

Use Permit Application No. 22-00009 Conditions

Storage Facility 3

Eddie Bowen Incorporated T/A Pay Here Used Cars

1721 and 1723 W. Pembroke Avenue [LRSN 1002462 & 1002461]

Conditions

1) Issuance of Permit

The Use Permit applies only to 1721 and 1723 W. Pembroke Avenue [LRSN 1002462 & 1002461], and further limited and confined to the designated area as identified as attached hereto as Exhibit A, and is not transferable to another location. Any expansion beyond the designated area will require an amended use permit.

2) Storage Operation

- a) Per the City Code, Section 24-39.1, "Open Storage of Inoperable Vehicles," all recreational vehicles shall be maintained in operable condition within the designated storage area.
- b) As defined in the Zoning Ordinance, Section 2-2, "Definitions," no vehicle repair, heavy or vehicle repair, light shall be permitted within the designated storage area.

3) Landscaping

A minimum of 5319 square feet of green area and landscaping shall be provided, to include at a minimum five (5) shade trees and screening shrubs across the northern side of the storage area, as reflected on the concept plan attached hereto as Exhibit B.

4) Site Lighting

Any new lighting fixtures shall be full cut off LED fixtures or any lighting deemed more efficient by the Community Development Director. All exterior site lighting shall be downward and inward facing and maintained in operable order.

5) Hours of Operation

The hours of operation for the storage facility shall be limited to the following:

- Sunday – Saturday 7:00 AM to 10:00 PM

6) Nullification

The use permit shall automatically expire and become null and void under any of the following conditions:

- (1) If, in the case of new construction, the building has not been erected, with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit;
- (2) No building permit to construct the authorized improvements has been issued within twelve (12) months of the date of approval by the city council, or if no

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building permit is required, if the use is not established within twelve (12) months of the date of approval by the city council; or

(3) Once the property may be occupied, if the property is not used for the permitted purpose for a continuous two-year period unless otherwise specified in the zoning ordinance. In making this determination the city may consider such matters as the issuance of a building permit, a business license, utility connections and such related factors.

7) Revocation of Use Permit

Notwithstanding any condition or provision of this use permit to the contrary, the use permit may be revoked for violation of any terms or conditions of the use permit as set forth in chapter 14 of the Hampton Zoning Ordinance (as amended).

