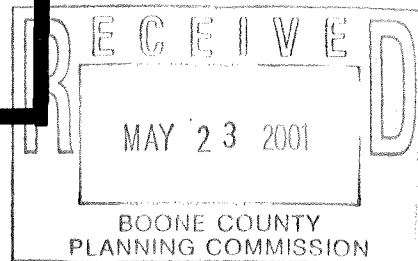


01-FBOA-008-A

APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

- 1. (Check One) Boone [checked] Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_
2. (Check One) [checked] Conditional Use Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_
Change in Non-Conforming Use \_\_\_\_\_
3. Applicant's Name Budget Car & Truck Rental
Phone Number 513-200-6326 Fax No. 513-860-6644
Applicant's Address 10060 Princeton-Glendale Rd
Cincinnati Ohio 45246
City State Zip
4. Description of Request: Car Rental - Conditional Use Permit
5. Name of Development \_\_\_\_\_
6. Location of Development \_\_\_\_\_
7. Acreage Under Review \_\_\_\_\_
8. Lot Number and Name of Subdivision (if part of a subdivision) \_\_\_\_\_
9. Owner of Property Jerome Brophy
Phone Number of Owner 859-371-4092
Address of Property Owner 7200 Dixie Highway Florence 41042
City State Zip
10.
11. Proposed Use(s) on Site Car Rental
12. Total Square Footage of Existing and/or Proposed Buildings \_\_\_\_\_
13. Current Zoning on Property C-2
14. Deed Book 304 Page No. 157 Group No. 2042
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? No
17. Have you submitted a list of adjoining property owners with this request? \_\_\_\_\_
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]

(over)

See attachments ->

**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 5-23-01 Fee Received \$726.00 R# 27855
- 2. Is application complete? \_\_\_\_\_ Yes \_\_\_\_\_ No
- 3. Staff Reviewer \_\_\_\_\_
- 4. Scheduled Board Action Date \_\_\_\_\_
- 5. Board Action:
  - \_\_\_\_\_ Approved
  - 7-11-01 Approved with Conditions (See #6)
  - \_\_\_\_\_ Denial (See #7)
- 6. Conditions of Approval ① 5 Cars For Rent ② No Banners or Flags Allowed on Cars but Windshield Signs Allowed ③ Parking Lot Striping Req. For Car Rental And Customer Stalls ④ Fencing Per Concept Plan ⑤ Buffer Yard A Req.
- 7. ~~Reasons for Denial~~ For 5 Rental Car stalls along us 42 / us 25  
⑥ Site Plan Review Required

**Boone County Planning Commission  
2995 Washington Street  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountky.org - E-mail**

[www.boonecountky.org](http://www.boonecountky.org)

**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: Budget Car & Truck Rental  
LOCATION: 7200 Dixie Highway,  
Florence, Kentucky  
ZONING: Commercial Two (C-2)  
DATE: June 13, 2001

### Proposal

The applicant is requesting a Conditional Use Permit in order to operate a Budget car rental facility on a .61 acre site located at 7200 Dixie Highway, Florence, Kentucky. The site is currently used as a Chevron gas/service station and contains a Ryder Truck rental operation, which is a pre-existing nonconforming use. The applicant intends to continue both existing businesses in addition to the proposed use. The applicant submitted Exhibits A, B, and C as part of this application.

Exhibit A – List of adjacent property owners

Exhibit B – Property Deed

Exhibit C – Concept Plan

### Applicable Regulations

Article 2, Section 264 of the Boone County Zoning Regulations states that, *“In granting a conditional use, the Board may prescribe appropriate conditions and safeguards in conformity with this order.”*

Article 10, Section 1023 of the Boone County Zoning Regulations permits small scale sales or leasing of new and used motor vehicles requiring the storage of no more than fifty (50) vehicles on the premise.

Article 30, Section 3007 of the Boone County Zoning Regulations states that *“property involving a conditional use and/or variance shall be subject to the Boone County Planning Commission Site Plan review and approval if required by an individual zoning district.”*

Article 33, Section 3300 of the Boone County Zoning Regulations states that *“No building or structure shall be erected, substantially altered, or its use changed unless permanently maintained off-street parking and loading spaces have been provided in accordance with the provisions of this order.”*

Article 33, Section 3325 of the Boone County Zoning Regulations requires 1.00 space per 2 gasoline pumps plus 2.00 spaces per service bay (access and circulation areas where a motor vehicle would be temporarily parked for the purpose of obtaining fuel from a gasoline pump shall not be considered acceptable parking spaces for the purpose of these regulations). In addition, this regulation also specified 1.00 space per 300 gfa for other commercial uses within C-2 districts.

Article 36, Section 3605 of the Boone County Zoning Regulations, "*Landscape Review Procedures*", states that improvements to an existing site that include building additions, vehicular use area expansions or load/unloading area expansion ***shall be required to bring only the new improvements into compliance with this article.***"

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

Findings listed in Section 262:

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 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 small scale (not more than fifty) sales or leasing of new and used motor vehicles as a conditional use in the C-2 district if the proposed facility meets all of the following requirements:

1. The activity is an integral and subordinate function of a permitted commercial use, professional or personal service; or
2. The activity will further add to, not detract from, the creation of a compact, multi-purpose, and pedestrian oriented commerce center; and
3. 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.

### Surrounding Land Uses and Zoning

The site is located at the intersections of Main Street, Dixie Highway, and US 42 and is zoned Commercial Two (C-2). To the north of the site are Florence Baptist Church and

Florence Christian Church which are zoned Florence Main Street District (FMS), Calcars (a car dealership), Florence Professional Building, and single family residential homes are located to the east of the site and zoned C-2. To the south of the site is a dentist office which is zoned C-2. An apartment complex is located to the west of the site and is also zoned C-2.

### Staff Concerns/Comments

1. The site for the proposed use currently houses a Chevron gasoline filling and service station and Ryder truck rental operation which is a pre-existing nonconforming use. At the present time, the applicant is proposing to continue to use the site as a gasoline station and Ryder truck rental facility (containing a maximum of 15 trucks) while adding a Budget car rental operation for approximately 12 vehicles. The applicant has only submitted a hand-drawn concept plan of the property with his conditional use permit application. As the drawing is not to scale and drafted without consideration of the requirements contained in the Boone County Zoning Regulations (BCZR), it is difficult to determine whether the proposed use can be sufficiently accommodated on the site and if the requirements contained in the BCZR can reasonably be met. At the present time it is questionable whether or not the applicant can install the required improvements (landscaping and buffering) and also provide adequate parking for the gasoline/service station, Ryder truck rental facility, and the proposed Budget rental car operation in accordance with Article 33 of the BCZR. Therefore, without a scaled plan drafted in consideration of the regulations, it is difficult for the Board to determine whether or not the applicant's operation can adequately be accommodated on the site without limiting the number of vehicles to be stored on the property.
2. The applicant's concept plan does not contain appropriate landscaping and buffer areas where additional parking spaces are proposed as required by the Article 36, Sections 3605, 3620, and 3645 of the BCZR. Installing these items in accordance with the regulations could possibly limit the number of vehicles that can be stored on site as ten foot (10') buffers are required on the sides of the property that abut adjacent roadways and other C-2 uses where additional parking spaces are being created. In addition, it is important to note that the site is bordered on the west by an apartment complex (also zoned C-2). At the present time, there is little vegetation separating the current site from the complex with only a chain link fence between the two uses. It is recommended by the staff, should the board consider approval of this request, that stockade style wood fencing is required in this area in order to reduce the noise and visual impact of the existing and proposed use to this residential area. It should be noted that although the regulations only require landscaping for new additions to existing sites, the Board of Adjustment, can require additional fencing and landscaping, in accordance with Article 2, Section 264 of the BCZR, in order to make the use more compatible with surrounding uses and the adjacent Florence Main Street District.
3. The applicant proposes to locate the car and truck rental operation adjacent to Calcar's car dealership which contains numerous vehicles parked on the opposite corner of Dixie Highway. The storage of rental cars in addition the existing Ryder truck rental facility on the applicant's lot has the potential to further detract from the

character of the area and could adversely affect the adjacent Florence Main Street District. It is important to note that the future land use section of the 2000 Boone County Comprehensive Plan describes this area as a valuable asset that should be protected. In addition, the plan states that design should be the primary concern at the early stage of development, with an emphasis on the aesthetic impact of the proposed use.

4. The parking lot of the existing facility is in poor repair and inadequately striped. All parking spaces that are created for the car rental facility should be re-paved and striped in accordance with Article 33 of the BCZR.

### Conclusion

KRS 100.237 and Sections 260 and 1023 of the Boone County Zoning Regulations gives the Florence Board of Adjustment and Zoning Appeals the authority to grant the applicant's request for a Conditional Use Permit for a car rental and leasing facility (limited to 50 vehicles). From reviewing the site plan and visiting the site, it is the staff's opinion that the proposed use has the potential to negatively impact the character of the Florence Main Street (FMS) district and adjacent uses (both commercial and residential) if the site is not developed in a manner which is compatible with surrounding uses, appropriately landscaped and buffered, and operated under specific guidelines established by the board.

Therefore, in order for the board to approve the applicant's request for a conditional use permit the board must make the specific findings listed in Sections 260 and 1023 of the Boone County Zoning Regulations and determine that the proposed use:

1. further adds to, not detracts from, the creation of a compact, multi-purpose, and pedestrian oriented commerce center,
2. can 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, and;
3. can be developed in a mutually compatible manner with adjacent uses and structures to be protected in the C-2 district.

At the present time, staff recommends that the conditional use permit request be denied or tabled until the applicant can provide a concept plan detailing the proposed request in order to reasonably ensure that this site can be appropriately developed for the proposed use in conformance with the Boone County Zoning Regulations. However, should the board consider approval of the car rental facility, the following conditions of approval should apply:

1. The area to be used for the parking of Budget rental vehicles should be appropriately paved and striped in accordance with Article 33 of the BCZR. Remaining spaces necessary for the operation of the Chevron gasoline/service station and Ryder truck rental should also be striped and designated for use by customers and staff persons. In addition, the parking areas for the Budget rental car facility should be limited to the southern portion of the site in order to minimize the visual impact of the vehicles from the Florence Main Street (FMS) District and to minimize interference with the

- Chevron customers. In addition, on the board should limit the number of rental vehicles to be stored on the site.
2. The area of the site depicting additional parking spaces should be appropriately landscaped and buffered in accordance with Article 36, Section 3645 of the BCZR . In addition, the board may consider requiring additional landscaping of the site along its road frontages and construction of stockade style wood fencing between the proposed use and the apartment complex.
  3. A site plan depicting appropriate access, buffer yards, landscaping, parking, signage, etc, must be reviewed and approved by the staff of the Boone County Planning Commission in accordance with Article 30 of the Boone County Zoning Regulations.

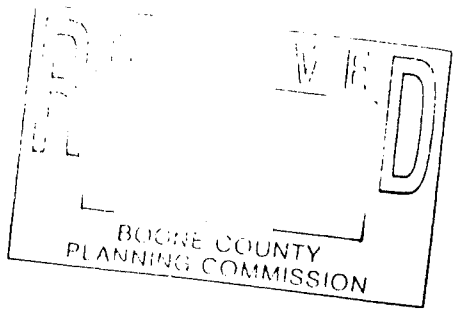
Respectfully submitted,



Lara B. Robertson, AICP

Attachments

- Exhibit A – List of adjacent property owners
- Exhibit B – Property Deed
- Exhibit C – Concept Plan
- Exhibit D – Vicinity/Zoning Map

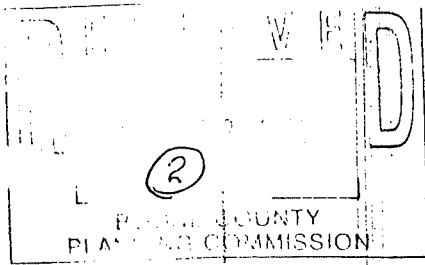


- 1) Florence Baptist Church  
283 Main St. Florence Ky 41042  
371-7141
- 2) Florence Christian Church  
300 Main St. Florence Ky 41042  
647-5000
- 3) Calcars J & G,  
7201 Dixie Hwy Florence Ky 41042  
525-9305
- 4) Dr. David Martin DMD  
7208 Dixie Hwy Florence Ky 41042  
525-1420
- 5) Dr. Steven Schuler DMD  
7205 Dixie Hwy Florence Ky 41042  
371-0123

BOOK 304 PAGE 157

K-33982

DEED



THIS DEED, made and entered into this 28th day of March, 1983, between JERRY BROPHY and BERDELLA BROPHY Clerk

CHEVRON U.S.A. INC., a California corporation (successor to Standard Oil Company, a division of Chevron Oil Company, a California corporation, by name change effective January 1, 1977), hereinafter called "Grantor", and

JERRY BROPHY and BERDELLA BROPHY, his wife,

whose mailing address is 7200 Dixie Highway, Florence, Kentucky 41042, hereinafter called "Grantees"

WITNESSETH: That Grantor, for and in consideration of the sum of Ninety Five Thousand Dollars (\$95,000.00) to it this day cash in hand paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantees, for their joint lives with remainder in fee simple to the survivor of them, a tract or parcel of land with improvements lying and being in the City of Florence, County of Boone, State of Kentucky, more particularly described in Schedule A attached hereto and by reference made a part hereof.

Grantor covenants unto Grantees that it is lawfully seized of the estate hereby conveyed and that said property is free from all encumbrances except all taxes and assessments due and payable in the current year and thereafter and subject to matters hereinafter excepted.

All taxes for the current year have been prorated as of date of delivery of this deed.

TO HAVE AND TO HOLD the above described parcel of land, together with all the rights, privileges and appurtenances thereunto belonging, unto Grantees with Covenant of General Warranty except as to all easements and restrictions of record and except as to zoning and building regulations

applicable to said property and any state of facts that might be shown by an accurate survey and any roads and ways over and across said premises.

IN TESTIMONY WHEREOF, Grantor has caused these presents to be executed by its Assistant Secretary, for and on its behalf the day and year first above written.

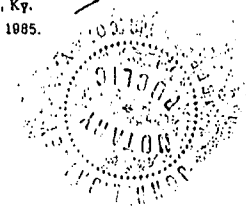
CHEVRON U.S.A. INC.

By W. L. Hadley  
Assistant Secretary

STATE OF KENTUCKY  
COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 28th day of March, 1983, by W. L. Hadley, Assistant Secretary of CHEVRON U.S.A. INC., a California corporation, on behalf of the corporation.

John L. Bailey  
Notary Public, Jefferson County, Ky.  
My Commission expires Mar. 7, 1985.



This instrument was prepared by:  
J. L. BAILEY J. L. Bailey  
Attorney-at-Law  
1518 Starks Building  
Louisville, Kentucky 40202

Please Return to:  
Chicago Title Insurance Company  
36 East Fourth Street - Suite 700  
Cincinnati, Ohio 45202

Schedule A to deed dated  
March 28, 1983, from  
CHEVRON U.S.A. INC. to  
JERRY BROPHY and VERDELLA  
BROPHY, his wife.

PARCEL ONE:

Gr 2042

That certain real property in the City of Florence, County of Boone, State of Kentucky, conveyed to Standard Oil Company, a Kentucky corporation, by J. B. Respass and Rena Respass, his wife, by deed dated June 15, 1931, and recorded in Deed Book 70, Page 311, in the Office of the Clerk of the County Court of Boone County, Kentucky, and in such deed more particularly described as follows:

"Beginning at the point of intersection of the Westerly line of Dixie Highway No. 25 with the Southeasterly line of Louisville & Florence Highway No. 42, running thence South 15-1/2° E. along the Westerly line of Dixie Highway No. 25 a distance of 175 feet to a point in the Westerly boundary of said Dixie Highway No. 25, evidenced by an iron post, an auto axle rod; thence at right angles to said Dixie Highway No. 25 South 74-1/2° W. 125 feet to another iron post, an auto axle rod; thence North 35° W. 112-1/3 feet to a point in the Southeasterly line of the Louisville & Florence Highway No. 42; thence along said boundary of said Highway North 51° E. 175 feet to the point of beginning, containing a total area of approximately 20,737-1/2 square feet."

LESS AND EXCEPT that portion of Parcel One conveyed to the Commonwealth of Kentucky, for the use and benefit of the Department of Highways, by Standard Oil Company, a Kentucky corporation, by deed dated September 23, 1963.

PARCEL TWO:

Gr ~~152~~ 152

LOCATED generally in the City of Florence, Boone County, Kentucky, in the Fairgrounds Addition to said city and lying on the West side of U. S. Highway No. 25 about 175 feet South of U. S. Highway 42, and described particularly thus: BEGINNING at the Northeast corner of Lot No. 1 of said Fairgrounds Addition in the West line of U. S. Highway No. 25; thence therewith South 15° 00' East 69.00 feet to a point therein; thence leaving said highway and running on a line partitioning Lot No. 3 of the said addition and parallel to the North line of said lot, South 74° 30' West 125.00 feet to a point in the West line of said Lot No. 3; thence with said line and the West line of Lots Nos. 1 and 2 of said Addition North 15° 00' West 69.00 feet to a corner of said Lot No. 1 with the original Standard Oil station lot; thence with the Southline of said station lot North 74° 30' East 125.00 feet to the place of beginning.

The above Parcel Two comprises all of Lots No. 1 and 2 and a part of Lot No. 3 of said Fairgrounds Addition, the plat of which is recorded in Plat Book 1, Page 87, also Plat Book 1, Page 106, in the Office of the Clerk of the County Court of Boone County, Kentucky, at Burlington.

LESS AND EXCEPT that portion of Parcel Two conveyed to the Commonwealth of Kentucky, for the use and benefit of the Department of Highway, by Standard Oil Company, a Kentucky corporation, by deed dated September 23, 1963.

Grantor herein acquired title to Parcel One by deed dated December 31, 1968, and recorded in Deed Book 184, Page 312, and title to Parcel Two by deed dated March 16, 1983, and recorded in Deed Book 304, Page 152, in the Office of the Clerk of the County Court of Boone County, Kentucky.

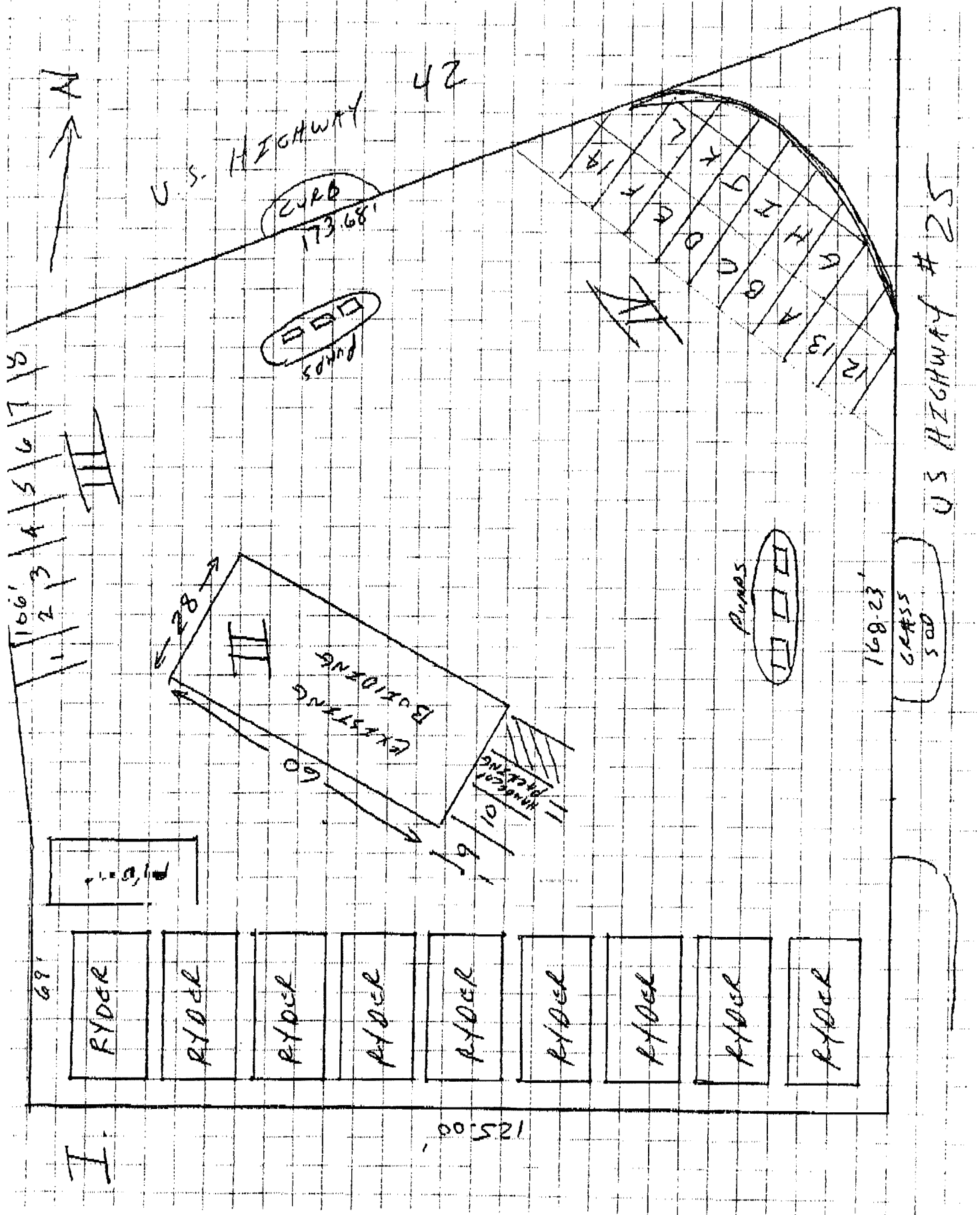
STATE OF KENTUCKY, }  
COUNTY OF BOONE, } Sct.

I, JERRY W. ROUSE, Clerk of the County Court in and for the county and state aforesaid, do hereby certify that the foregoing instrument of writing was, on the 3 day of June, 1983, at 7:10 A. M. lodged in my office for record, whereupon the same, the foregoing, and this certificate have been duly recorded in my office.

Given under my hand, this the 3 day of June, 1983  
JERRY W. ROUSE, Clerk  
By [Signature], D. C.

PLEASE MAIL TO:  
CHICAGO TITLE INSURANCE COMPANY  
36 East Fourth St., Suite 700  
Cincinnati, Ohio 45202  
(513)721-7084

Exhibit C



**To : Laura Robertson**

**Fax #: 502-857-2401**

**From: Paul Brophy**

**Laura: I met briefly with Todd Morgan this afternoon to discuss preliminary plans to add the Budget Car rental business at 7200 Dixie Highway- Florence, Kentucky.**

**Although this information should ultimately come from Del & Jerry Brophy in conjunction with representatives from Budget Rental Car, following is a brief description of the existing business and property.**

**I have an old plat, but in an effort to meet your deadline of Tuesday afternoon- I chose to attach the rough drawing Vs minimizing the plat.**

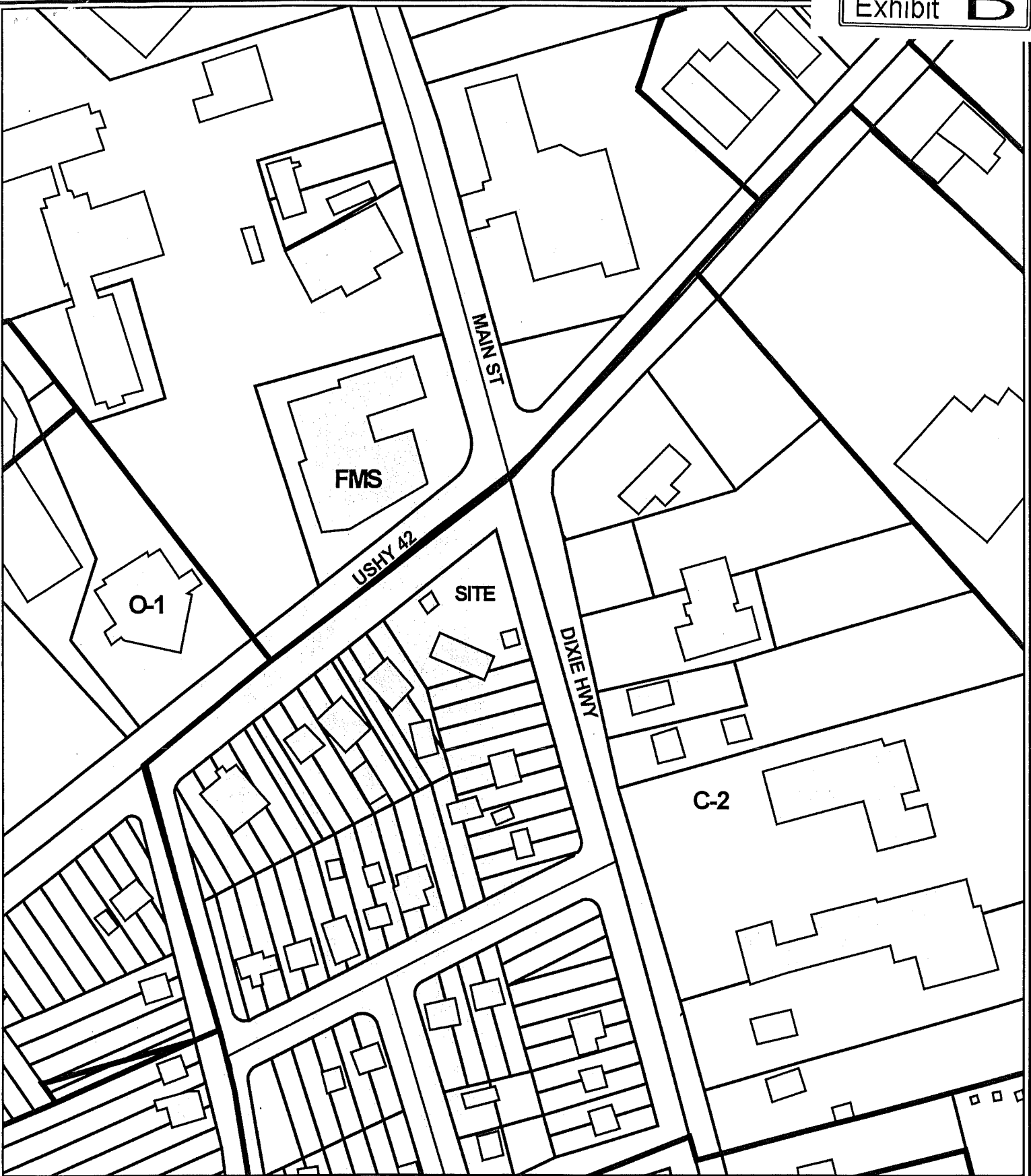
**Budget does not have a firm # of Rental cars that will be on the property at any given time- we would estimate the maximum # to be approx. 12.**

**Please note that we currently have 0-15 Ryder Rental trucks on the property. These Ryder trucks are generally stored behind the existing building- we would plan to continue this policy in the future and would not expect any zoning or buffer restrictions.**

**Service Station and Car wash currently uses areas III & IV for customer parking as well as spots 9 & 10 next to building. As the spaces in area III & IV are used as customer parking at the existing business- we would expect there to be minimal restrictions or buffer guidelines enforced. We would plan to add a Handicapped accessible spot next to building at space #11.**

**Additional customer parking will be added in the future as we have preliminary plans to remodel the existing building. This would be an upgrade of the existing structure and subsequently more appealing to the public - it will also improve a prime corner location in the middle of Florence. We would ask that this future project not be considered in the approval process of this Conditional Use Permit, nor should it delay the decision to approve the request. Separate discussion with the Planning Commission will continue, and if approved- we will secure the proper building permits and continue our efforts to improve the corner of US #25 and US # 42.**

**Laura, thanks for your help on this project. I realize that you are on a tight schedule to deliver your report prior to leaving town this week- if you have any questions, please call me at 859-331-4390, or Del Brophy at 859-371-4092.**



# Budget Car & Truck Rental



1 inch equals 150 feet  
Produced by the  
Boone County Planning Commission  
GIS Services Division  
June 1, 2001



COPY

CLUR #01-FBOA-008-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)

Jerome Brophy  
7200 Dixie Highway  
Florence, KY 41042

2. ADDRESS OF PROPERTY

7200 Dixie Highway  
Florence, KY 41042

3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)

Budget Car & Truck Rental

4. DEED BOOK 304

PAGE NO. 157

GROUP NO. 2042

5. TYPE OF RESTRICTION(S) (Check all that apply)

Zoning Map Amendment:  
From      To     

Conditional Use Permit

Development Plan

Conditional Zoning

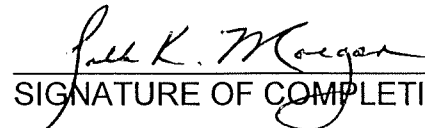
Subdivision Plat  
(Not Recorded)

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  
2995 WASHINGTON STREET  
BURLINGTON, KENTUCKY 41005

  
SIGNATURE OF COMPLETING OFFICIAL

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

COMMONWEALTH OF KENTUCKY

COUNTY OF BOONE

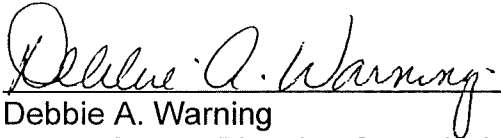
Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the  
Boone County Planning Commission this 18 day of July, 2001.



Vicki L. Myers  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2003

This instrument was prepared for recording purposes only by:



Debbie A. Warning  
Boone County Planning Commission  
2995 Washington Street  
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 Florence Board of Adjustments and in accordance with the current zoning in effect as of July 11, 2001 Certificate of Land Use Restriction (#01-FBOA-008-A), for Jerome Brophy, Property Owner(s).

The following conditions will apply:

- 1) No banners or flags on the cars, but there can be windshield signs.
- 2) The number of cars on the lot for rental is limited to five and any return cars require a striped area to be parked in.
- 3) The number of vehicles on the lot is not to exceed the number of spaces available.
- 4) Blockade fencing as shown on the plan is required.
- 5) Everything on the lot is to be striped except for the truck rental area.
- 6) Landscaping will be as shown on the Concept Plan in the point area for the five rental cars.

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

DEED BOOK 304

PAGE NO. 157

GROUP NO. 2042