

The purpose of this project is to bring the existing site into full compliance with local zoning and land development requirements through improvements to the existing parking lot and associated site features.

The proposed improvements include upgrades to the existing parking area to enhance functionality, drainage, and aesthetics. The parking lot will be resurfaced using millings as a stabilized base material, providing a durable and cost-effective surface suitable for the site's intended use.

A total of eighteen (18) parking spaces are proposed on the property. Two (2) parking spaces (one each) will be designated for employee and customer parking, with the remaining spaces reserved for vehicles for sale. In addition, one (1) ADA-compliant handicap parking space is provided on-site to ensure accessibility in accordance with applicable regulations.

To improve the visual appearance of the property and provide buffering along the public right-of-way, the first three (3) feet of frontage along MLK Boulevard and Stuart Avenue will be landscaped. This landscaped area will include mulch, hedges, and an irrigation system to ensure long-term maintenance and healthy plant growth.

These improvements are intended to enhance site safety, accessibility, and appearance while maintaining compatibility with surrounding properties and complying with the requirements of the Special Exception Use Permit process.