

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION

MAY 22 2007

See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone [X] Florence _____ Walton _____ Union _____
2. (Check One) Conditional Use Permit [X] Variance _____ Appeal _____ Change in Non-Conforming Use _____
3. Applicant's Name Mike Bailey
Phone Number 534-5999 Fax No. 534-5993
Applicant's Address 7060 East Gwend Rd
Burlington Ky 41005
City State Zip
4. Description of Request: Addition to Existing Building
5. Name of Development _____
6. Location of Development Lot #6 of The Cox & Taylor Commercial Subdivision Section 2
7. Acreage Under Review 1.72
8. Lot Number and Name of Subdivision (if part of a subdivision) _____
9. Owner of Property Baileys Carwash
Address of Property Owner 5864 Taylor Dr Phone No. 534-5999
10. Burlington Ky 41005
City State Zip
11. Proposed Use(s) on Site Carwash
12. Total Square Footage of Existing and/or Proposed Buildings [redacted] 2275 + 120
13. Current Zoning on Property C-2
14. Deed Book 826 Page No. 93 Group No. 2025
15. Is the site subject to a zone change? NO
If yes, give date of approval _____
16. Have you submitted a Site Plan with this request? YES
17. Have you submitted a list of adjoining property owners with this request? YES
18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: [Signature]

Property Owner's Signature: [Signature]

**BOARD OF ADJUSTMENT AND
ZONING APPEALS ACTION
APPLICATION
PAGE 2**

SECTION B (To be completed by the Boone County Planning Commission Staff)

1. Date Received 5-22-07 Fee Received \$921.00 R#53515
2. Is application complete? Yes No
3. Staff Reviewer _____
4. Scheduled Board Action Date _____
5. Board Action:
6/13/07 **Approved**
Approved with Conditions (See #6)
Denial (See #7)
6. Conditions of Approval: SEE 6/13/07 BCBOA
MEETING MINUTES
7. Reasons for Denial: _____

**Boone County Planning Commission
Boone County Administration Building
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005
(859) 334-2196 - Phone
(859) 334-2264 - Fax
plancom@boonecountyky.org - E-mail
www.boonecountyky.org - Web Page**

NOTE: See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

STAFF REPORT

APPLICANT: Mike Bailey for Bailey's Car Wash
LOCATION: 5864 Taylor Drive, Boone County, Kentucky
ZONING: Commercial Two (C-2)
DATE: June 13, 2007

PROPOSAL

The applicant is requesting a Conditional Use Permit so the following improvements can be made at Bailey's Car Wash:

1. Construction of a 65' x 35' building addition that will become part of two car detailing bays. The building addition will allow more cars to be detailed under roof at the same time;
2. Construction of a 10' x 12' sales booth; and
3. Construction of additional parking spaces and modification of parking lot aisles.

Site History

On March 14, 2001, the Boone County Board of Adjustment approved a Conditional Use Permit for a 5,200 square foot full service car wash facility, 2,000 square foot self service car wash facility, and an accessory parking lot. The following conditions were imposed on the approval:

1. All car wash buildings are to be constructed of material consistent in appearance (not concrete block) with adjacent commercial structures. The block samples presented by the applicant and architectural grade/faced concrete masonry units (CMU) are alternatives to brick. Staff design review is included as part of the Site Plan approval process.
2. A limit of one access point per Article 33, Section 3321 of the Boone County Zoning Regulations.
3. A Site Plan depicting appropriate access, buffer yards, landscaping, parking, signage, etc. must be reviewed and approved by Staff.
4. There are to be no silicone based washing detergents or solids on the site that would hamper the operations of the neighbors.

On March 22, 2002, Staff approved a Site Plan for a 7,800 square foot car wash facility. The approved plan shows that the facility has 6 bays (four self service, one full service, and one detail).

APPLICABLE REGULATIONS

Article 2, Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional uses permits as specified by the zoning order.

Article 10, Section 1023 of the Boone County Zoning Regulations permits automotive repair facilities and wash services for vehicles as Conditional Uses within the Commercial Two (C-2) district.

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 & 1023 of the Boone County Zoning Regulations.

Findings listed in Section 262 (Findings for all Conditional Uses):

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's Comprehensive Plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will not be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Article 10, Section 1023 of the Boone County Zoning Regulations allows an "automotive repair facility and wash services for vehicles" as Conditional Uses in the Commercial Two (C-2) district provided that:

- a. the activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
- b. the activity will further add to, not detract from, the creation of a compact, multi-purpose and pedestrian oriented commerce center; and
- c. the arrangement of uses, buildings or structures will be mutually compatible with the organization of permitted and accessory uses to be protected in the district.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan's "2030 Future Land Use Plan" designates the site in question for "Commercial" and "Public/Institutional" uses. These designations are defined as follows:

Commercial - "Retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

Public/Institutional - "government offices, schools, libraries, churches, cemeteries, fairgrounds, maintenance areas, etc."

The following Goals & Objectives from the 2005 Boone County Comprehensive Plan apply to the application:

- A. "Boone County businesses are developed in appropriate locations and are compatible with their surrounding areas" (Business Activity, Goal).

SURROUNDING LAND USES & ZONING

North: Little Miracles Day Care (C-2)

South: Chase Bank, White Castle, Valvoline (C-2)

East: KOI Precast Concrete (I-1), Performance Auto Body (C-3)

West: Taylor Drive and Boone County Library (Under Construction) (C-2)

SITE CHARACTERISTICS

The 1.72 acre site fronts on Taylor Drive and contains a 7,800 square foot car wash facility with 13 parking spaces. The facility has four self service bays, a full service bay, and a detailing bay. The building is constructed of CMU and asphaltic shingles.

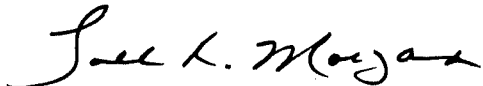
STAFF COMMENTS

1. The Conditional Use Permit that was approved in 2001 was for a 7,200 square foot car wash facility. Another Conditional Use Permit is needed because the proposal would raise the building square footage to 10,195 square feet.
2. The applicant provided a letter indicating that the building addition will be constructed with the same block and roofing materials as the existing building. The applicant informed Staff that the sales booth would be constructed of wood and vinyl siding.
3. Staff would like the Applicant to address the number of employees that work at the facility at any given time. Will the number of employees working at any given time increase if the building addition is approved?
4. A Minor Site Plan application will need to be submitted and approved before construction can occur. The Site Plan will need to address building setbacks, required parking, driveway aisles and lanes, landscaping, etc.

Conclusion

KRS 100.237 and Section 220 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the Applicant's request.

Respectfully submitted,



Todd K. Morgan, AICP
Senior Planner, Zoning Services

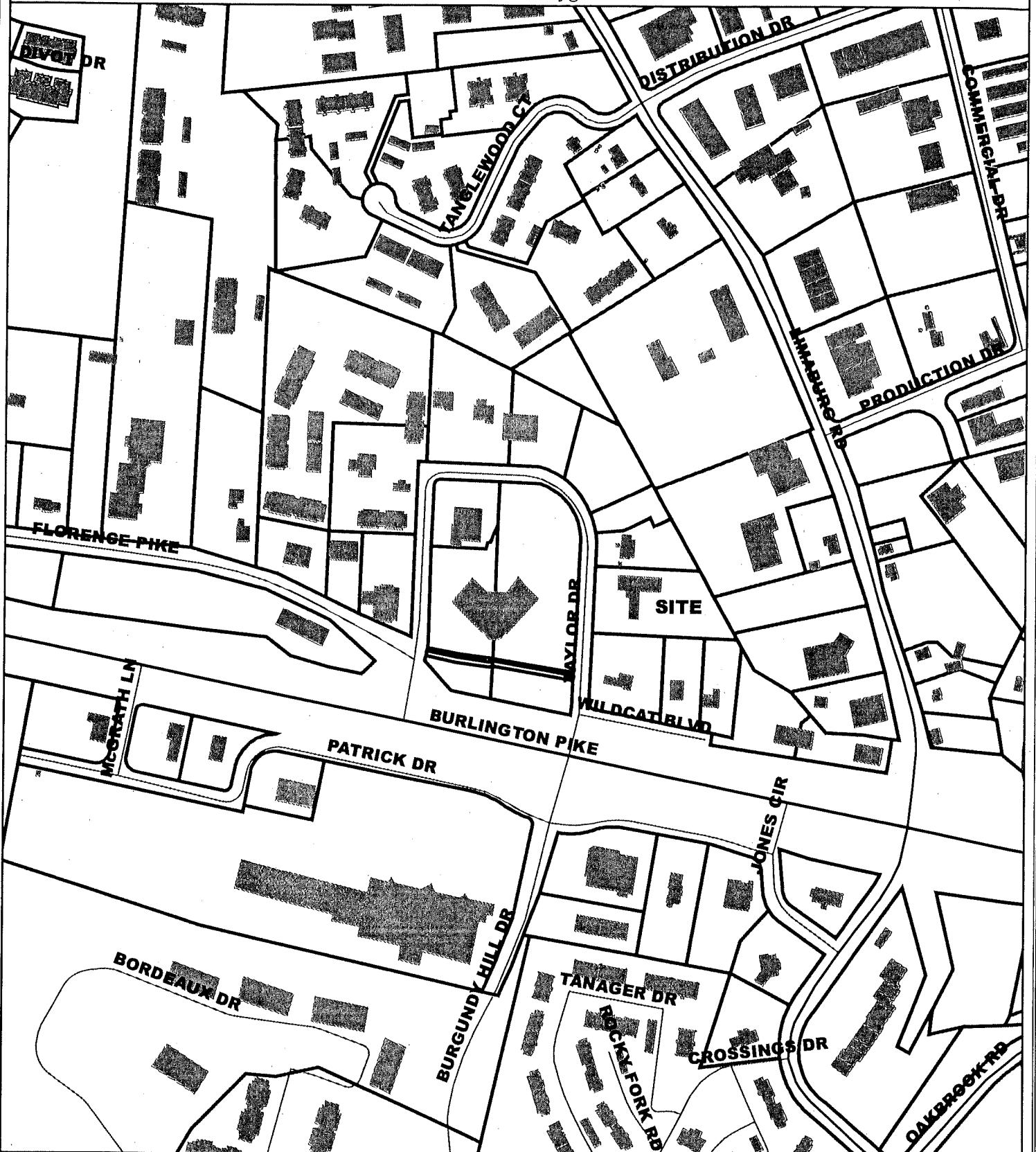
TKM/pr

Attachments

- *Site Vicinity
- *Concept Plan
- *Letter from Applicant
- *Zoning Map
- *Future Land Use Map
- *Aerial Map
- *2/14/01 Meeting Minutes
- *3/14/01 Meeting Minutes
- *Application

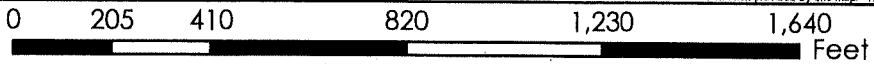
Site Vicinity Map

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1 Inch equals 400 feet



Boone County GIS - Putting Northern Kentucky on the Map



SB722'30"E 314.05'

OTHERS.

PRO 1/2"

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GREEN WALL
SEE ARCHITECTURAL
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Added
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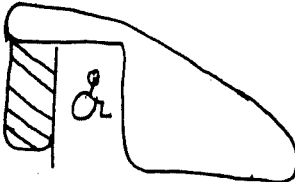
WASH

WASH

AFTER
CAR
SERVICE

Wash
Spa
Booth

Side work



GATES

FULL SERVICE CAR WASH 5200 SF
FF-820

DETAIL BAY
950 SF
FF-819.50

SELF SERVICE
CAR WASH
1650 SF
FF-819.50

1.72 ACRES

COX & TAYLOR
COMMERCIAL SUBDIVISION
SECTION 2

LOT 6
PLAT SLIDE 103A

14'

26'

37'

65'

11'

10'

SIGN

GOAL POST DIRECTIONAL SIGN

DIV. SETBACK

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BAILEY'S CAR WASH, INC.

5864 Taylor Drive • Burlington, KY 41005
Ph. (859) 534-5999 • Fax (859) 534-5993

May 21, 2007

Boone County Planning and Zoning

To Whom It May Concern:

The expansion that will take place at Bailey's Car Wash will entail the same block, roofing and aesthetics as the current facility.

Should you have any further questions, please contact me at the above phone number.

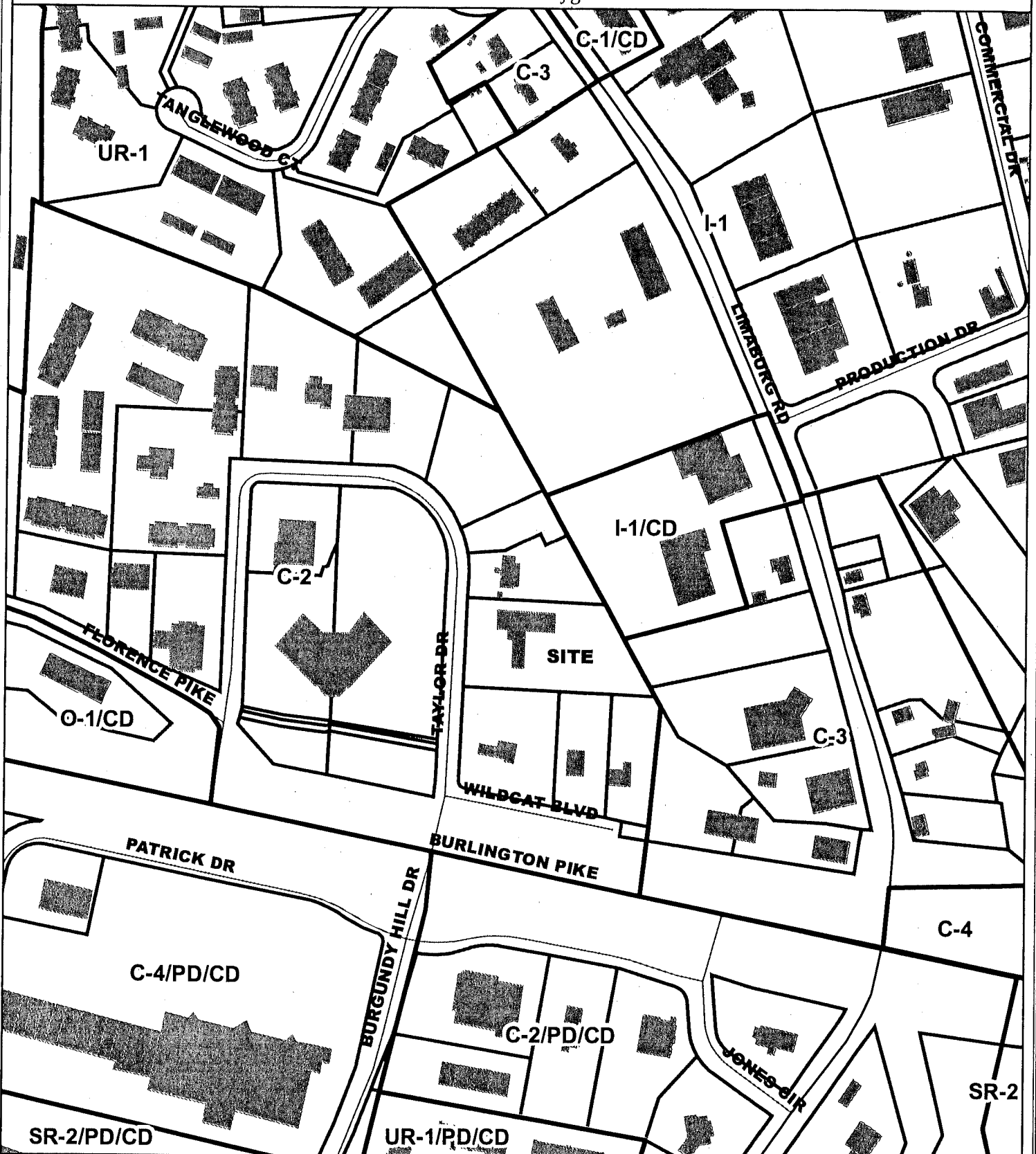
Sincerely,

BAILEY'S CAR WASH, INC.

Michael L. Bailey
Owner

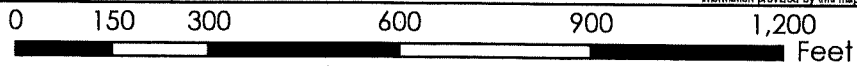
Zoning Map

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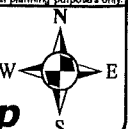
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1 inch equals 300 feet

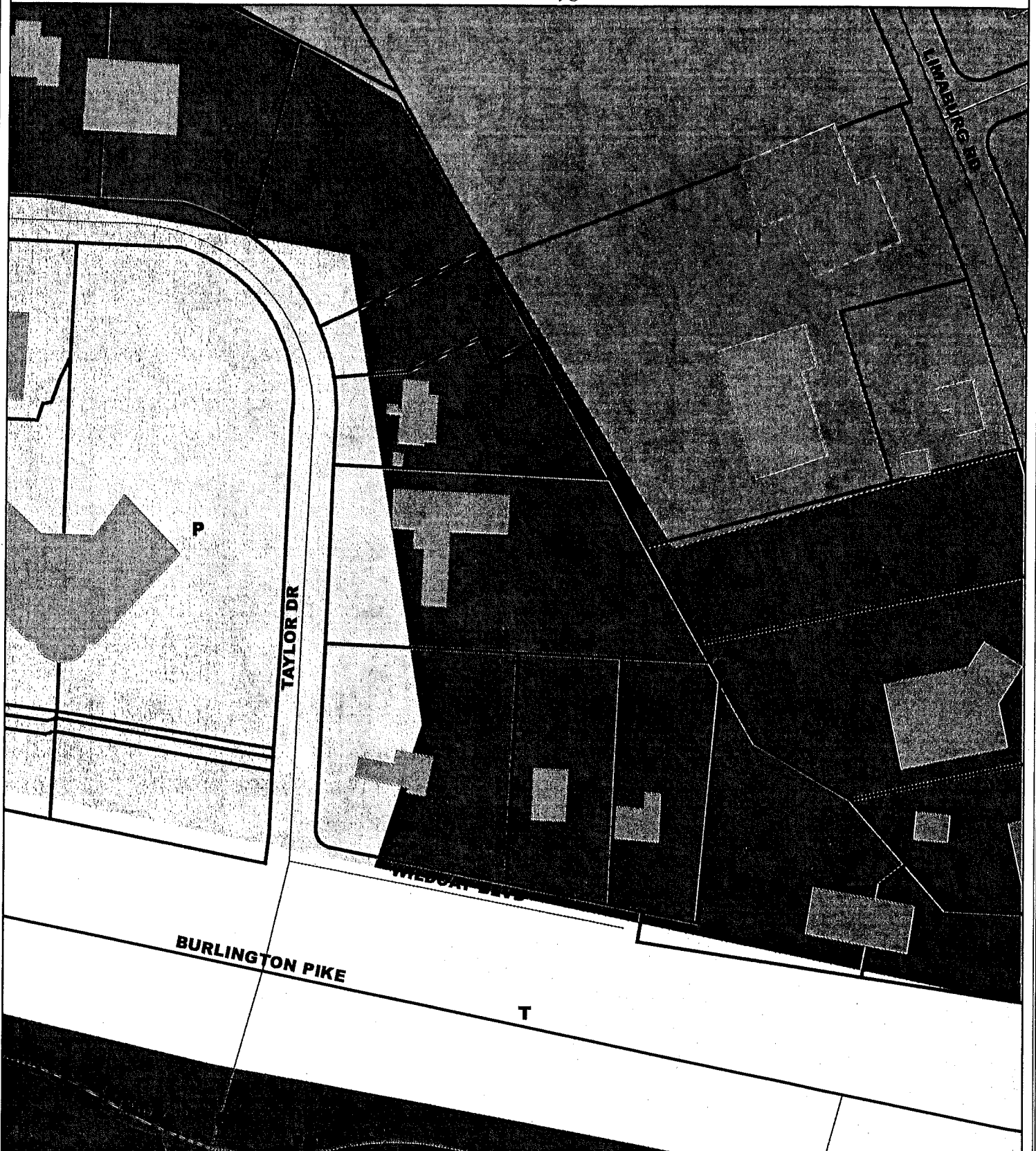


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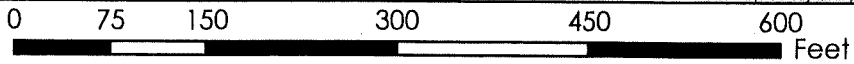
Future Land Use Map

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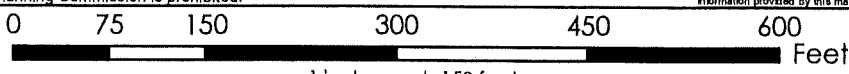
Aerial Map

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Mr. Edwards stated that it looks as if this is the only situation there of three homes served by one driveway. Mrs. Robertson reviewed the aerial photograph and stated that there is one other situation of three homes sharing a driveway.

Chairman Whitton questioned the applicant's comment that the required width is 20 feet but these are only 10 feet wide. Mrs. Robertson responded that they were not constructed in accordance with the Subdivision Regulations. Chairman Whitton stated that if the driveways were the required twenty feet wide, there would not have been a problem.

Mr. Ryan stated that the applicant has already constructed his access. Mr. Stahl agreed and stated that he would have followed the rules if he had known that it was a problem.

Chairman Whitton asked if there was anyone else present who wished to speak in regard to this request. There was no response.

Chairman Whitton asked that a motion be worded to indicate that this is a special situation in order not to set a precedent. Mrs. Robertson stated that the situation arises from special circumstances in that the access was not constructed in accordance with the Subdivision Regulations. Chairman Whitton asked if she knows that to be a fact. Mrs. Robertson stated that she did not measure the driveway.

There being no further discussion, Mr. McGruder moved grant the requested Variance based on the findings that (1) it arises from special circumstances which generally do not apply to land in the general vicinity; and (2) strict application of the provisions in the regulation would create an unnecessary hardship on the applicant; with the condition that the applicant obtain an Encroachment Permit. Mr. Ryan seconded the motion and it carried unanimously.

4. **The request of Michael L. Bailey for a Conditional Use Permit to allow a full service and self-service car wash facility on Section 2, Lot 6 of Cox & Taylor Commercial Subdivision (Taylor Drive), Boone County, Kentucky. The property is currently zoned Commercial Two (C-2).**

Lara Robertson, AICP, presented the Staff Report which included a slide presentation (see Staff Report).

The Chairman asked for the applicant's presentation.

Mr. Michael Bailey stated that the Site Plan is a rough draft. He stated that he is aware of the landscaping and building requirements.

Chairman Whitton stated that if the request is approved, the applicant will have to get an architect/engineer to draw the plans. Mr. Bailey agreed and stated that he

has built other businesses, but this is his first time in Boone County. Chairman Whitton questioned the building materials. Mr. Bailey responded that it would be decorative block. They would use a sculpted block that comes in colors on the back and on the front they would use a larger block that is water proof and looks like larger brick. Chairman Whitton asked if it would be brick, block, and masonry construction with no metal. Mr. Bailey responded that there would be no metal.

Mr. McGruder questioned where the applicant has constructed a building like this previously. Mr. Bailey responded that he constructed a building in western hills and stated that he has constructed three gas stations and remodeled four. Mr. McGruder asked if this is a variation of a previous design. Mr. Bailey responded that the gas stations have car washes in them and this building is similar to what he has constructed in the past.

Chairman Whitton questioned the type of car wash. Mr. Bailey responded that in the front there will be a five-bay self-serve car wash and behind that will be a tunnel where they will do everything for the customer.

Mr. McGruder asked if the single access point is a problem. Mr. Bailey reviewed the drawing in regard to the location of the access and stated that it is not a problem. Chairman Whitton stated that if the location of the driveway is a problem, it will be addressed at Site Plan Review.

Mrs. Robertson stated that the Planning Commission asked for a specific recommendation that Design Review be included as part of the Site Plan process if the request is approved.

Chairman Whitton asked if there was anyone else present who wished to speak in regard to this request.

Mr. James Volz, Performance Body Repair, questioned the water runoff from the site. He stated that his shop does 125 – 150 cars a month and they have down draft ovens to filter everything, which is environmentally protective. He is concerned about the products that will be used on this site because silicones will put them out of business. He stated that last summer when KY 18 was blacktopped he had a problem with contamination of his paint.

Chairman Whitton asked if Mr. Volz was questioning the water runoff from the car wash. Mr. Volz responded that he is concerned about surface water and he questioned a retention pond. Chairman Whitton asked the applicant to address surface water and water from the car wash.

Mr. Bailey stated that he will have an engineer design a water retention system with a pond or a pipe underground releasing the water slowly. They will do whatever the county needs them to do to satisfy Stormwater Management. In

regard to the chemicals, he stated that everything they use is environmentally friendly and no strong or harsh chemicals are used.

Mr. Volz stated that silicone is environmentally safe but it gets in the atmosphere and can travel over a quarter of a mile until it comes to something that is static and it is drawn to it. He stated that vinyl conditions for interiors could be a problem to him. He stated that there are silicone-free products that are used in body shops. Mr. Bailey responded that he can not say if the products are silicone-free or not. Mr. Volz stated that if the products are not silicone-free, it will put him out of business. The silicone will travel in the air to his shop and contaminate his filters and his paint jobs.

Mr. Bailey stated that water from the car wash goes into a reclamation pit to filter it before it goes into the sewer system. He stated that there is no surface discharge other than drippage on the exit.

Counselor Dillon stated that Mr. Volz raised an issue and if the Board does not have enough information to determine if there will be an adverse impact on his business, the Board can ask for additional information from experts. He stated that Mr. Volz is saying that his business will be closed if certain products are used. He noted that the Board has to make a finding as to whether the proposed use will adversely affect adjoining businesses. He stated that the Board has the right to ask for expert information before making a decision.

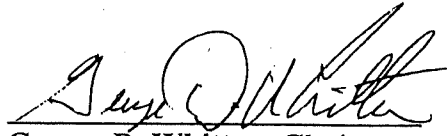
The Chairman asked if there was anyone else present who wished to speak in regard to this request. There was no response.

Chairman Whitton stated that a neighbor is saying that certain kinds of products -- chemicals and cleaners -- could adversely affect his business, which is a concern of this Board. Mr. Bailey stated that he can find out if there is any silicone used in products they would use, but he cannot go through every chemical base that might be used. The Chairman stated that Mr. Volz is saying that certain chemicals have been known to adversely affect his business and asked the applicant to provide information to the Board that those particular chemicals will not be used on this site. Mr. Bailey stated that he can check into this through the car wash industry. Mr. Volz stated that his shop details and cleans cars and the MSD's indicate everything that is in the product. He stated that the supplier of materials to Mr. Bailey can provide him with the MSD's and he should be able to tell if the product can be used around a body shop or paint materials.

Chairman Whitton noted that there are no other concerned neighbors present. He asked for a motion to table the request to allow Mr. Bailey and Mr. Volz to address these issues and report their findings to the Board at the next meeting. Mr. Edwards so moved. Mr. McGruder seconded the motion and it carried unanimously.

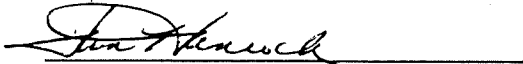
There being no further business to come before the Board, Mr. Edwards moved to adjourn. Mr. McGruder seconded the motion. The meeting was adjourned by unanimous consent at 8:20 P.M..

APPROVED:



George D. Whitton, Chairman

Attest:



Jan Hancock, Recording Secretary

**BOONE COUNTY BOARD OF ADJUSTMENT
BOONE COUNTY ADMINISTRATION BUILDING
COURTROOM 3A
BUSINESS MEETING
March 14, 2001
6:30 P.M.**

BOARD MEMBERS PRESENT:

Mr. Terry Edwards
Mr. James McGruder
Mrs. Shirley Millar
Mr. Walt Ryan
Mr. George Whitton, Chairman

All members were present.

LEGAL COUNSEL PRESENT:

Mr. Dale Wilson

Chairman Whitton called the meeting to order at 6:32 P.M..

Approval of the Minutes:

Chairman Whitton stated that the Board members had received copies of the Minutes of the Boone County Board of Adjustment Meeting of February 14, 2001 and asked if there were any comments or corrections.

There being no changes to the Minutes, Mr. Ryan moved that they be approved as mailed. Mr. McGruder seconded the motion and it carried unanimously.

Agenda Items:

1. The request of Michael L. Bailey for a Conditional Use Permit to allow a full service and self-service car wash facility on Lot 6, Section 2, of Cox & Taylor Commercial Subdivision (Taylor Drive), Boone County, Kentucky. The property is currently zoned Commercial Two (C-2). *This item was tabled at the February 14, 2001 meeting.*

Mr. Edwards moved to bring the request back before the Board. Mr. Ryan seconded the motion and it carried unanimously.

The applicant, Michael L. Bailey, addressed the Board and stated that the issue with the neighboring body shop has been resolved as there is no silicone in the products they use. He stated that he would like to address the issue of using a certain style of block to build the buildings. He noted that Staff recommended the building be brick instead of plain block but, as he mentioned at the last meeting, they would use a decorative dyed block similar to brick. Chairman Whitton quoted from the minutes of the February 14, 2001 meeting that they would "use a sculpted block that comes in colors on the back and on the front they would use a larger block that is water proof and looks like larger brick". Mr. Bailey stated that that was correct. He showed the Board samples of the product and stated that they are standard 8 x 8 x 12 in size and are a rough texture on the front and dyed in different colors.

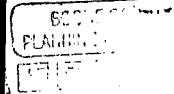
Chairman Whitton stated that the applicant is saying that the materials and chemicals used on the site would not only be environmentally safe, but would also have no qualities that would affect the local businesses, namely the body shop. Mr. Bailey responded "that is correct". Chairman Whitton advised the applicant that, if this request is approved, this statement is to be true now and in the future and, if there is a change, he would be in violation. Mr. Bailey responded "I understand".

There being no further discussion, **Mr. McGruder moved to grant the request subject to the conditions that 1) all car wash buildings be constructed of material consistent in appearance (not concrete block) with adjacent commercial structures. The block samples presented by the applicant and architectural grade/faced concrete masonry units (CMU) are alternatives to brick. Staff design review is included as part of the Site Plan approval process; 2) a limit of one access point per Article 33, Section 3321 of the Boone County Zoning Regulations; 3) a Site Plan depicting appropriate access, buffer yards, landscaping, parking, signage, etc. must be reviewed and approved by Staff; and 4) there are to be no silicone based washing detergents or solids on the site that would hamper the operations of the neighbors. Mr. Edwards seconded the motion.** The applicant agreed to the conditions. Mrs. Millar stated that she was not present at the last meeting and will not vote in regard to this request. Counselor Wilson advised that Mrs. Millar's vote as a pass vote would go with the majority. A vote on the motion found Mr. Edwards, Mr. McGruder, Mr. Ryan, and Chairman Whitton in favor. Mrs. Millar did not vote. The motion carried.

4. **The request of Sally Phillips for a Conditional Use Permit to allow a boarding stable on property at 4256 Beaver Road, Boone County, Kentucky. The property is zoned Agriculture (A-1).**

APPLICATION FORM

BOARD OF ADJUSTMENT
AND
ZONING APPEALS ACTION
BOONE COUNTY PLANNING COMMISSION



MAY, 22 2007

See Boone County Zoning Regulations
SECTION A (To be completed by applicant)

- 1. (Check One) Boone _____ Florence _____ Walton _____ Union
- 2. (Check One) Conditional Use Permit _____ Variance _____ Appeal
_____ Change in Non-Conforming Use
- 3. Applicant's Name Mike Bailey
Phone Number 534-5999 Fax No. 534-5999
Applicant's Address 2060 East Bend Rd
Burlington KY 41005
City State Zip
- 4. Description of Request: ADDITION TO EXISTING BUILDING
- 5. Name of Development _____
- 6. Location of Development LOT #6 OF THE COX & TAYLOR
COMMERCIAL SUBDIVISION SECTION 2
- 7. Acreage Under Review 1.72
- 8. Lot Number and Name of Subdivision (if part of a subdivision) _____
- 9. Owner of Property BAILEYS CARWASH
Address of Property Owner 5864 TAYLOR DR Phone No. 534-5999
Burlington KY 41005
City State Zip
- 10. Proposed Use(s) on Site CARWASH
- 11. Total Square Footage of Existing and/or Proposed Buildings 2275 + 120
- 12. Current Zoning on Property C-2
- 13. Deed Book 826 Page No. 93 Group No. 2025
- 14. Is the site subject to a zone change? NO
If yes, give date of approval _____
- 15. Have you submitted a Site Plan with this request? YES
- 16. Have you submitted a list of adjoining property owners with this request? YES
- 17. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: Michael Bailey

Property Owner's Signature: Michael Bailey

COPY

CLUR #07-BCBOA-008-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)
Bailey's Car Wash
5864 Taylor Drive
Burlington, KY 41005
2. ADDRESS OF PROPERTY
5864 Taylor Drive
Burlington, KY 41005
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)
Bailey's Car Wash
4. DEED BOOK 826 PAGE NO. 93 GROUP NO. 2025
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment:
From _____ To _____
- Conditional Use Permit
- Development Plan Conditional Zoning
- Subdivision Plat
(Not Recorded) Other:
- Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION
2950 WASHINGTON STREET, ROOM 317
P.O. BOX 958
BURLINGTON, KENTUCKY 41005

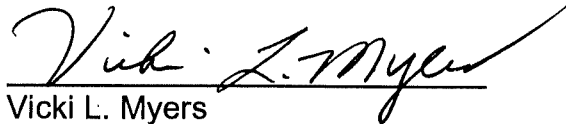
Todd K. Morgan
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Senior Planner, Zoning Services
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

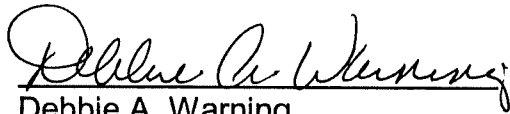
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the
Boone County Planning Commission this 21 day of June, 2007.



Vicki L. Myers
NOTARY PUBLIC, State at Large

My commission Expires:
April 17, 2011

This instrument was prepared for recording purposes only by:



Debbie A. Warning
Boone County Planning Commission
2950 Washington Street, Room 317
P.O. Box 958
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of June 13, 2007 Certificate of Land Use Restriction (#07-BCBOA-008-A), for Bailey's Car Wash, Property Owner(s).

The following conditions will apply:

- 1) The 2001 conditions are to remain in place.
- 2) The building addition is to be constructed with the same block and roofing materials as the existing building. The sales booth will be constructed of wood and vinyl siding.
- 3) A Minor Site Plan application is required to be submitted and approved before construction can occur.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 826 PAGE NO. 93 GROUP NO. 2025