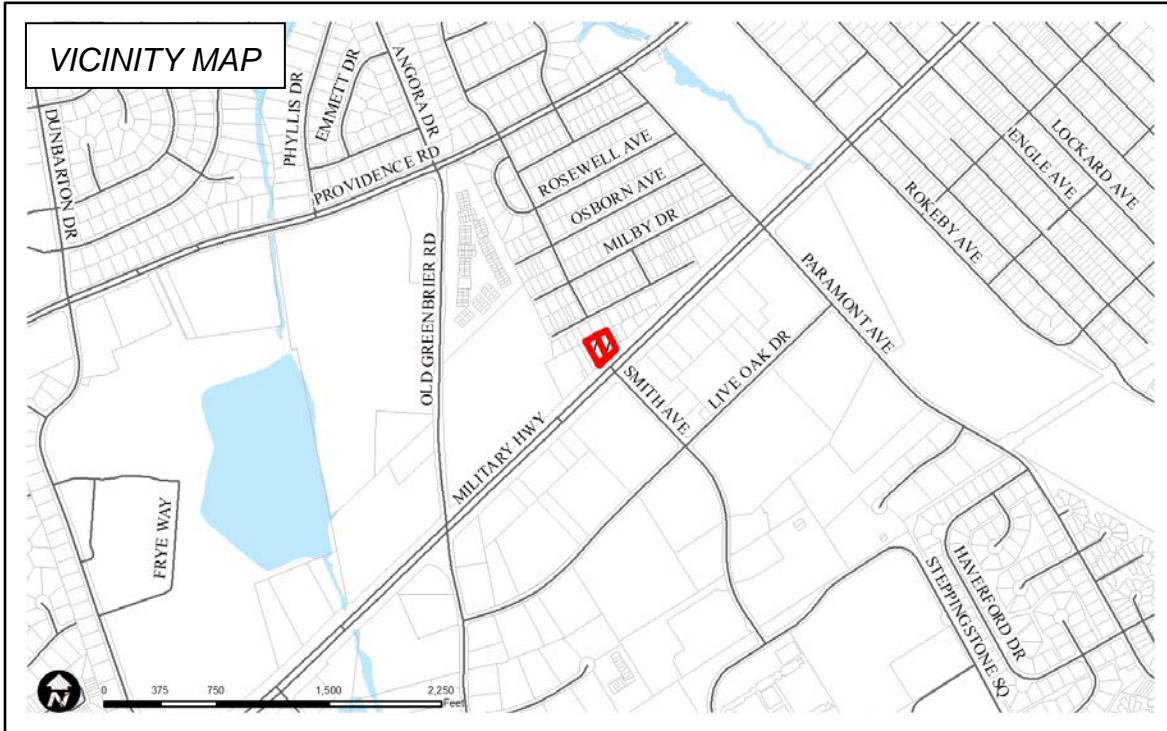


PLN-USE-2021-023

1401 Military Highway Auto Sales



Project Proposal: A conditional use permit to allow automobile sales on a 0.6 acre parcel.	
Tax Map ID: 0205-002-001-890, 0205-002-002-000 & 0205-002-002-150	Existing Zoning: B-2, General Business District & B-3, Highway Business District
Property Address / Planning Area: 1401 S. Military Highway / Indian River	Existing 2035 Land Use Plan Designation: Business / Commercial
Applicant / Property Owner: ABEMS & Associates, a Virginia limited partnership	Public Hearing Date: September 8, 2021 Staff Report Date: August 27, 2021
	Project Planner: Bill McKay, AICP, Senior Planner
STAFF RECOMMENDATION	
<input type="checkbox"/> APPROVED <input type="checkbox"/> APPROVED WITH STIPULATIONS <input checked="" type="checkbox"/> CONTINUED <input type="checkbox"/> DENIED	

STAFF RECOMMENDATION:

Based on the applicant's request, staff recommends that **PLN-USE-2021-023** be **CONTINUED** to the **October 13, 2021**, Planning Commission Public Hearing.

STAFF ANALYSIS

The applicant needs time to revise the preliminary site plan, and staff needs time to review that revision. Staff has no objection to the continuance request.

ATTACHMENT:

Continuance request email, dated August 26, 2021.

Erik Gordon <erik@erikgordonlaw.com>
Thu 8/26/2021 4:36 PM



To: Bill McKay

Bill.

Thank you for your email. I tried to call you a moment ago, but was told that you are unavailable after 4:00 PM.

Being limited to 19 cars would not be viable for a used car sales lot to operate. Thus, I agree that this matter should be continued for a period of 30 days.

In speaking with a representative of the Fire Department, my understanding is that the Fire Department could not maneuver a fire truck through the entire parking lot and that as a result required a larger than normal fire lane at the front of the property that would be sufficient for both an ambulance and fire truck at the same time. Also, I am not sure what "green areas" the Zoning Administrator is referring to. There are a number of trees shown on the Site Plan that overhang the rear paved drive aisle (which is approximately 24.5 feet wide).

Your email raises some questions upon which I need clarification. I will call you tomorrow (Friday) to discuss further.

Thanks and be well.

Erik