

way, relocation of utilities, and construction costs for the paving of the section mentioned above. The paving shall be completed before the issuance of any Certificate of Occupancy (CO) is granted on the subject property.

3. Per GA EPD Floodplain Management, a guardrail shall be installed around the perimeter of anything stored on the property to a height two (2) feet above the flood zone.
4. A sign and/or billboard shall not be permitted on the property until the commercial use is brought into compliance.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent residentially zoned properties.
6. Any loudspeakers, paging systems, or electromagnetic interference generated on or by uses of the property shall be designed, installed and used such that they are not discernible at any abutting residentially zoned property line.
7. The following list of uses shall not be allowed on the subject property:
  - a. Care Homes
  - b. Transitional Care Facilities
  - c. Agricultural and Farm Operations
  - d. Chicken Coops
  - e. Kennels
  - f. Adult Entertainment
  - g. Animal Care Facilities
  - h. Child Care
    - i. Lodging
    - j. Lounges, Bars, and Nightclubs
  - k. Research and Experimental Laboratories
    - l. Schools & Universities
  - m. Truck Stops
  - n. Telecommunications Towers
3. Deny

At the Planning Commission meeting, the applicant's representative spoke in support of the request, stating they were trying to bring the property into compliance to build a shop for the tenant, and that they understood and were agreeable to staff's conditions. The board had multiple questions about the applicants' compliance history, the ability to build or place structures in a flood plain, and the viability of the site overall to accommodate the current use and potential future uses. Ultimately, the Planning Commission recommended Denial (6-1).

[1] From 1984-1995, the property was zoned entirely F-H (Flood Hazard).

From 1996-2006, the property was split zoned F-H and C-H, the C-H being ~0.75ac. of the 3.0 ac.

From 2006-now, the property is split zoned CON and C-H, the C-H being ~0.75 ac. of the 3.0 ac.