

SLUP-19-1243471 RECOMMENDED CONDITIONS

1. For a Late-Night Establishment subject to the closing times of the Alcohol Ordinance and limited to the existing 5,200 square foot building. No dancefloor/nightclub use is allowed. No private special events are allowed on the property (*Special Events Facility* is prohibited).
2. Special Land Use Permit shall expire on January 1, 2021 to allow the governing authority to re-review the following criteria upon the filing of a new SLUP application for a Late-Night Establishment:
 - a. Whether the Applicant's use of the premises during the one-year period has been in substantial compliance with the adopted SLUP conditions of the Board of Commissioners; and
 - b. Whether the Applicant has taken prompt action to address any Code Enforcement warnings or violations issued regarding the use of the premises as a Late-Night Establishment.
3. Prior to issuance of a C.O. for a Late-Night Establishment, the applicant shall remove all signage on the property referring to a Special Event Center.
4. Compliance with Noise and Alcohol Ordinances. The use of audio equipment and/or audio amplification devices on the exterior of the building is prohibited.
5. Capacity subject to the Fire Marshal.
6. Provide and/or maintain a 10-foot wide landscape strip with one street tree for every 40 feet of street frontage along Covington Highway or as approved by the County Arborist.
7. Provide a six-foot wide sidewalk along Covington Highway.
8. Enhance the buffer between the south property line and the detention pond with additional landscaping in order to provide a screen so as to prevent view of the higher density development from the lower density development as approved by the county arborist.
9. All refuse areas shall be completely screened from view of the public right-of-way, parking and pedestrian areas.
10. The SLUP is non-transferable.