2 General Commercial. The property is located at 181 Main Street and is further identified as tax map numbers 160A2-4-2, 160A2-4-3, 160A2-4-4, 160A2-4-6A, 160A2-4-2A and 160A2-4-6.

At a regular meeting of the Board of Supervisors and Planning Commission held at the Administration Building thereof on Tuesday, the 21^h day of August, 2007 at 7:00 p.m. the request was approved with the following proffers:

1. All proposed outdoor lighting will be glare-shielded and directed as to prevent illumination across property lines;
2. The applicant agrees to utilize low impact storm-water management techniques for any proposed development of said parcels;
3. Mechanical equipment shall be screened from public view at ground level at the property lines by landscaping materials or building materials as approved at the time of a plan development;
4. All utility lines shall be underground, except for junction boxes, meters, and existing overhead utility lines. Installations of underground lines are subject to the authority of the utility provider as well as technical and/or environmental constraints;
5. An evergreen buffer will be planted adjacent to the residentially zoned property upon completion of any future site development. The buffer shall be a double staggered row, six (6) feet in height at the time of planting;
6. The applicant agrees that any structure it constructs on said parcels shall be aesthetically pleasing with materials that will be low maintenance to provide a long lasting high quality appearance.

Numbers seven (7) through ten (10) below refer to existing and future areas while the commercial radio tower is located on the site, and is made conditional upon rezoning the above referenced parcels to B-2.

7. No new improvements will be constructed on the site prior to the demolition and removal of the radio tower. This does not include additions, renovations, or upgrades to existing improvements on the site; or necessary and/or mandatory equipment associated with existing improvements on the site;
8. The following uses shall be prohibited:
 - a. General and convenience stores;
 - b. Oil and gas exploration, extraction and production;
 - c. Automobile service stations;
 - d. Garages, public;

- e. Shopping center;
 - f. Shopping complex;
 - g. Telephone repeater stations, with no external antennas;
 - h. Automobile laundry or car wash;
 - i. Retail a
 - j. Automotive parts store;
 - k. Dormitories;
 - l. Excavation contractor's facilities and yards for storage of equipment intended for off-site use;
 - m. Feed and seed stores;
 - n. Golf driving range;
 - o. Kennels;
 - p. Light manufacturing, processing and packaging of products;
 - q. Pest exterminating businesses;
 - r. Sign manufacturing;
 - s. Truck stop;
9. Proposed dumpsters, trash receptacles shall be screened from public view using landscaping, fencing, and/or masonry enclosures compatible with the architectural design of the building;
10. No business shall begin services to the public or any outside activity before 6:00 a.m. nor extend any outside activity or hours of service after 10:00 p.m. without a special exception.