

**Z-21-1245055 (2021-2901)**  
**1762 Panola Road**  
**Recommended Conditions**

1. The proposed development shall be constructed in substantial conformance with the submitted site plan, dated November 3, 2020.
2. The following uses shall be prohibited within the shopping center:
  - a. Liquor Store
  - b. Gas station
  - c. Automobile emission testing facility
  - d. Thrift, consignment, or second-hand retailers
  - e. Small box discount retailers
  - f. Used appliance stores
  - g. Outdoor open sales and flea market
  - h. Adult entertainment establishment
  - i. Massage establishments
  - j. Sales and rentals of new and used automobiles, trucks, boats, and trailers, and recreational vehicles (new and used sales)
  - k. Automotive parts store
  - l. Automotive repair major or minor, and body and paint shop
  - m. Tire store (where the majority of the tires offered for sale are used tires)
  - n. Heavy truck and equipment repair and trade shop
  - o. Truck stop and terminal
  - p. Car wash and detailing services and self-service car wash and detailing
  - q. Blood collection center
  - r. Breeding kennel
  - s. Check cashing establishment to include automobile title loan and pay day loan establishment
  - t. Funeral home and crematory
  - u. Gold-buying establishment
  - v. Motel, extended stay hotels and motels
  - w. Night club
  - x. Pawn shop
  - y. Self-storage facility
  - z. Storage yard for damaged or confiscated vehicles
  - aa. Storage/salvage and junk yard
  - bb. Outdoor equipment and materials storage.
  - cc. Tattoo parlors, establishments
3. A Special Land Use Permit (SLUP) application must be submitted and approved by the Board of Commissioners if a drive-through facility is proposed in the future.
4. All proposed lighting shall be properly shielded and directed away from all adjacent properties.