

Written Findings & Facts for Mariah Gamble SUP:

- 1) Provision for ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe. - *Access will be provided by way of a permitted driveway off of NW Gainesville Road to provide consideration to traffic flow, safety, and convenience for surrounding properties.*
- 2) Provision for off-street parking and loading areas, where required, with particular attention to the items in (1) above and the economic, noise, glare, or odor effects of the SUP on adjoining properties and properties generally in the surrounding area. - *Development of proposed use will be located in a manner that will not cause any noise, glare, or odor effects to adjoining properties. Parking and storage areas will be located reasonably distant from adjacent properties.*
- 3) Provisions for refuse and service area, with particular reference to the items in (1) and (2) above. - *Any onsite garbage, or trash will be disposed of in a timely manner either by onsite dumpster which shall be emptied on a regular basis or hauled off to the local landfill by owner/operator of the property. Service area shall be limited to a minimum, and only in regard to routine maintenance of equipment.*
- 4) Provision for utilities, with reference to locations, availability and compatibility. - *This facility will be powered by Duke Energy. Water and sewer will be private unless connectivity to a utility company becomes available as required by Code.*
- 5) Provision for screening and buffering of dissimilar uses and of adjacent properties where necessary. - *Buffers will be provided as shown on the concept plan. This may consist of existing trees and vegetation which shall be encouraged. Additional screening will be provided if necessary.*
- 6) Provision for signs, if any, and exterior lighting with consideration given to glare, traffic safety, economic effects and compatibility and harmony with properties in the surrounding area. - *Any signage will be in compliance with requirement standards of the Land Development Code. Exterior lighting, for security purposes, shall be shielded or located as to not cause any hardship, or glare on adjacent properties.*
- 7) Provision for required yards and other green space. - *Ample setbacks shall be provided to meet or exceed required yards and green space.*
- 8) Provision for general compatibility with adjacent properties and other property in the surrounding area. - *This project shall be designed to be compatible with adjacent properties including the applicant's own property. There is currently M-2 to the north, RAILROAD Line to the west, and frontage on NW Gainesville Road. Property to the south is under same ownership.*
- 9) Provision for meeting any special requirements required by the site analysis for the particular use involved. - *The applicant is willing to consider any conditions the BCC may deem necessary in order to obtain approval of this special use permit. Applicant would like to request the ability to be held to the concept plan with the understanding that structures and staging area may slightly deviate provided they remain within the established boundary as shown on the proposed concept plan. Applicant would like SUP to be issued to an LLC TBD.*