

TRC Recommendations:

A) Tabling:

The Commission could consider tabling of the request until:

1. A Jurisdictional Determination has been issued by the ACOE.
2. A Conditional Letter of Map Revision (CLOMR⁴) has been issued by FEMA/EPD.

B) Approval with Conditions:

If the Commission is ready to move forward, then they could consider approval with conditions. The current set of draft conditions are as follows:

1. Regarding the CON / C-H zoning boundary:
 - a. The C-H zoning boundary and its allowed uses shall not extend beyond the delineated wetland boundary as approved by the ACOE.

Or, if that boundary is not known at the time of LCBOC consideration, then
 - b. The C-H zoning boundary shall extend from the southern end of the property along Horace Avenue to 55' off of the southern-most GIS wetland boundaries.
2. Any vehicular ingress/egress off of Horace Avenue while it is unimproved shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above. The paving shall be complete 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.

⁴ FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective Base Flood Elevations (BFEs), or the Special Flood Hazard Area (SFHA). The letter does not revise an effective NFIP map, it indicates whether the project, if built as proposed, would be recognized by FEMA. Once a project has been completed, the community must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the project. "As-built" certification and other data must be submitted to support the revision request.