

Re: Baycorp

## DESCRIPTION OF THE PROJECT

The Applicant intends to develop the parcel generally in accordance with the site plan attached hereto as **EXHIBIT A**. Because the precise and specific uses of the property are not fully known at this time, the request is for establishment of a conditional use district that would allow certain restricted B-1 uses. Applicant requests that all B-1 permitted uses be allowed other than the following which would not be allowed on the property:

1. Amusement enterprises such as pool, bowling, roller rink when housed entirely within a permanent structure
2. Bus passenger stations
3. Funeral homes, embalming, crematoria
4. Fur storage
5. Hotels, motels, inns
6. Laundries, laundromats and dry cleaning
7. Mobile home sales and service
8. Pawnshops
9. Radio and television stations and their towers.

Upon establishment of the B-1 conditional use district, Applicant requests a conditional use permit approving any of the allowed uses generally in accordance with the site plan attached as **EXHIBIT A**. Because it is anticipated that the property may be used as a bank branch parcel (although that is not definitive at this time) the site plan shows a representative building plan for a bank branch. The building plan is illustrative only as to the configuration of the building and parking area which would both be subject to change. Once the actual use is finally determined (if it is different from the bank site plan attached), a site plan conforming to applicable impervious surface, stormwater, landscaping and set-back regulations will be followed. It is requested that, in such case, the Applicant be required to submit for site plan review rather than for an amendment to the conditional use permit.

### ***Location:***

- (1) Public Highways. The property adjoins US 15-501 South and Manns Chapel Road.
- (2) Private Roads. There are no private roads involved. The attached site plan shows approved driveway entrances to the property.
- (3) Current Zoning. The current zoning of the site is RA-40 with a conditional use permit for small appliance repair.