

Special Use Permit
Generalized Development Plan (GDP)

GDP NARRATIVE

“Mazari Motors”

Special Use Permit
TM# 23-A-140 (1.18 Acres)

I Land Use.

The Owner plans to use the existing 2,600 s.f. brick building for automobile sales. The interior of the building will be renovated to include offices, employee break room, restrooms and a show room. Owner intends on using corporate colors for the building exterior, which include gray, white, black and red (as an accent color).

The Owner shall lessen the impact on the adjacent properties by (i) landscaping along the roadway (Courthouse Road) that abut the Property as set forth on the GDP, and (ii) providing sidewalk along the roadway (Courthouse Road) that abut the Property as set forth on the GDP.

The lot is 1.18 acres and is currently an abandoned fueling station. There is an existing 2,600 s.f. brick building, block wall and pylon sign, all of which will remain. In addition, the existing gas tanks, fueling pumps, canopies, vacuums, bollards, sign and shed will all be removed.

II. Cultural Resources.

There are no known historic site on the Property; therefore, the Applicant’s GDP will not impact any historic resources.

III. Fire and Rescue

This facility is located approximately .8 mile west of the 4-Mile Fork Fire Company 4 located at 4804 Bancroft Road.

IV. Schools

The Owner’s GDP will have no impact on schools since the proposed use is commercial.

V. Parks and Open Space.

The Owner’s GDP will have no impact on parks and open space since the proposed use is commercial.

VI. Water/Sewer.

The Owner's GDP will have no impact on water and sewer since the proposed location is existing with current access to public water and sewer.

VII. Environment.

The Applicant will discharge to the onsite stormwater management facility per the Stormwater Management Concept Plan submitted with the GDP. The Applicant shall purchase credits for Stormwater quality compliance.

VIII. Housing.

The Owner's GDP will have no impact on housing since the proposed use is commercial.

IX. Impact on Highways

The Applicant shall utilize all existing entrances as shown on the GDP and therefore shall have no impact on highways. The estimated daily vehicular trips generated by the development of the automobile sales on Courthouse Rd. is 80.75 (32.30 trips X 2,500sf/1000sf per ITE trip generation manual 9th edition use code 841). **Vehicle Delivery Statement: Stock vehicles shall be delivered individually or via delivery trucks to the site utilizing the intersection of Ewell Road and Courthouse Road. No large truck haulers will be utilized. Further absolutely no loading and unloading shall occur on Ewell or Courthouse Road. All loading and unloading shall occur on the property in the designated loading space provided with the plan. Lastly no loading and unloading shall occur between the hours of 6:00am-9:00am and 3:30pm-6:30pm on any day of the week.**