



Proposal: Event Center / Wedding Venue

Proposal Includes: Event Center, Parking lot, Landscaping and Open Space

Zones: C-2 Highway Commercial

Acres: 5.03

Project location: AV-1335

Number of Lots: 1

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Preliminary site plan: The proposal is new development and located South / East to the existing Goosberry Lodge development. The applicant is proposing to add a 3,500 sq.ft event center that will be equipped with a commercial kitchen, prep room, bridal suite and restrooms. The site will provide a 30' foot wide access to a parking lot sized to hold 100 vehicles. The site will provide landscaping along with maintained open space and berms. The property is currently zoned C-2 (Highway Commercial) and is adjacent to Highway 59. The surrounding zoning is Tiny Homes to the north / west, Open Space to the south / east, Residential to the south / west and Highway 59 running adjacent to the property.

Event Centers are an approved use in this zone. Of the 3,500 sq. ft building, 2,000 sq. ft will be an event room. Required parking for this use is 1 parking space for every 35 sq. ft of floor area. Required parking for the site is 57 parking spaces plus additional spaces for employees, staff and equipment etc. Parking is adequate for the proposal and appears to exceed the requirement with the proposed 100 parking spaces. The parking lot shall be asphalt and/or concrete and if lighting is used to illuminate the parking lot, the lights shall be arranged to reflect light away from the adjoining premises where residential use occurs.

Keeping in mind the residential uses adjacent to the property, the site plan does not show how the proposal will buffer itself from the residential area. This will need to be addressed on the site plan to show a decorative sight obscuring fence or a 10' foot wide planting strip or a combination of both. Landscaping adjacent to highway 59 would also provide beautification to the area.

As the development builds out the applicant should keep in mind the following Special Provisions:

- Roads for the development shall meet fire code requirements and the parking lot shall be asphalt and/or concrete
- Structure setbacks and height requirements shall meet Town Ordinance.
- All materials and merchandise, except vehicles in running order, shall be stored in an

enclosed building or within an enclosure surrounded by a sight obscuring fence or wall of not less than six (6') feet in height, and no material or merchandise shall be stored to a height greater than that of the enclosing fence or wall

- No trash, rubbish, weeds or other combustible material shall be allowed to remain on any lot outside of approved containers in any commercial zone. No junk, debris, or similar material shall be stored or allowed to remain on any lot in any commercial zone.
- All solid waste storage facilities shall be located at the rear of the main building or else behind a sight obscuring fence or wall which will prevent the facility from being seen from a public street.
- Where a commercial development adjoins any lot or parcel of ground in any residential zone, there shall be provided along the adjoining property line a decorative, sight obscuring fence, or a ten (10') foot wide planting strip, or any combination of fencing and landscaping which adequately protects the adjoining residential property.
- No residential dwelling of any kind is permitted in any commercial zoning district.
- All lighting shall be directed away from any residential use to protect neighboring properties from light pollution, and shielded from the night sky with no light emitted above a horizontal plane. Reference AVLU 10.26.