

***SUP19-0001***  
***Mazari Motors***  
***Courtland District***

---

Board of Supervisors Public Hearing  
August 7, 2019  
Shannon D. Fennell, Planner III



SUP19-0001  
Mazari Motors  
*Courtland District*

### **Request**

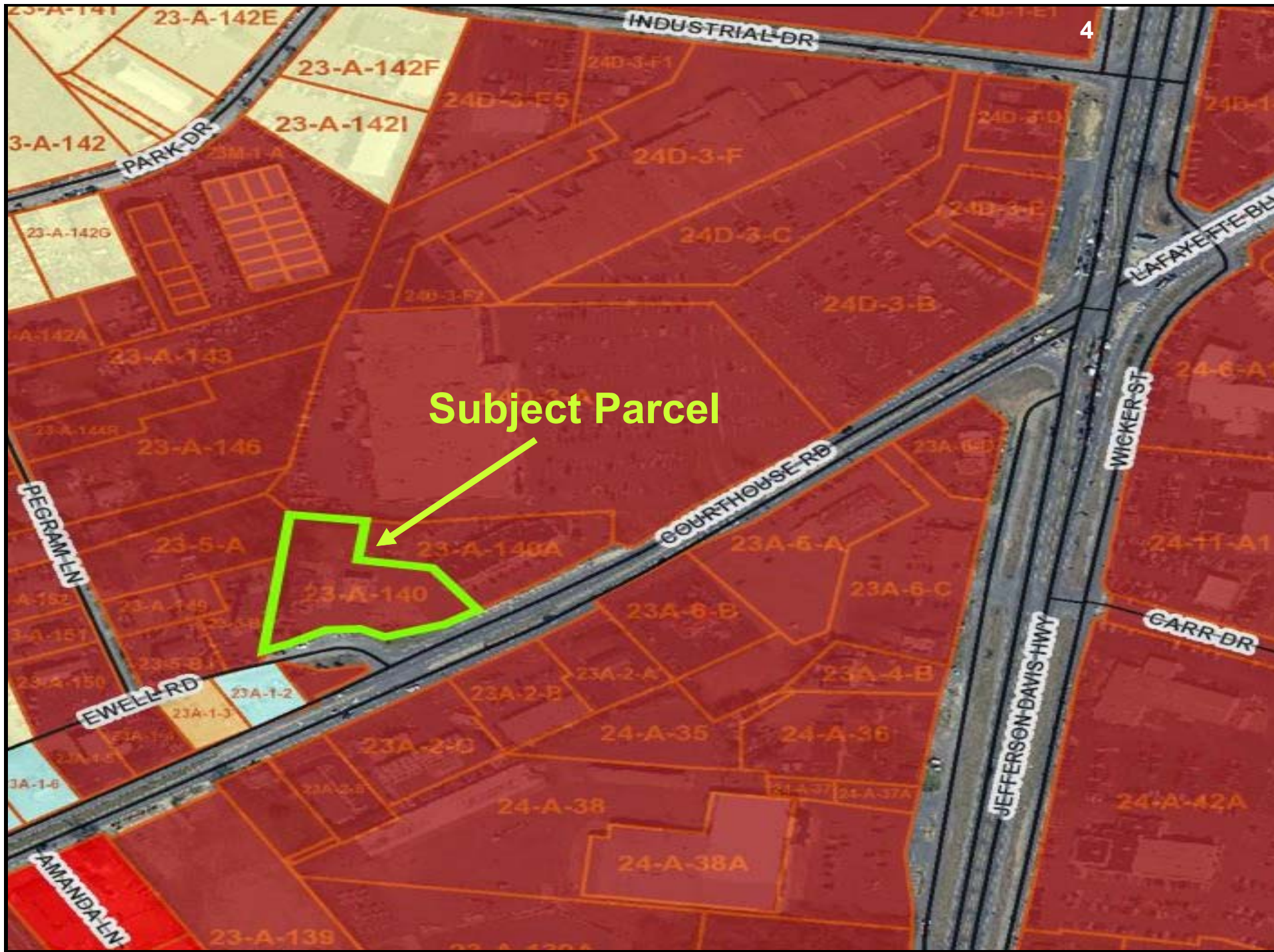
- To allow a vehicle sale, rental and ancillary service establishment (small scale) on a parcel consisting of approximately 1.18 acres zoned Commercial 3 (C-3).

SUP19-0001  
Mazari Motors  
*Courtland District*

## **Recommendation**

- The Planning Commission held public hearings on June 5, 2019 and July 17, 2019. During the public hearing on July 17, 2019 the Planning Commission voted 5-2 to recommend approval with conditions.
- Staff recommends approval with conditions.

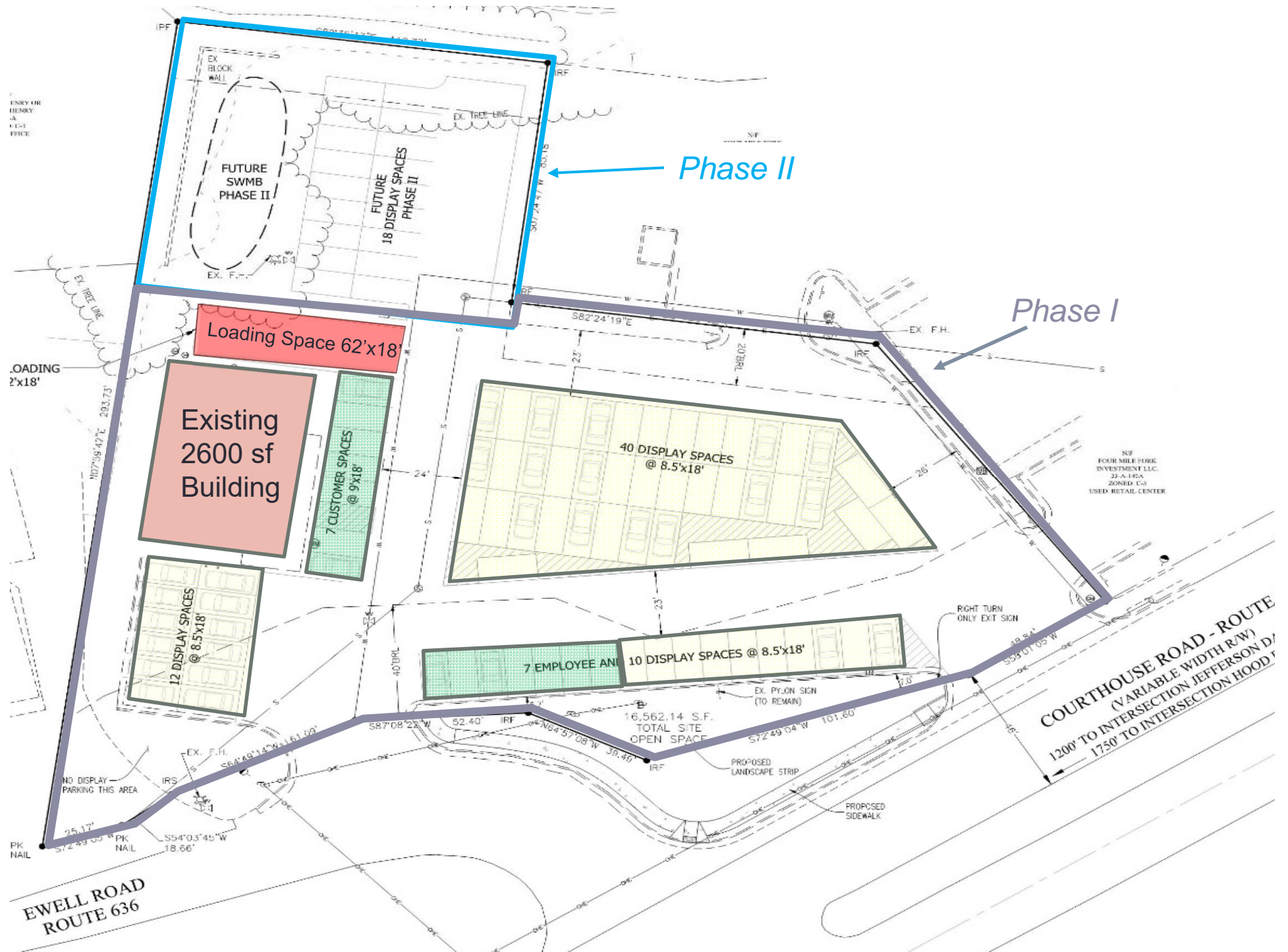






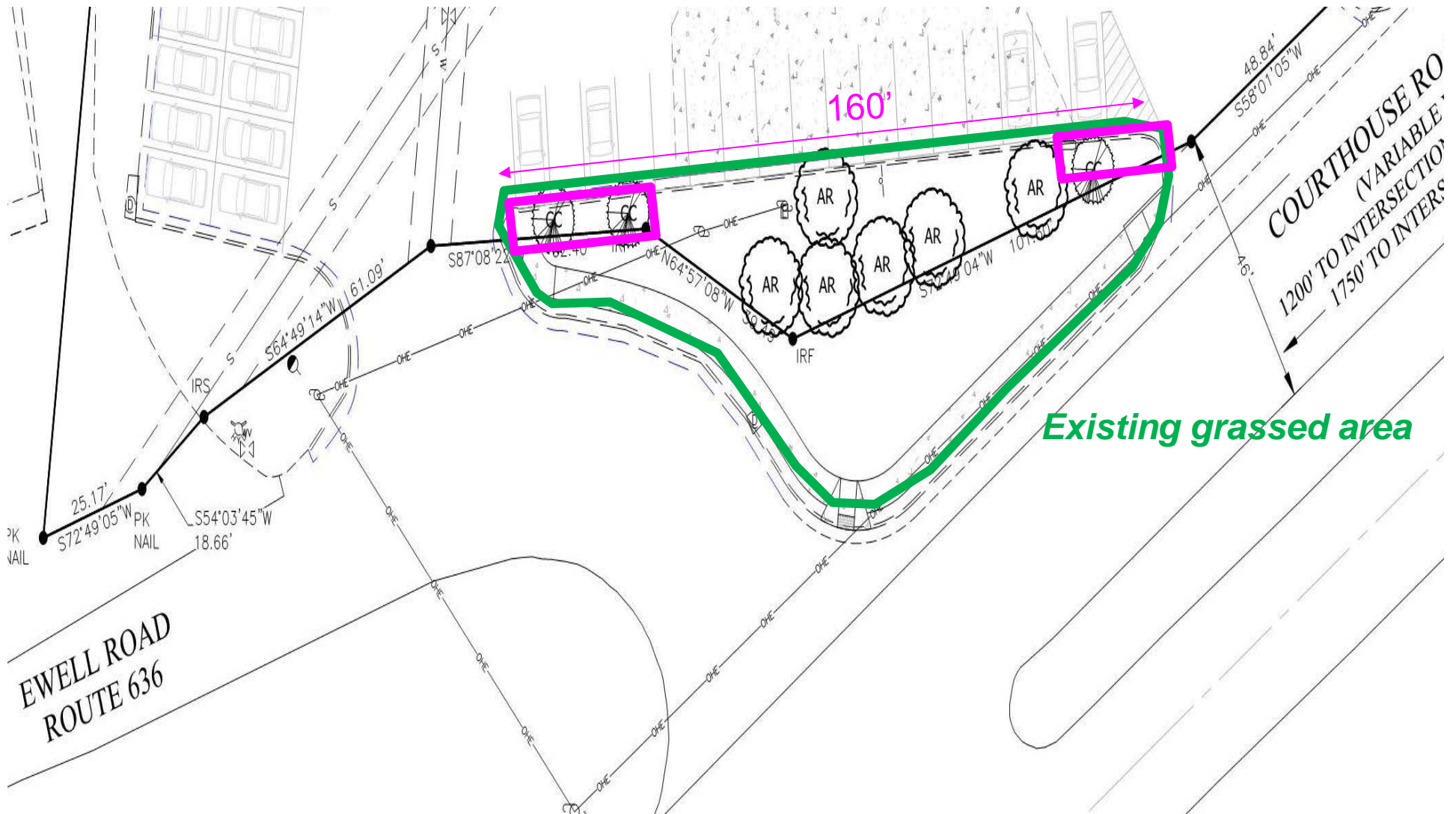








SUP19-0001  
Mazari Motors  
*Courtland District*







SUP19-0001  
Mazari Motors  
*Courtland District*

## **Findings**

### **➤ In Favor:**

- The request is consistent with the Comprehensive Plan with respect to land use, public facilities, historic and natural resources goals and policies.
- The proposal satisfies all of the Special Use standards of review as established in Sec.23-4.5.7 of the County's Zoning Ordinance.
- The proposed use is consistent with surrounding commercial uses.
- The proposal allows for the reuse of an existing vacant commercial building. The proposed landscaping and removal of the existing accessory structures will provide a revitalization that is consistent with the improvements along Courthouse Road (Route 208).

### **➤ Against:**

- No findings against.





SUP19-0001  
Mazari Motors  
*Courtland District*

## **Staff Recommendations**

- **Based on the findings in favor, staff recommends approval of SUP19-0001 with the following conditions:**
1. The project shall be developed in conformance with the Generalized Development Plan titled, “Special Use Application – Mazari Motors” as revised on July 2, 2019 and prepared by Ryan K. Foroughi.
  2. Display vehicles shall only be parked within display areas as depicted on the approved GDP.
  3. There shall be no vehicle major service on site. Vehicle major service establishment shall be defined as major mechanical and body work, repair of transmissions and differentials, straightening of body parts, painting, welding or other similar work performed on a vehicle.



SUP19-0001  
Mazari Motors  
*Courtland District*

## **Staff Recommendations**

4. Stock vehicles shall be delivered individually or via delivery trucks on the site utilizing the intersection of Ewell Road (Route 636) and Courthouse Road (Route 208), as depicted on the vehicle delivery plan within the GDP. No large commercial haulers are permitted to deliver vehicles to the site. Large commercial haulers shall be defined as delivery vehicles that can haul more than 3 vehicles. At no time shall delivery trucks block or park on the public street during delivery.
5. No loading and unloading shall occur between the hours of 6:00 a.m. - 9:00 a.m. and 3:30 p.m.- 6:30 p.m. on any day of the week.





SUP19-0001  
Mazari Motors  
*Courtland District*

## **Staff Recommendations**

6. Demolition/removal of the existing gas pumps, canopy, islands, bollards, vacuum station and existing sign (as depicted on the GDP) shall be applied for in conjunction with the application for a zoning use permit. Such demolition/removal shall occur prior to the issuance of the zoning use permit.
7. Landscaping improvements within the right-of-way shall be completed and installed prior to the issuance of the zoning use permit.
8. Submission of the easement plat to permit access to the existing BMP and expand the existing waterline easement from 10' to 20' shall be approved and recorded within 90 days of the approval of this Special Use Permit. Submission of a minor site plan shall be required prior to the commencement of Phase II as depicted on the GDP.



***SUP19-0001***  
***Mazari Motors***  
***Courtland District***

---

Board of Supervisors Public Hearing  
August 7, 2019  
Shannon D. Fennell, Planner III

