

**AGENDA ITEM: 2021-2112**  
**Z-21-1244408 RECOMMENDED CONDITIONS**  
**(AS OF 3-12-21)**

1. Any proposal to combine the subject property with any adjacent parcel shall be deemed a major modification of this rezoning request. Any proposed lot combination must be approved by the Board of Commissioners in adherence to the public hearing procedures of Sec. 7.3.10 (Modifications and Changes to Approved Conditions of Zoning).
2. The applicant shall diligently pursue opportunities and include on any approved site plan potential vehicular interconnectivity and/or shared access with adjacent properties.
3. The following uses shall be prohibited: alcohol outlet (principal or accessory); auto/truck repair, sales, or service; convenience store; gas stations (or fuel pumps—principal or accessory); pawn shops; tattoo parlors; check cashing establishments; adult entertainment business; title pawn and payday loan establishments; small-box discount stores; and night clubs/late night establishments.