

Amendment to Declaration of  
Restrictions :

Dempsey's Service Center & CVS

Application # 2015-0505

Department of Land Use Recommendation Report  
On Ordinance 97-173  
January 20, 1998

“The Department of Land Use recommends approval of Ordinance 97-173 as introduced and subject to the following voluntary assurance:

The property shall not be used as a conventional gas station, food or convenience mart, grocery store or new or used car sales lot.”

# Declaration of Restrictions

Book 2432, Page 205

April 28, 1998

1. That no restaurant sales shall be permitted on the premises and that no license for such uses shall be applied for by the owner of said parcel.
2. That no convenience store shall be permitted on the premises and that no license for such uses shall be applied for the owner of said parcel.
3. That no new or used car sales lot shall be permitted on the premised [sic] and that no license for such uses shall be applied for by the owner of said parcel.
4. That no retail gasoline sales shall be permitted on the premises and that no license for such uses shall be applied for by the owner of said parcel.
5. The site will be limited to an automotive service center.

Statement of Planning Board Chairman Richard Killingsworth  
November 17, 2015

It is important to have the foresight and seize the opportunity to see what can happen to make the community better.

The fact that the abutting property owners support the project was persuasive to him and to other Board members.

WHITE CLAY CREEK STATE PARK  
ZONING: S



CORNER KETCH ROAD

RESIDENTIAL  
ZONING: NC-21



EXISTING SIGNALIZED INTERSECTION

PAPERMILL ROAD - (DE ROUTE 72)

RESIDENTIAL  
ZONING: NC-21

**SITE DATA:**

1. TAX PARCEL NO.:	08-029.00-011 & 08-035.00-014
2. SITE ACREAGE:	5.95 ± AC
3. ZONING:	CR & NC-21
4. COUNTY COUNCILMANIC DISTRICT:	3
STATE REP. DISTRICT:	22
STATE SENATE DISTRICT:	8
5. EX. IMPERVIOUS COVERAGE:	0.68 ± AC
PROP. IMPERVIOUS COVERAGE:	1.10 ± AC (18.9%)
MAX. IMPERVIOUS COVERAGE:	20.0%
6. PARKING SPACES REQUIRED:	53 (4.0 PER 1000 GSF)
PARKING SPACES PROPOSED:	53



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ZONING: S

RESIDENTIAL  
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PAPERMILL ROAD - (DE ROUTE 72)



# CVS PHARMACY - 604 CORNER KETCH ROAD

9 SEPTEMBER

