

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).

Commissioner Marshall asked what the Planning Commission based their decision of denial on, Mr. Dillard responded, they based it on the floodplain and the ability to develop the property in accordance with the standards, the environmentally sensitive nature, and the timeline. The Planning Commission saw that this property is not viable for this particular operation.

Roger Budd III, 11 Tremblewood Trail, spoke in favor of the request. Mr. Budd stated he is the property owner. He stated his tenant, Eduardo Lantigua, does semi-truck repair on the property. Mr. Budd further stated Mr. Lantigua was already on the property when he (property owner) received a notification that there was a code violation. He stated he met with staff from the County and there was a zoning issue. Mr. Budd further stated the property has been zoned for a long time. He said he spoke to Dale Hodges and her father had the property zoned as commercial for used car sales dating back to the 1950s. Mr. Budd further stated that is why there is pavement out front on Madison Highway. He went on to say he wants to allow the tenant to continue operating his business in Lowndes County. Mr. Budd stated they are willing to do whatever it takes for the tenant to continue operating on the property. They want to build a building for the tenant to use and the tenant wants to pay for a building. Mr. Budd stated they were told there is not enough C-H frontage on the road to allow him to build a building. They talked about the possibility of building a building far enough off of Madison Highway to have in the portion that is zoned C-H. Mr. Budd stated he does not know how it was zoned conservation, he guesses it was prior to their ownership of the property. He believes conservation is an issue. Mr. Budd stated he has been told that there are errors in the Flood Plain/Wetlands Maps