

SPECIAL USE PERMIT SUPPLEMENTAL CONDITIONS STATEMENT

Date: April 24, 2023

Owner: DH Land, LLC

Contract Purchaser/Applicant: Hearthfire Capital LLC and Hearthfire Holdings, LLC

Tax Map Number: City Lot: 037-G-10 (“Property”)

Current Zoning: B-2C, General Business District with Conditions

Proposed Zoning: B-2C General Business District with Special Use Permit for Warehousing and Other Storage Facilities

The Owner hereby submits the following Supplemental Conditions for the use and development of the Property under the requested Special Use Permit. The use and development of the Property shall be in strict accordance with the following conditions:

1. Building Design:
 - a. The structure shall contain a maximum of 98,000 sq. ft of interior self-storage.
 - b. The exterior appearance of the building shall be substantially similar to the attached rendering, which shows the elevations facing West Market Street and Brickstone Court. The building will incorporate residential-style exterior materials in varied colors and textures, such as brick, architectural panels with an embossed stucco-type finish, faux windows profiled metal accents and trim.
 - c. No exterior entrances to individual self-storage units.
 - d. Building height shall be limited to a maximum of thirty-eight feet (38’).

2. Landscaping and Aesthetics:
 - a. No perimeter fencing of the Property.
 - b. Landscaping buffer to be maintained as shown on the Concept Plan along the western property boundary by maintaining the existing vegetative buffer and providing supplemental evergreen screen plantings. Landscaping shall be installed per the Note 5 detail on the Concept Plan.
 - c. Shielded exterior lighting fixtures.
 - d. Sidewalk to be installed along West Market Street frontage, and Brickstone Court frontage north to the primary entrance to the site. Sidewalk design to be finalized during the engineered site plan approval process taking into account existing storm drainage features on those frontages. Applicant will provide to the City a minimum of seven and one-half feet of dedicated right of way or an easement for maintenance and repair from the back of curb along the frontages improved by sidewalks. Applicant also agrees to grant right-of-way or an easement for sidewalk maintenance and repair from north of the entrance shown on the Concept Plan at the time of future improvement and extension of Brickstone Court, using the same distance from the centerline as the typical section south of the entrance.
 - e. Street trees will be planted along the West Market Street frontage as generally depicted on the Concept Plan. The trees will be planted approximately thirty feet (30’) on center with allowances for any existing utility or drainage improvement conflicts.

- f. Additional back of curb sidewalk will be installed in the City right of way along the full West Market Street frontage of the neighboring parcels 037 C 4, 037 C 3 and the western portion of 037 B 1 to the western side of the existing entrance on the 037 B 1 parcel frontage. The installed sidewalk will be 5' in width except for narrower sections which may be a minimum of 4' to clear existing signs, poles, and guy wires. The additional sidewalk improvements will be bonded and installed as a part of the overall engineered comprehensive site plan approval for the subject Property.
 3. Hours of Operation shall be restricted as follows:
 - a. The office shall be open Monday through Sunday from 9 a.m. to 5 p.m.
 - b. The storage units shall be accessible to customers from 6 a.m. to 10 p.m. daily.

We hereby commit that the use and development of this property shall be in strict accordance with the above Supplemental Conditions set forth herein.

This Special Use Permit Supplemental Conditions Statement supersedes and replaces all previously filed Supplemental Conditions Statements filed in connection with the original application.

Dain Hammond, Manager
On behalf of DH Land, LLC, Owner

Sergio Altomare, President
On behalf of Hearthfire Capital LLC and Hearthfire Holdings LLC, Applicant