

1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.

Response: The new proposed area of pavement will not be detrimental to, or endanger the public health, safety and general welfare. The proposed area will allow for more space for existing usage of the parking lot. Additional parking will allow for free flow of traffic from the west entrance of the building. We hope to allow easier egress for trucks and cars in the area

2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Response: The usage of the proposed new expansion will be in line with the existing parking lot for trucks and cars. We hope to declutter the existing parking lot and increase free flow of traffic. We will not disturb any vegetation and meet the existing grade line thus not affecting any of the neighbors.

3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.

Response: The use of the new asphalt area will not impede the normal and orderly development and improve neighboring properties. We will be removing 740 sq ft of crumbling asphalt and replacing with new asphalt that will enhance traffic flow reduce the number of accidents on the property.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

Response: The establishment of the conditional use is not in conflict with the adopted comprehensive master plan. We are seeking to create a better experience for customers as is part of our business plan. As a convenience store, we would like to have ample parking for customers. As a reputable auto repair shop, we would like to have space for customers to place their vehicles. This would be fulfilled with additional asphalt in the rear of the business.