

**PLANNING AND DEVELOPMENT RECOMMENDATION\_03162022**  
**RZC2022-00033, SUP2022-00059, SUP2022-00065**

**RZC2022-00033**

Approval as HSB (Highway Service Business District), subject to the following enumerated conditions:

To restrict the use of the property as follows:

**1.** The following uses shall be prohibited:

- A.** Auction House
- B.** Automobile Accessories Sales and Installation
- C.** Automobile Body Repair, Painting or Rebuilding
- D.** Automobile Broker
- E.** Automobile Manufacturing Plant
- F.** Automobile, Truck or Vehicle Storage Lot (excl. junk/wrecked vehicles)
- G.** Automobile Parts Store (with/without installation)
- H.** Automobile Repair and Maintenance (Principal Use)
- I.** Automobile Sales or Auction and Related Service (indoor/outdoor sales)
- J.** Automobile Wash (Carwash)
- K.** Bail Bonding
- L.** Building Materials Sales (indoors/outdoors)

**M.** Depot / Passenger Terminal (bus or rail)

**N.** Garden Supply Center

**O.** Hookah/Vapor Bar or Lounge

**P.** Machine Shop

**Q.** Maintenance Shop (fleet vehicles)

**R.** Motorcycle and Personal Watercraft Sales and Related Service

**S.** Motorcycle and Personal Watercraft Service and Repair

**T.** Motorcycle Parts, Accessories and Apparel Store

**U.** Pawn Shop

**V.** Smoke or Novelty Shop

**W.** Tobacco or Novelty Shop

**X.** Tattoo and Body Piercing

**Y.** Title Loan Facility

**2.** To satisfy the following site development considerations:

**A.** No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site. No decorative balloons or hot-air balloons shall be displayed on the site. Yard and/or bandit signs, sign-twirlers or sign

walkers shall be prohibited;

**B.** Lighting shall be contained in cut-off type luminaries and shall be directed in toward the property so as not to shine directly into adjacent properties or right-of-ways;

**C.** Peddlers and/or any parking lot sales unrelated to the rezoning shall be prohibited;

**D.** Outdoor storage shall be prohibited;

**E.** Dumpsters shall be screened by solid brick walls, with an opaque metal gate enclosure;

**F.** The owner shall repaint or repair any graffiti or vandalism that occurs on the property within 72 hours;

**SUP2022-00059**

Approval of Special Use Permit for a Billboard with an Electronic Message Center (EMC) Sign, subject to the following enumerated conditions:

**1.** Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** Billboard shall be limited to (3) EMC or Static Sign Surface Display Areas, measuring a maximum of 224 square each, or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Display Area for all three (3) Sign Surface Display Areas shall not exceed 672 square feet;
- C.** Existing Billboard and Structure shall be demolished and removed from the site;

**SUP2022-00065**

Approval of Special Use Permit for a Billboard and Electronic Message Center (EMC) Sign height increase, subject to the following enumerated conditions:

**1.** Satisfy the following site development considerations:

- A.** Billboard and Structure shall be designed and constructed in accordance with the minimum requirement of the Zoning Ordinance, Article 7 Signs;
- B.** One (1) Billboard and structure shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area.
- C.** One (1) EMC or Static Sign Surface Display Area shall be limited to a maximum height of seventy-five (75) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area shall be no less than sixty-one (61) feet above grade;
- D.** Each or three (3) Sign Surface Display Areas shall be limited to a maximum of 224 square feet or fourteen (14) feet in height and sixteen (16) feet in width. The total Sign Surface Area for all three (3) Sign Surface Areas shall not exceed 672 square feet;
- E.** Two (2) of the EMC or Static Sign Surface Display Areas shall be limited to a maximum height of forty-five (45) feet, as measured from grade to the top of the Sign Surface Display Area. The bottom of the Sign Surface Display Area

shall be no less than thirty-one (31) feet above grade, as measured from grade to the bottom of the Sign Surface Display Area;

- F.** Existing Billboard and Structure shall be demolished and removed from the site;