

STATEMENT OF JUSTIFICATION

200 E Maple Street

Automobile Service Station Reconstruction and Required Rezoning

The service station as it exists today has been closed for more than two years and cannot be reopened due to expiration of the Occupancy License and associated Grandfathering Rights.

The owner is willing to lease the property to a local major Gasoline Brand Operator and the following reconstruction scope is proposed:

- Demolish the existing buildings
- Retain some landscaping
- Close two of four entrances and consolidate to one on each roadway
- Grant easements for improved sidewalk and traffic control operations
- Add Stormwater Management and Best Management Practices infrastructure that are nonexistent in the current condition
- Expand Park Street Sidewalk
- Add Landscaping
- Rebuild canopy and dispensers
- Build a convenience store with enhanced architecture
- Underground the frontage overhead Electric lines per Utility Company Design.

To accomplish the above scope of reconstruction and revitalization two of the three contiguous lots need to be rezoned from C-1A to C2 (Special Commercial Zone to General Commercial Zone). The applicant proposes to consolidate the three lots (88, 89 and 90) after two contiguous lots are rezoned. Please refer to the rezoning plat.

The following information is pertinent to the use and operation.

- a. **Type of Operation:** Automobile service station and ancillary convenience Food Store
- b. **Hours of Operation:** 24 hours, daily
- c. **Estimated number of patrons:** 1000 per day
- d. **Proposed number of employees:** Four
- e. **Estimated Traffic Impact of proposed use, including maximum expected trip generation:** 950 VPD
- f. **Vicinity of General Area to be served by the use:** Pass by traffic on two intersecting roads and immediate surroundings.

- g. **Description of building facade and architecture or proposed new building or additions:** Gable roof of retail store and mansard roof of canopy. Buildings will be metal, Hardiboard style lap siding and brick fascia.
- h. **A listing, if known, of all hazardous or toxic substances to be generated, utilized, stored, treated and /or disposed of on site and the size and contents of any existing or proposed storage tanks or containers:** Primarily gasoline product. Underground, double walled storage tanks exist on the property.