



## Notice of Public Hearing

Date: 8.10.22

RE: 200 S Salisbury Ave.  
Automobile Restoration Business

### Notification:

At or about **5:30 PM on September 8, 2022**, the Board of Aldermen for the Town of Spencer will hold a public hearing at Town Hall, located at 450 S Salisbury Ave., concerning possible revisions to the Conditional Zoning restrictions applied to this business. You are being notified of this public hearing due to your property's proximity to this business. You are invited to attend and offer any comments you may have on this issue at that time. You may also submit written comments via mail to the address below or by email to [scraven@spencernc.gov](mailto:scraven@spencernc.gov).

### Proposed revisions:

A copy of the current restrictions and proposed revisions is available on the Town's website at [www.spencernc.gov](http://www.spencernc.gov) or at Town Hall. Current restrictions apply to the following general areas:

- Limitation on Vehicle Service Area
- Limitation on Vehicle Storage Area(s)
- Hours of Operation
- Site & Landscape Improvements
- Public Alley Closure

### Limitation on Vehicle Service Area

No changes proposed

### Limitations on Vehicle Storage Area

Vehicle storage is currently not allowed on the 2<sup>nd</sup> St. side of the building.

***It is proposed that the property owner be allowed to install a fence at least six feet in height (higher if required to block view of cars from 2<sup>nd</sup> St and adjacent property) that would start just northwest of the building's side entrance and run approximately 25' toward 2<sup>nd</sup> street and then run parallel to 2<sup>nd</sup> St approximately 45' to the entrance driveway. He would be allowed to store vehicles behind this fence.***

### Hours of Operation

Current hours of operation are restricted to 10 AM to 5 PM, M-F, and 10 AM to 3 PM Saturday. The shop will be closed on Sundays.

***It is proposed the hours of operation condition either be removed or extended to perhaps 8:00 AM – 7:00 PM Monday - Saturday.***

### Site & Landscape Improvements

There are various landscaping and site improvement requirements that have not yet been met. The business operator was required to close the corner entrance to the front parking lot and improve the surface of the lot. He has added gravel to the lots but has not been able to close the corner driveway for various reasons including that the curb at the corner has been damaged through years of use. The sidewalks at the corner have been replaced by NCDOT.

***It has been proposed that the Town repair the curbing and planting strip within the road right of way and that in conjunction with this work, the property owner regrade the corner of the front parking lot and provide landscaping, etc. to visually and practically close this driveway.***

***It is also proposed that the property owner be allowed to delay landscaping work required by the original conditions until the fall of this year but complete all required work prior to winter.***

### Public Alley Closure

The original conditions required the alleyway behind the business be closed so that privacy fencing could be run behind the business. During efforts to comply with this condition, it was found that the alleyway closure would deny the adjacent property owner access to the garage at the rear of his property. Staff worked out a compromise onsite with the applicant and the neighbor and thus the alleyway closure is no longer needed or desired.

***It is proposed that this condition be eliminated.***

Your opinion on these revisions is valued by the Board and we hope you will take time to attend or submit comments by email or in writing.

Please contact me if you need additional information

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