

**Jack Haggerty, Architect Inc.**

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Furniture Follies

11311 Hwy. 15/501

Conditional Use Rezoning Request

**Project Narrative**

The requested rezoning reflects the current trend of properties in the immediate area of the subject site – a rural crossroad is becoming commercial. The proposed rezoning will change what is currently a residential lot into a commercial lot.

The proposed project, which is part of the rezoning request, is a 5,000 s.f. furniture store with a 1,000 s.f. of outdoor display area (covered.) The store will have the required amount of parking and an off-street loading space. The proposed project will have a screened garbage and recycling facility. The project has landscape buffers to the neighboring properties on the south and west. The site design endeavors to retain as many existing trees as possible.

It is the intent of the owners to proceed with construction as soon as they are able, and the whole of the small project will be constructed in a single phase.