

CONDITIONAL USE PERMIT Application Narrative

Big Motorsports, Inc.

Business Owner – James L. Wells III

Address of Business Property – 33 Perchwood Drive

Current Zoning – M-1, Light Industrial – Tax Map Parcel #3825 1.836 acres

Falmouth Election District

Section 28-185(d) of the County's Zoning Ordinance requires conditional use permit applications to meet the following standards:

1. The use shall not change the character and established pattern of development in the vicinity of the proposed use – *Given the nearby properties all consist of like M-1, Light Industrial uses, the Applicant's proposal will not change the character and established pattern of development in the area and will not impact the neighboring properties and uses.*
2. The use shall be in harmony with the uses permitted by right under a zoning permit in the land use district and shall not adversely affect the use of adjacent properties – *The current permitted uses in the M-1, district generally relates to relatively light industrial commercial development. The proposed use is requesting to occupy an existing warehouse space to be used as an office and internal display. The outside space will house a maximum allowed number display vehicles in the established paved, stripped parking lot area.*
3. The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping are existing, and this use will not change any of these features. – *The Applicant's proposal will not hinder or discourage the appropriate development of any adjacent land.*
4. The use shall not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use – *Given the proposed use is compatible with surrounding uses, as described above, the proposed business use will not adversely affect the health or safety of persons residing or working in the vicinity of the proposed use.*
5. The use shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood – *Given the proposed use is compatible with the surrounding existing uses as described above, the proposed business will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.*
6. The use shall be in accord with the purposes and intent of this chapter and the comprehensive plan of the county – the uses permitted by right under a conditional use permit in the land use district and shall not adversely affect the use of adjacent properties – *The Applicant's proposal use will not hinder or discourage the appropriate development of adjacent land and is in accord with the Comprehensive Plan.*

7. Items of explanation for the requested use.

- a. The proposed business is requesting allowance of retail motor vehicle sales.
- b. All outdoor storage of vehicles for sale shall be limited to the paved parking spaces within the Property and will not impose on any open space areas, nor will they block the access drive. As well, each parking space will have direct access to the drive aisle.
- c. Vehicle delivery will be limited to single vehicle flatbed or tow truck; however, vehicles may also be individually driven to the Property.
- d. Vehicle repair will not be conducted with this use, nor will there be any outside storage of vehicle parts or tires.
- e. The hours of operation shall be Monday through Sunday, 10:00am to 7:00pm.
- f. A sign will be requested at the entrance of 33 Perchwood Drive, which will be a part of the existing sign. Design will be submitted under separate cover.