

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 favor of the request. Ultimately, the Planning Commission recommended denial (6-1).

Commissioner Orenstein stated even if the wetland lines, delineation, and all reports come back fine, based on one of the maps presented by Mr. Dillard, he would still be occupying a portion of the property that is zoned conservation. Commissioner Orenstein then asked if there is a way that the applicant can go around that. Commissioner Orenstein further stated he asked the question because he is concerned about the conservation area being protected. He also asked if the applicant applied for conservation years ago. Mr. Dillard responded, no, it has historically been in flood hazard and conservation zoning since 1996-1997 when the initial flood FEMA Maps came out, and in 2006 conservation zoning took its place. Commissioner Orenstein asked if the applicant has been receiving the benefit of being zoned conservation on the largest portion of the property because he gets a tax benefit on the conservation status, Mr. Dillard responded that is tax conservation, not conservation itself. County Attorney, Walter Elliott stated those are two different things. Chairman Slaughter asked if the request is to take part of the conservation zoned area and make it C-H and if they will be changing the amount of C-H, Mr. Dillard responded, correct. Chairman Slaughter asked if option one is to table until they get the Corps of Engineers' approval and do whatever they need to do to legally move the line. Mr. Dillard responded, yes. Chairman Slaughter stated he does not see how the Board of Commissioners can change lines and put it in commercial highway if it is in a floodplain and/or is in the jurisdiction of the Corps of Engineers. Chairman Slaughter stated he thinks the Commission will be getting into trouble for allowing that. He further stated he thinks the best option is to deny or table until they get the work done, that includes getting the reports from the Corps and the delineation of the wetlands. Mr. Dillard stated that is correct. He further stated in 2024 staff asked for that information to be provided and it has not been provided. Commissioner Smith asked if the applicant has not done what they need to do or if the Army Corps of Engineers has not provided their response on where the lines are, Mr. Dillard responded that the applicant has not submitted anything to the Army Corps of