EXHIBIT 1: Section 6-3-8:2: Standards for Granting or Amending a Conditional Use

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

   - The general welfare of the community is enhanced by the educational child care use proposed which will provide a much- needed service for the area. This use will not be detrimental to, or endanger the public health, safety and general welfare.

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;

   - The property is currently a medical office and retail development. The proposed educational child care will not impact 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. The use is both compatible with the existing uses on the property – it complements surrounding uses. We have added landscaping along Alice so that the expanded parking area will be screened from the existing residences.

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; and

   - The educational child care facility will be one tenant in an existing multi -tenant building; the play area will be in front of the facility and properly fenced. The facility will face Rt. 59 and will replace a liquor store, pizza store, and accounting, plus vacant units. The adjacent properties are residential across Alice to the south; office building, animal hospital and garage door company to the west. Immediately east and across Rt. 59 is vacant land to be developed potentially as residential.   The conditional use will not impede the normal and orderly development and improvement of adjacent property for uses permitted in the district.

EXHIBIT C