



**Staff Report 12/08/2016**

**Owner:**  
Adam Lancaster

**Applicant:**  
Adam Lancaster

**Parcel ID:**  
0407 01004B

**Location:**  
1150 Gun Club Road

**Current Zoning:**  
(AR) Agricultural Residential

**Public Hearing:**  
12-08-16

**Prepared by:**  
Amy Sandidge

**Description of Conditional Use Permit Request:**

The applicant is requesting a conditional use permit to allow an auto/truck repair facility to be located within the Agricultural Residential zoning district.

**Exhibits as follows:**

- Exhibit 1.** Application
- Exhibit 2.** Justification
- Exhibit 3.** Property Survey w/ Site plan
- Exhibit 4.** Adjoining owners map, surrounding zoning and 2013 Aerial
- Exhibit 5.** Conditional Use Permit check sheet

**DRAFT Findings of Fact**

1. The request is for a conditional use permit to allow an auto/boat repair-sales-storage facility to be located within the Agricultural Residential zoning district.
2. The property is owned by Adam Lancaster and is identified as tax parcel 0407 01004B.
3. The property consists of 1.58 acres.
4. The adjoining property owners were notified on November 22, 2016.
5. The property was posted on November 28, 2016.

**Staff Comments**

The applicant is proposing to operate an auto repair garage in the AR (agricultural residential) zoning classification which allows a vehicle/boat sales, rental and repair service facility with a conditional use permit.

The applicant inherited the said property from his father who owned and operated a transmission repair shop on the property for 20+ years. The father passed away and the grandfathering for the use expired after one year of non-use as an auto repair facility. The son would like to reopen the business and is requesting the conditional use permit to do so.

While this area is characterized as a mix of residential and agricultural property, the general location and size of this property would provide adequate distance to separate the business use with existing residential properties. The site is already developed with a repair shop and transmission repair equipment.

In the interest of public safety and the consideration of adjacent property owners, the zoning ordinance requires outdoor storage to maintain a buffer that conceals the materials from public view. This requirement is found in section 4.15 of the zoning ordinance and does require a minimum 8' fence and a compact evergreen hedge to shield any storage operations from view. The applicant will be required to provide such a fence with an opaque visual design to shield any automobiles that are parked on the property for any amount of time awaiting repairs. The applicant shall submit such plans to the planning department for review with any construction plans.