

**RECOMMENDED CONDITIONS Z-19-1235308 (2018-3063)**

**Fitzroy & Marsha A. Smith**

1. Land use limited to Major Auto Repair with accessory storage or any use permitted in C-1 zoning. All overnight parking of vehicles awaiting service shall be completely indoors.
2. All refuse areas shall be completely screened from view of public right-of-way, parking and pedestrian areas.
3. A twenty-foot wide transitional buffer shall be provided along the southern property line to provide an appropriate transition to the single-family residential uses south of the abandoned railroad right-of-way. Proposed planting as part of an enhanced transitional buffer shall have a height of at least six (6) feet at the time of planting and planted in a minimum of two (2) rows, with staggered on center spacing such that a continuous opaque screen is created within two (2) years of planting subject to approval by the County Arborist.
4. Provide a 10-foot wide landscape strip, a 6-foot wide sidewalk, and one street tree for every fifty feet of street frontage on center along Rock Chapel Road subject to approval of the County Arborist and the Planning Department.
5. The Special Land Use Permit shall be issued to Fitzroy and Marsha Smith for operation of a major auto repair establishment with accessory storage and shall not be transferrable.