The subject property lies within an existing area of Business/Industrial zoning because it is within an area identified as appropriate for mixed business and light industrial uses, and lies within the Business/Industrial Plan Area as identified by the Land Use element of the Comprehensive Plan.

Planning Staff Recommendations
The planning staff recommends approval subject to the condition and findings of fact follow:

Condition:
1. Access to Salem Drive shall be limited to the two existing access points only. No additional access to Salem Drive shall be permitted.

Findings of Fact:
1. Staff recommends approval because the proposal is in compliance with the community’s adopted Comprehensive Plan;
2. The subject property is located in a Business/Industrial Plan Area, where business/industrial uses are appropriate in general locations;
3. The subject property lies within an existing area of mixed general business and light industrial uses;
4. The proposed use of Self-Storage and Small Business conforms to the criteria for non-residential development; and,
5. The Comprehensive Plan provides for the continuance of mixed-use areas.