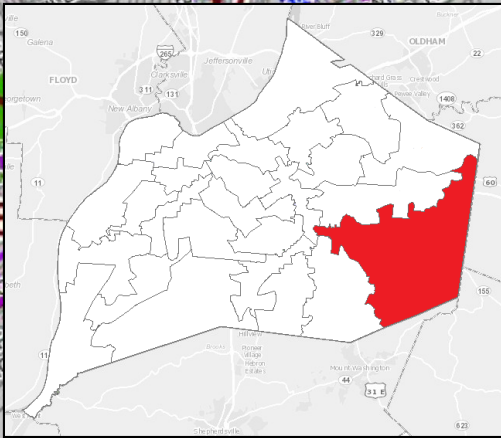


21-ZONE-0095

2nds IN BUILDING MATERIALS

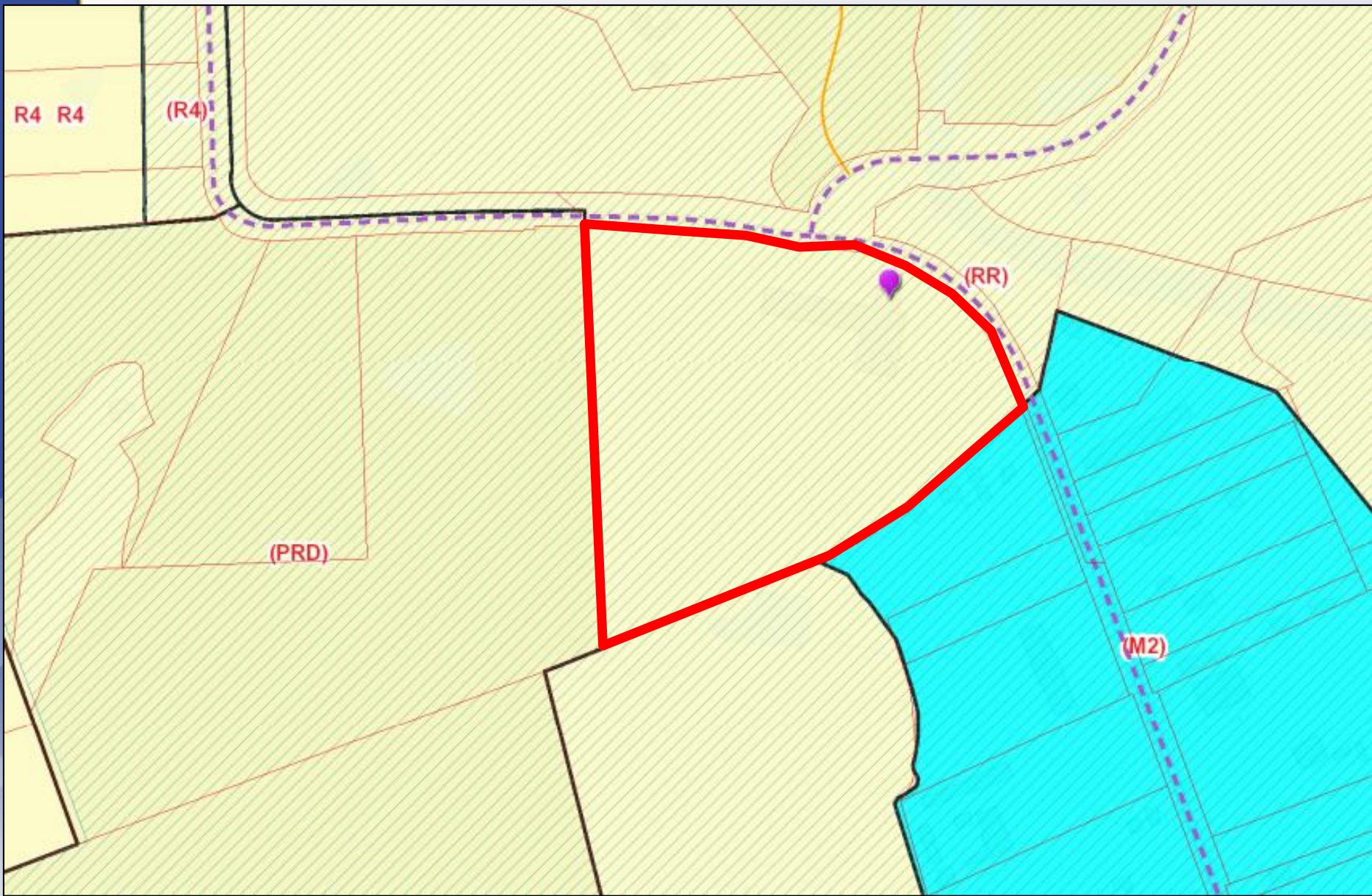


Planning & Zoning Committee
August 2, 2022



21-ZONE-0095





Requests

- **Change-in-Zoning** from RR Rural Residential to C-2 Commercial
- **Variance** from Land Development Code (LDC), section 5.3.1.C.5 (Table 5.3.2) to exceed the maximum setback of 150' and be located as shown on the development plan
- **Waiver** of LDC Section 5.6.1.B & C to not provide animating features along 60% of the façade and to not provide 50% clear windows/doors facing public streets.
- **Waiver** of LDC Section 10.3.2 for portions of the existing building to encroach upon the 50' scenic corridor buffer
- **Detailed District Development Plan** within Floyds Fork Review Overlay (FFRO)

Case Summary

- Proposed use - Retail and storage for salvaged building materials, includes:
 - Reuse of structures associated with the past agricultural land use of the property,
 - 25,000 sq. ft. building addition
 - garden center
 - outdoor storage
 - associated parking
- The requested rezoning is not for the entire property
- 7 of the 24 total acres is proposed to be rezoned

Subject Site



Echo Trail/S. English Station Road Looking East



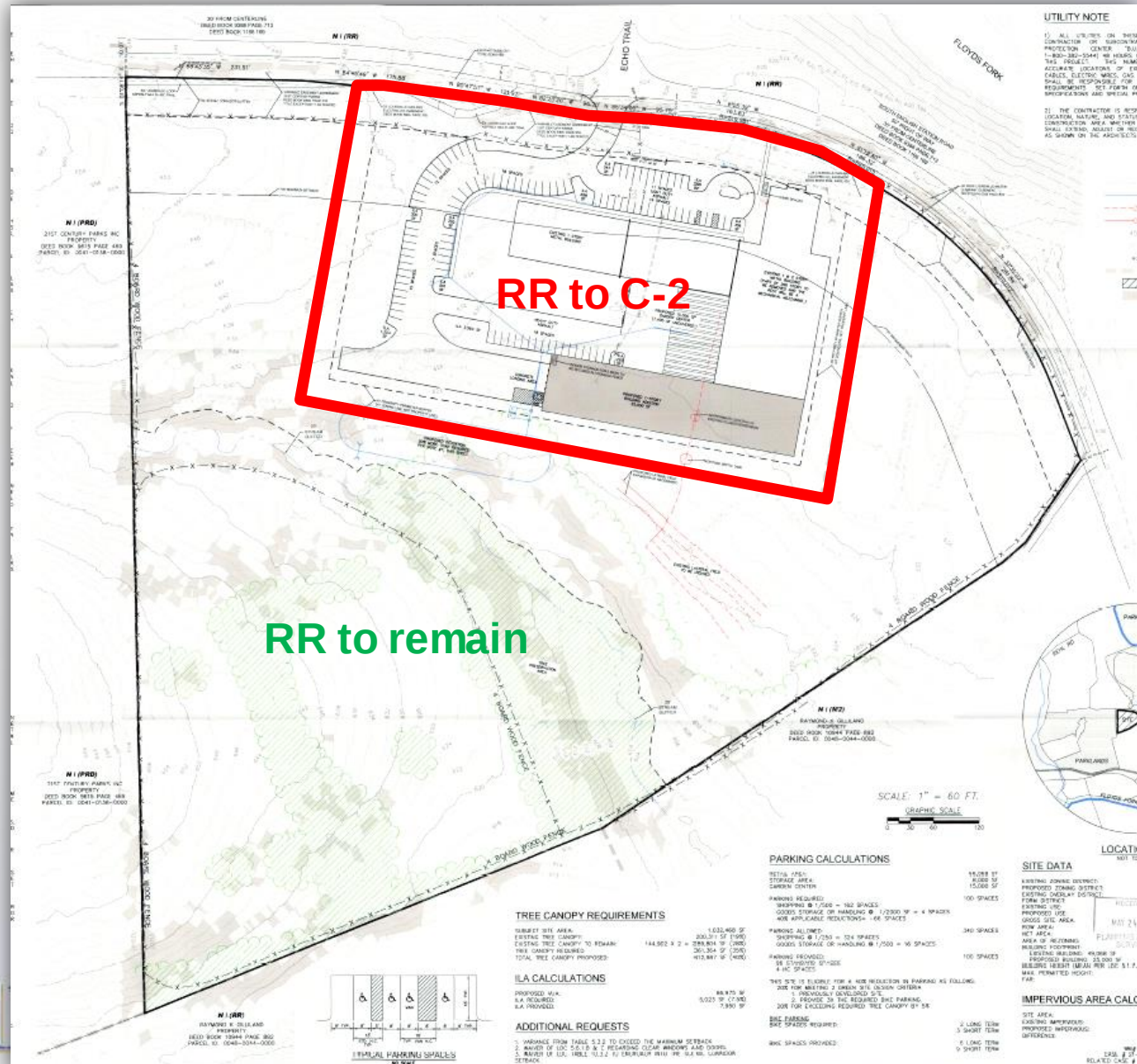
S. English Station Road Looking West into Site



Proposed Plan

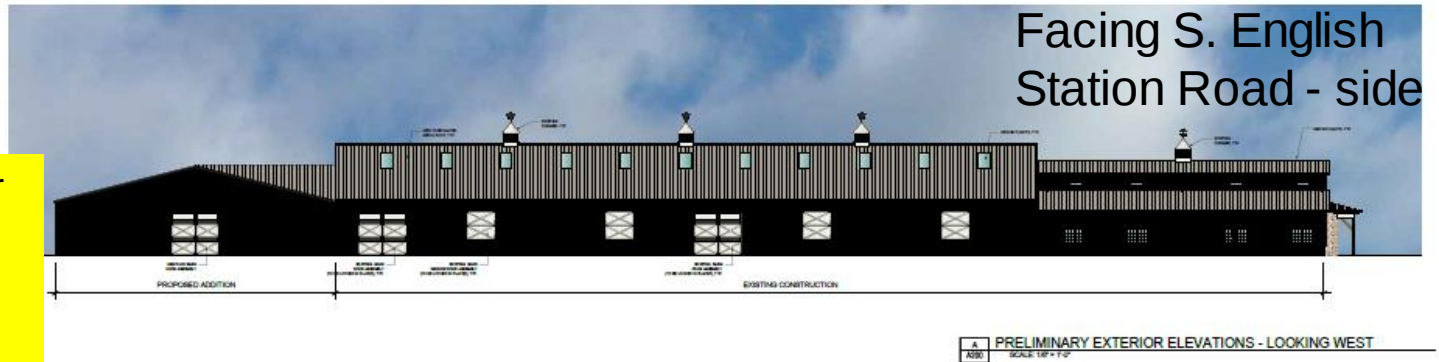


Proposed Plan – Zoning Boundary



Elevations

Waiver – 50% clear windows/doors and animating features along 60% facing public streets



Facing away from S.
English Station Road
- side



Elevations

Rear



Public Meetings

- Neighborhood Meeting on 6/21/2021
- LD&T meeting on 6/9/2022
- Planning Commission public hearing on 7/7/2022
 - Six people spoke in opposition.
 - Motion to recommend denial of the change in zoning from R-R to C-2 by a vote of 8-0.