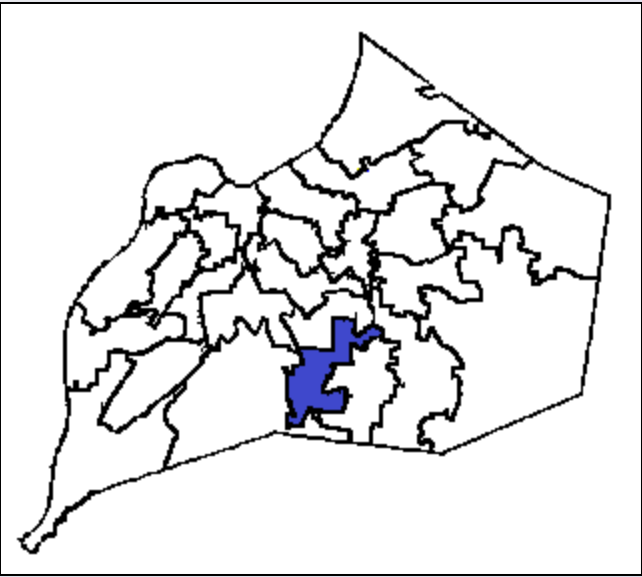
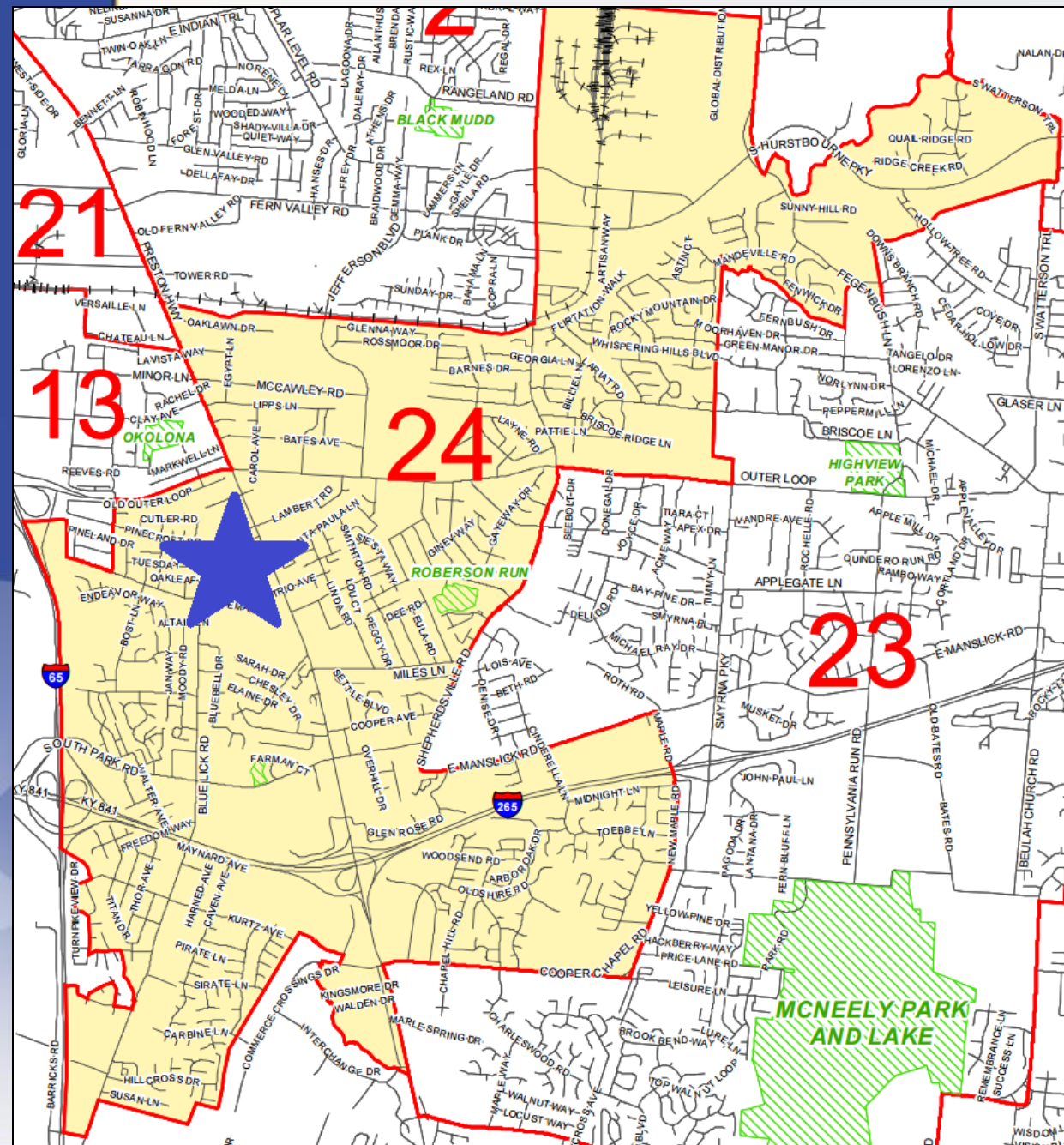


17ZONE1028

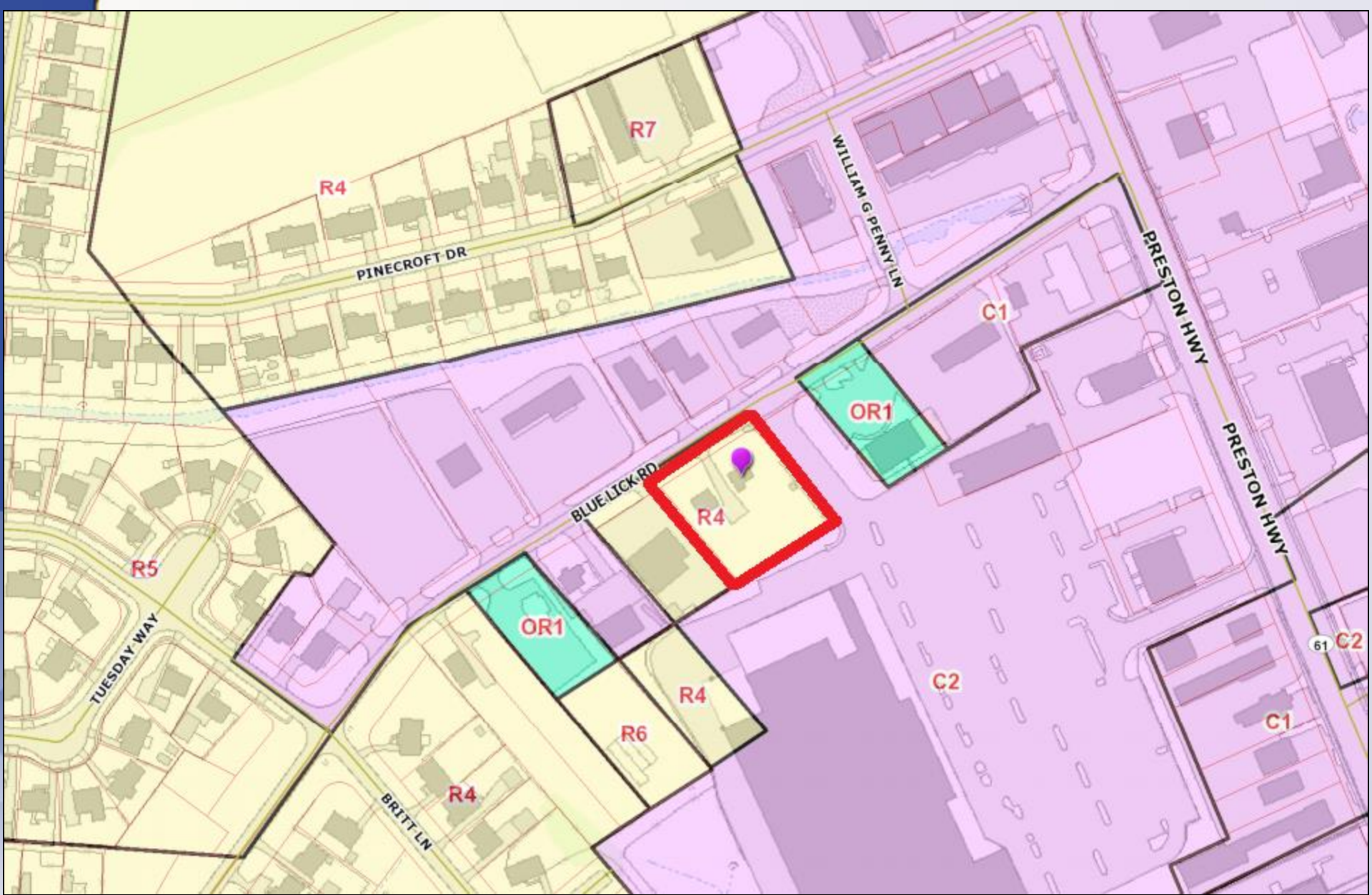
Terry's Bridal



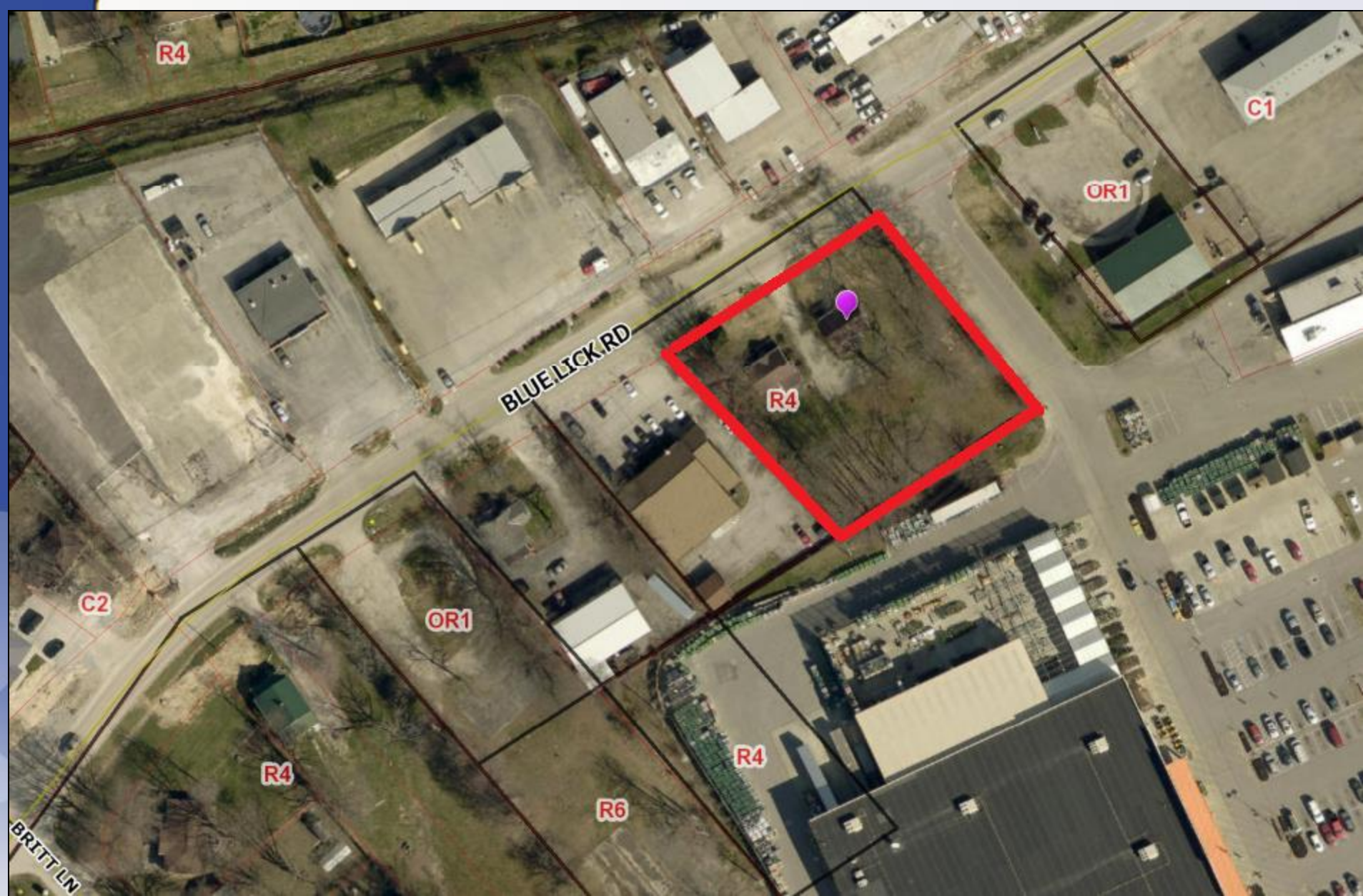
Planning/Zoning, Land Design & Development
December 5, 2017



8107 Blue Lick Road
 District 24 -
 Madonna Flood



Existing Zoning: R-4
Proposed Zoning: C-1



Requests

- **Change in Zoning** from R-4, Single Family Residential to C-1, Commercial on .67 acres
- **Waiver of Section 10.2.4** to allow existing building to encroach into required 25' property perimeter Landscape Buffer Area along the western property line
- **Waiver of Section 10.2.10** to not provide the 5' Vehicle Use Area Landscape Buffer Area along the eastern property line
- **Detailed District Development Plan** with proposed binding elements

Case Summary

- Existing 2,844 square foot retail prom and formal wear store
- Site located west of Preston Hwy in Okolona
- Previously operated as home occupation, owner still lives in the western portion of the structure
- 11 parking spaces provided on east side, accessed from Blue Lick Road

Site Photos



Site Photos



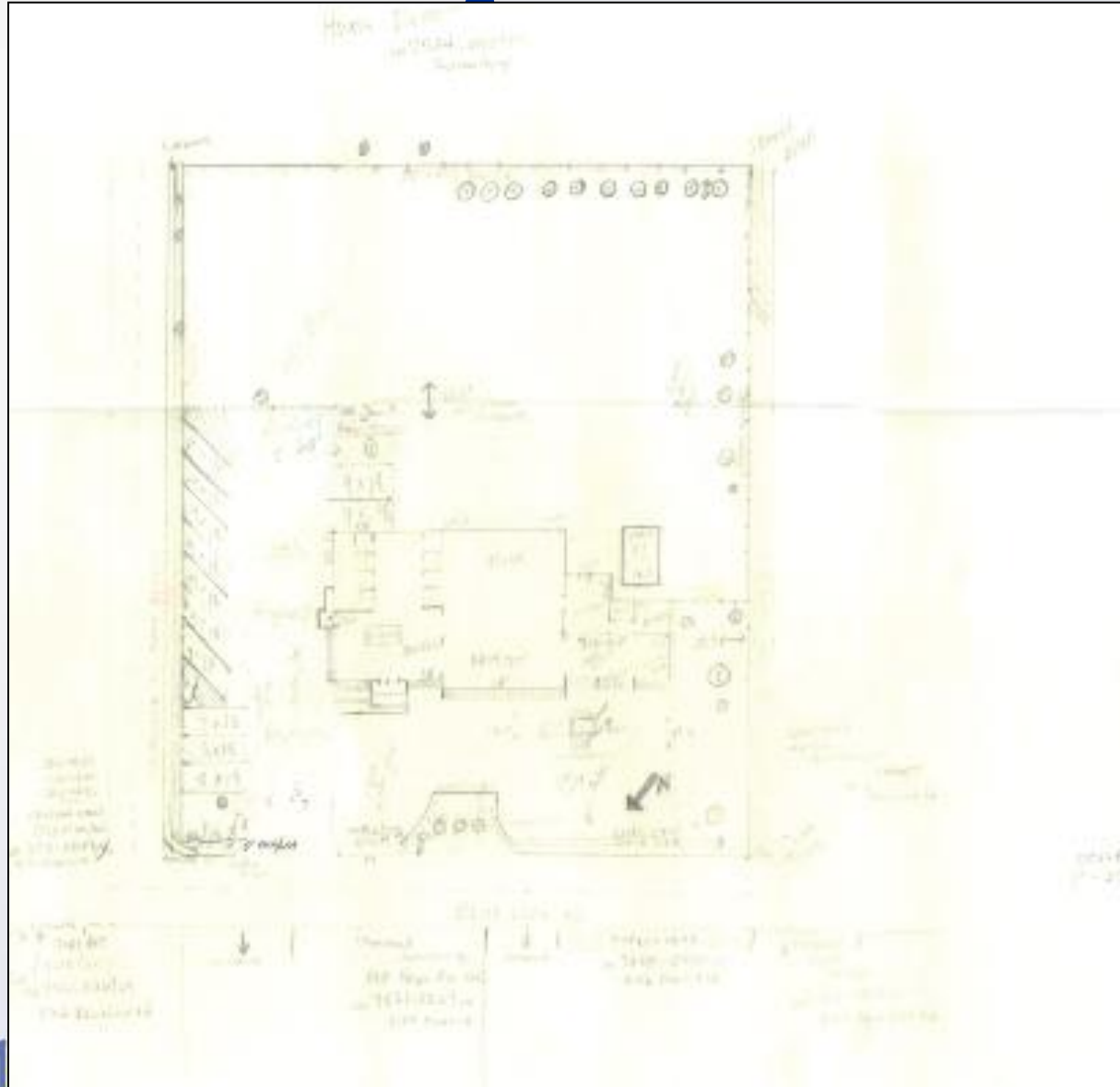
Site Photos - Surrounding



Site Photos - Surrounding



Development Plan



PC Recommendation

- The Planning Commission conducted a public hearing on 11/2/2017
- No one spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the change from R-4 to C-1 by a vote of 7-0-1 (8 members voted)