

**Z-26-1247832 (2025-1620)**  
**Recommended Conditions – Jan. 2026 BOC**  
**3792 Memorial College Drive, Clarkston, GA 30021**

1. The approved business operations shall include retail sales and a personal service(s) component related to hair care. Prior to issuance of a Certificate of Occupancy (CO), as part of the application, the Applicant shall submit an updated site plan demonstrating a designated retail area and a minimum of two (2) hair care service chairs.
2. Approval of this rezoning by the Board of Commissioners shall not supersede or influence any additional approvals required by the Zoning Board of Appeals (ZBOA) or any other regulatory entity, whose determinations shall be made independently based on the merits of their respective reviews.
3. The following uses are prohibited:
  - A. Adult entertainment establishment.
  - B. Adult service facility.
  - C. Blood collection center.
  - D. Kennel, breeding or boarding.
  - E. Convenience Store or Check cashing establishment to include automobile title loan and pay day loan establishment.
  - F. Gold-buying establishment.
  - G. Heavy truck and equipment and materials storage.
  - H. Utility Communication and Wireless Communication (Cell Tower) related uses and facilities.
  - I. Hotel/Motel.
  - J. Night club.
  - K. Outdoor equipment and materials storage.
  - L. Outdoor open flea market.
  - M. Pawn shop.
  - N. Self-storage facility.
  - O. Storage/salvage and junk yard.
  - P. Storage yard for damaged or confiscated vehicles.
  - Q. Truck stops and terminal.
  - R. Automobiles, boats and trailers new and used sales.
    - a) Automobile, Truck, or Boat rental, leasing, sales, or brokerage facilities.
    - b) Automobile repair or maintenance, minor.
    - c) Automobile wash/wax services.
    - d) Retail automobile parts or tire store.
    - e) Trailer or RV salesroom and lot
  - S. Funeral home and crematory.
  - T. Self-service car wash and detailing.
  - U. Temporary and/or outdoor sales unless authorized by special administrative permit from the Planning Director in accordance with the requirements of this division.
  - V. Fuel pumps.
  - W. Shopping Center or Small Box Retail Store.
  - X. Parking lot, parking garage, taxi/ride-share stand, or vehicle dispatch office.
  - Y. Restaurants with a drive thru.
  - Z. Plumbing, HV/AC equipment establishments with outdoor storage