

Narrative

Project Description:

The Shop is a wood framed metal building for the intended purpose of automotive, ATV/UTV, motorcycle and other repair, service and maintenance. The attached grant deed shows the dimensions and layout.

Compatibility:

The Shop is compatible with other structures in the surrounding area.

Burden on Public Services and Facilities:

This site will not require public water, sewer, trash disposal or power. There will be minimal to no impact on traffic for Highway 21 either entering or exiting the site. All vehicles will be stored on-site during repairs and/or maintenance by appointment only limiting the amount of vehicle storage required.

Social, Economic and Environmental Impacts:

The site will provide a positive social and economic impact to the community and surrounding areas. As a resident and potential business owner our goal is to cultivate and maintain relationships with neighbors and members of the community. We will provide an economic alternative for repairs and services to our rural community, alleviating the need to drive to a larger city for comparable repairs and services. We will follow all laws, rules and regulations regarding the disposal of chemicals, waste, fuel and trash resulting from the daily operation of the business. We will be dark sky compliant and noise, odor and fumes will be contained to a reasonable level to reduce any impact to adjoining properties, wildlife and vegetation. Letters of support from immediate neighbors have been included. Impact to schools, law enforcement and other emergency services will be negligible.

Emergency Action Plan:

The public is not in The Shop, customers only drop off/ pick up vehicles for repair and there is no waiting area. This is also an owner only operated business.

Plot Plan:

Attached

Landscape Plan:

Not applicable, we will not be adding or altering the current natural landscape.

Noxious Weed Plan:

The area surrounding the site will be maintained for fire control. Annual inspections of the site will be conducted and referral to a professional weed specialist will be consulted if necessary.