

facilities of any type; multifamily dwellings; Group Living facilities; Auditoriums, Coliseums and Stadiums; Day Care Centers; Passenger Terminals; Shelters, Temporary and Emergency; Broadcast Facilities; Wireless Communication Utility Facilities; Indoor Shooting Ranges; all Outdoor Recreation; all Overnight Accommodations; Bars, Nightclub, Brewpubs; Special Events Facilities; Taxi Dispatch Terminal; Outdoor Advertising Services; Convenience Stores with Fuel Pumps; Pawnshops; Sexually Oriented Businesses; All Vehicle Sales and Service uses; Microbrewery; and Satellite Dishes/TV and Radio Antennae Towers.

2. A minimum 8 foot tall opaque fence shall be installed along the western property boundary
3. Maximum building height shall be 25 feet.
4. Vehicular access shall be limited only to Battleground Avenue
5. The maximum pole height for any outdoor lighting shall be 30 feet
6. **No illuminated wall signage on Markland Drive side of building or rear of building.**

Note: Condition 6 was added at the April 15, 2019 Zoning Commission meeting.

BUDGET IMPACT:

This item will have no budget impact.

RECOMMENDATION / ACTION REQUESTED:

The Zoning Commission recommended **approval** of this request 5-2.

Planning recommends **approval** of the CD-C-M zoning request based on:

- Request is consistent with the **Reinvestment/Infill** goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

- Request is consistent with the **Economic Development** goal to promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.