

Qualifying Statement

Our proposal is to construct a new gas station complete with convenience store and QSR with drive-through at the above site.

The Convenience Store is approximately 3300 ft.² the QSR is approximately 1200 ft.².

The site has functioned as a gas station to our knowledge for at least two or three decades.

We are under the impression that a variance is needed or perhaps a special uses needed for the drive-through.

It is our opinion that the project will benefit the public health, safety, morals, comfort and general welfare of the community as we will be providing quick and convenient services that are in demand.

Our project will have a positive impact to other properties already established or permitted in the general area as it will bring more business to the intersection .

Property values will increase as the current site has been vacant for several years now.

Our project will be in line with normal and orderly development and improvements of surrounding areas very similar to respective existing zoning districts.

Utilities, access road, drainage and or other necessary facilities will not be affected as the site has basically always functioned as a gas station.

Ingress and egress will continue to function as it has for decades on the gas station Site.