

Attachment C – Special Use Permit Plan
Dated June 15, 2021

PROPOSED CONDITIONS

Owner/Applicant: NACR, LLC. / Wanye Solomon

Special Use Permit: SUP #2021-02

Address: 278 Broadview Avenue

GPIN 6984-17-1716-000 (the "Property")

Special Use Permit Area: 0.7461

Zoning: Commercial

Date: June 15, 2021

In approving a Special Use Permit, the Town Council may impose such conditions, safeguards and restrictions as may be necessary to avoid, minimize or mitigate any potentially adverse or injurious effect of such special uses upon other properties in the neighborhood, and to carry out the general purpose and intent of this Ordinance. The Council may require a guarantee or bond to ensure that compliance with the imposed conditions. All required conditions shall be set out in the documentation approving the Special Use Permit (SUP).

The Applicant shall file a site plan within one (1) year of approval of this Special Use Permit by the Town Council, and shall have up to five (5) years from the date of final site plan approval to commence the proposed use. Issuance of an occupancy permit constitutes commencement of the use.

1. Site Development – The property shall be developed in substantial conformance with these conditions and the Special Use Permit Plan, Pawz Paradise Dog Daycare (the "Plan"), dated April 22, 2021.
2. Use Parameters –
 - a. Special Use Permit Area – The special use permit shall apply to the 0.7461 acre property.
 - b. Use Limitations – Hours of operation will be Monday through Friday 6:00AM to 8:30PM, and Saturdays through Sundays from 8:30AM to 6PM.
 - c. Noise –
 - Deliveries and refuse/ solid waste pick-up shall not occur between the hours of 10 PM and 6 AM.
 - Soundproofing shall be used in the interior to minimize impact on residential area.
3. Refuse –
 - a. Any refuse storage areas shall be screened with a solid enclosure constructed of materials that are compatible with the buildings on the property.
 - b. Waste collection shall not be used for animal waste. A specialized dog waste management company will collect 2-3 days a week during business hours. Specific waste bins shall be contained inside the building.
 - c. There shall be no negative environmental impacts including smell, rodents, and other related aspects.
4. Utilities
 - a. Sink screening shall be installed to prevent dog hair in drain system. All solid hair shall be

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disposed with solid waste.

5. Lighting – All lighting shall be full cut-off, to minimize glare, sky glow, and light trespass.
6. Signs:
 - a. All signage shall be permitted in accordance with the Plan as shown and shall comply with any Zoning Ordinance regulations at that time.
 - b. Unless otherwise permitted by the Zoning Ordinance, temporary signs, banners, balloons, streamers, garrison flags, or similar attention- getting devices shall be strictly prohibited.