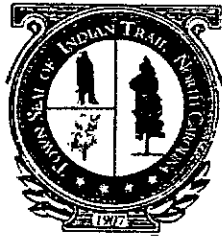


**SPECIAL USE PERMIT  
APPLICATION**



Town of  
**INDIAN  
TRAIL**  
north carolina

**PLANNING AND DEVELOPMENT DEPARTMENT  
PO Box 2430  
Indian Trail, NC 28079  
Telephone (704) 821-5401  
Fax (704) 821-9045**

**ONLY COMPLETE APPLICATIONS ACCEPTED**

Processing Fee \$300.00

Notification Fee \$2.50 per adjoining property owner

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Date Received 7/22/11

SPECIAL USE PERMIT APPLICATION



Submittal Requirements

- ✓ • Completed Application
- ✓ • Notarized signatures of applicant and property owner
- ✓ • Letter of Intent
  - 8 copies of Concept Plan
  - Statement of Justification (used to determine if Findings of Fact can be made at public hearing)
- ✓ • Statement of Appraisal
- ~~Fees associated with review~~

General Information

Project Address 4824 Unionville Indian TRL west suite C

City Indian Trail State N.C Zip 28079

Tax Parcel ID 07084313E Zoning Designation RBO

Total Acres 4 Impervious Area \_\_\_\_\_

Project Description Automotive Diagnostics, repairs and Sales

Contact Information – Applicant

Name Nick V Kalashnik

Address 3417 Brookstone TRL

City Indian Trail State N.C Zip 28079

Phone 704-650-6166 Fax \_\_\_\_\_

Email NKalashnik@gmail.com

Contact Information – Property Owner

Name Sandra Beck

Address 4824-A Unionville-Indian Trail Rd

City Indian Trail State NC Zip 28079

Phone 704.882.4688 Fax 704.882.4335

Email \_\_\_\_\_

SPECIAL USE PERMIT APPLICATION



**Applicant's Certification**

Signature *Nick V Kalashnik* Date 7-21-11

Printed Name/Title Nick V Kalashnik

Signature of Notary Public *[Signature]* Date July 21<sup>st</sup> 2011

Notary Seal

**Property Owner's Certification**

Signature *Sandra Beck* Date 7-21-11

Printed Name/Title Sandra Beck - President

Signature of Notary Public *[Signature]* Date July 21<sup>st</sup> 2011

Notary Seal

TOWN OF INDIAN TRAIL OFFICE USE ONLY

CASE NUMBER: SUP2011-007

DATE RECEIVED: 7/22/11

AMOUNT OF FEE: BFA

RECEIVED BY: HP

RECEIPT #: —

## SPECIAL USE PERMIT APPLICATION



PLEASE PROVIDE INFORMATION REGARDING THE FOLLOWING ITEMS TO BE  
**CONSIDERED COMPLETE AS AN SUP APPLICATION:**

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**1.) Concept Plan - Need to include specifics on the following items:**

- Building footprint (including setbacks, height, dimensions, etc.)
- Parking Area (On and off-site, handicap spaces, truncated domemats, etc.)
- Open Space Areas
- Signage
- Sidewalks, trail and bikeways
- Lighting
- Utilities
- Stormwater/Drainage Calculations and Plan
- Other Requirements related to this concept plan as may be needed or required by the Unified Development Ordinance, Land Development Standards, Comprehensive Plan, and/or other related plans

**2.) Letter of Intent – Need to include specifics on the following items:**

- Hours of Operation (if not a residential use)
- Size and scope of potential use
- General outline of Concept Plan described above
- Other Requirements related to this letter of intent as may be needed or required by the Unified Development Ordinance Land Development Standards, Comprehensive Plan, and/or other related plans

### STATEMENT OF APPRAISAL

Please add a written consulting report from a North Carolina State Certified Real Estate Appraiser that conforms to Standard 5 of the Uniform Standards of Professional Appraisal Practice.

### STATEMENT OF JUSTIFICATION (see attached form next page)

The applicant must prove the following in a letter addressing each item in this list individually.

- 1.) That the use will not endanger the public health and safety.
- 2.) That the use will not injure the value of adjoining or abutting property (a statement from a certified appraiser may be required to show this).
- 3.) That the use will be in harmony with the area in which it is located.
- 4.) That the use will be in conformity with the land development plan, thoroughfare plan, or other plan officially adopted by the Town Council.

SPECIAL USE PERMIT APPLICATION



Statement of Justification (please fill out this form or provide attached documentation as needed)

For each item, please specify as to how each required finding can be met and satisfied:

- 1. That the use will not endanger the public health and safety

The use will not endanger the public health and safety in anyway. There will not be any material storage.

- 2. That the use will not injure the value of adjoining or abutting property (a statement from a certified appraiser may be required to show this)

See appraisal report.

- 3. That the use will be in harmony with the area in which it is located

The use will be in harmony with the area in which it is located. The structure of the building will not be altered in anyway.

- 4. That the use will be in conformity with the Comprehensive Plan, Thoroughfare Plan, or other plan officially adopted by the Town Council

The use will be in harmony and conformity with the Comprehensive Plan.

TOP AUTOMOTIVE, INC.  
Nick Kalashnik-President  
4824 Unionville-Indian trail Rd STE C  
Indian trail NC 28079

To whom it may concern,

My name is Nick Kalashnik I am the President/Owner of Top Automotive Inc. I specialize in vehicle Diagnostics and Repairs. I am also currently pursuing a career in Retail Automotive Sales. I own an Automotive shop in Indian Trail North Carolina. Our hours of Operation are Monday thru Friday 8:30am to 6:00pm and Saturday 10:00am to 5:00pm and closed on Sundays. I currently am the only employee, but I anticipate becoming a successful business owner and having a maximum of four (4) employees in the future.

With my business establishment I will not be running a dealership lot. I have a building with an office and bathroom that can store a maximum of three (3) vehicles. I also have five (5) exterior parking spaces provided by the landlord that are assigned to my facility. As my business grows I will rent a warehouse facility to store additional vehicles if needed. In any case I will not have more than five (5) vehicles outside in the parking spaces provided to my business.

Most of the Vehicles are going to be purchased by my company at dealer auctions that will consist of some special orders or bank repossessed vehicles. Some Vehicles that are going to be stored at Top Automotive, Inc. will be purchased and delivered to the customer with in the same week as the purchase. Some of the Vehicles that will be purchased by Top Automotive may have minor exterior, interior or mechanical defects that will be repaired on the premises and sold to the public after appropriate repairs are complete.

Sincerely,  
Nick Kalashnik  
Top Automotive, Inc.