

viability of well and septic systems, the potential environmental impacts, and the multiple factors listed above, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00) e.g. types and amount of landscaping, the ability to utilize existing vegetation, maintenance, etc.
2. No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

At the Planning Commission meeting, no one spoke in support or opposition of the request. The Planning Commission then mainly discussed Condition 1 in its relation to the surrounding area, and ultimately recommended unanimous approval of the request, with a modification to the proposed condition as follows:

1. A minimum 10' buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. The existing fence along the western property line abutting I-75, shall be consistent with the color, materials, and design of buildings in the surrounding area. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00)
2. No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property.

**OPTIONS:**

- 1) Approve
- 2) Approve with Conditions
- 3) Table
- 4) Deny

**RECOMMENDED ACTION:** Board's Pleasure

Option 2

**DEPARTMENT:** Planning/Zoning

**DEPARTMENT HEAD:** JD Dillard

**ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:**