

## **Zoning Case 2007-28**

Commercial Steel Erection, Inc to rezone eight (8) parcels, approximately 7.33 acres, from M-1 Industrial to B-2 General Commercial. The property is located at 153 Ragland Road and can be further identified as tax map parcels 162-A-29, 30, 31, 32 and 161A-5-1, 2, 3, 4.

At a regular meeting of the Board of Supervisors and Planning Commission held at the Administration Building thereof on Tuesday, the 17<sup>th</sup> day of July, 2007 at 7:00 p.m. the request was approved with the following proffers:

1. The subject property shall be developed insubstantial compliance with the site plan received by the Planning Department on July 5, 2007;
2. Evergreen trees will be planted to buffer residential property located at Spinner Street from Commercial Steel property. The buffer shall be a double staggered row, six (6) feet in height at the time of planting and on fifteen (15) foot center;
3. The storage of outdoor equipment is visible from Wright Shop Road (SR622). The applicant will screen the portion of the property that is adjacent and visible from Wright Shop Road with a screening strip not less than twenty (20) feet in depth, six (6) feet in height at the time of planting and consisting of a double staggered row of evergreen trees planted fifteen (15) feet on center;
4. All proposed outdoor lighting will be glade-shielded and directed so as to prevent illumination across the property line;
5. The applicant agrees to utilize low impact development storm-water management techniques for its development of the expansion.