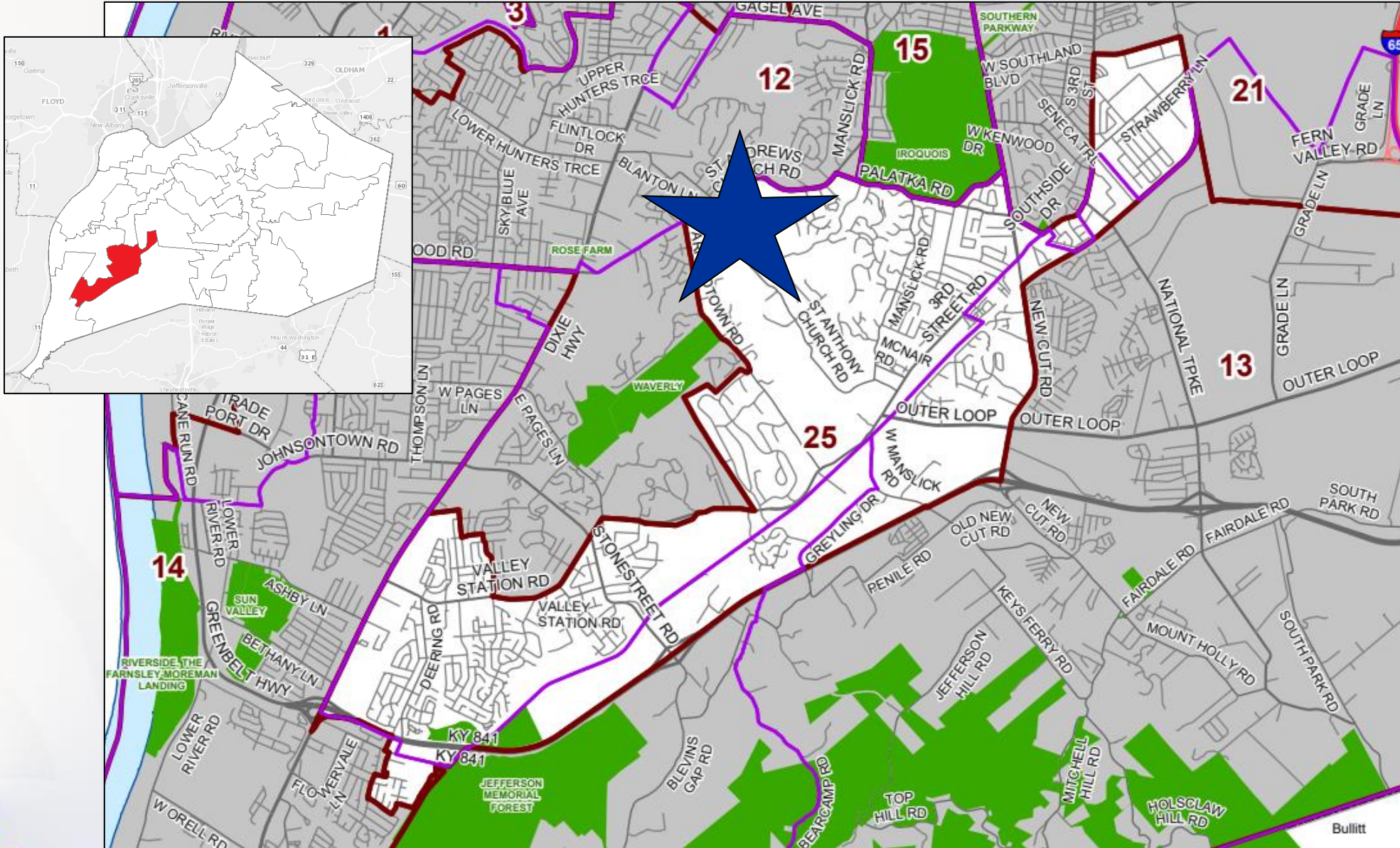


# 22-ZONE-0111 DOLLAR GENERAL

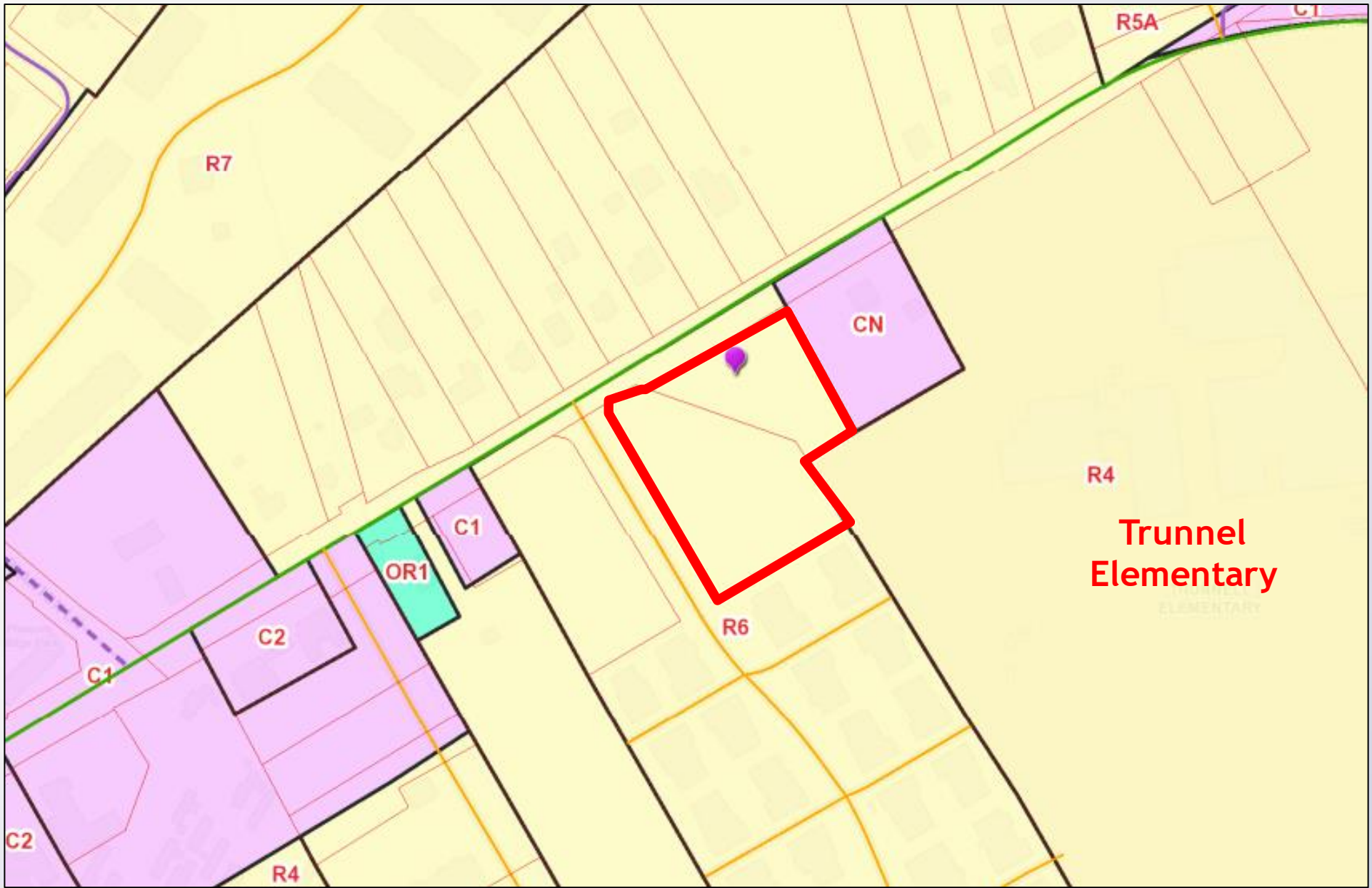


Planning & Zoning Committee  
March 7, 2023





Existing: Vacant  
Proposed: Commercial



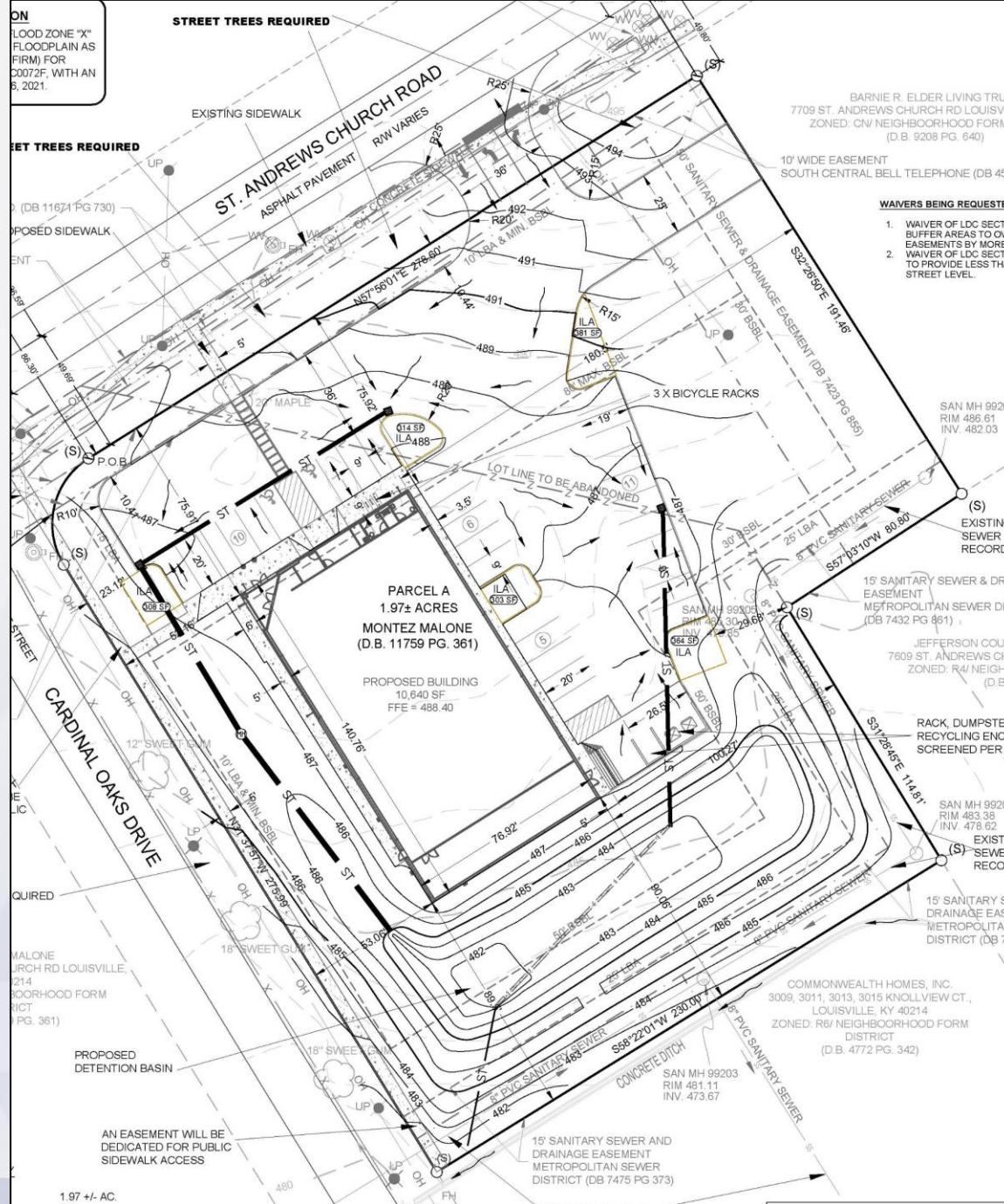
Existing: R-6/N  
Proposed: U-N/N

# Requests

- **Change in Zoning** from R-6 Multi-Family Residential to C-N Neighborhood Commercial
- **Waivers:**
  - from 10.2.4.B.3 to permit an easement to overlap a required LBA by more than 50% (22-WAIVER-0192)
  - from 5.6.1.C.1 to permit a façade facing a street to be comprised of less than 50% clear windows and doors (22-WAIVER-0193)
- **Revised Detailed District Development Plan** with revised Binding Elements

# Case Summary

- Previously rezoned from R-4 to R-6 (19ZONE1036) for 24 multi-family units
- Site undeveloped
- Proposed 10,640 sf Dollar General



ON  
 FLOOD ZONE "X"  
 FLOODPLAIN AS  
 FIRM) FOR  
 2007F, WITH AN  
 8, 2021.

**STREET TREES REQUIRED**

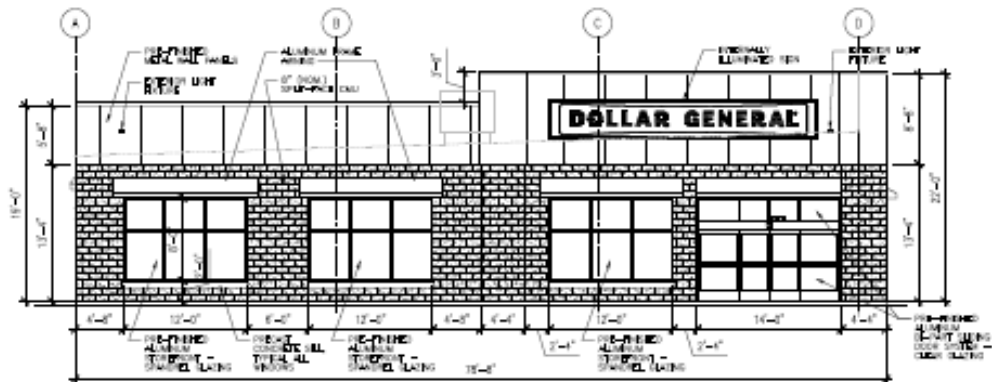
**STREET TREES REQUIRED**

**WAIVERS BEING REQUESTED**

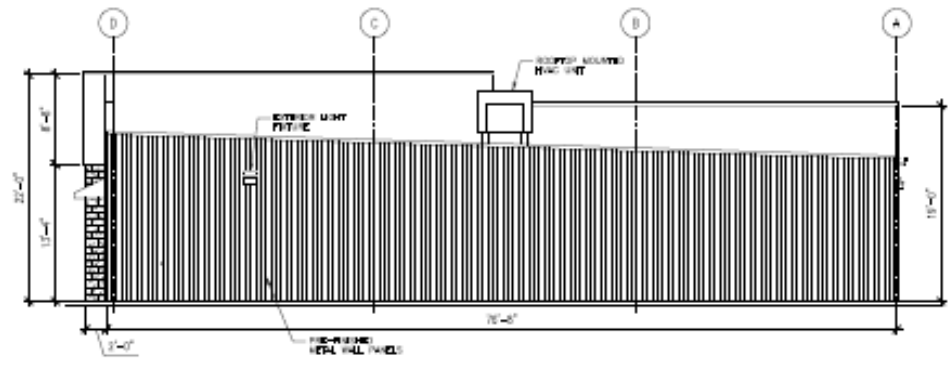
1. WAIVER OF LDC SECTIC BUFFER AREAS TO OVER EASEMENTS BY MORE T
2. WAIVER OF LDC SECTIC TO PROVIDE LESS THAN STREET LEVEL.

1.97 +/- AC.

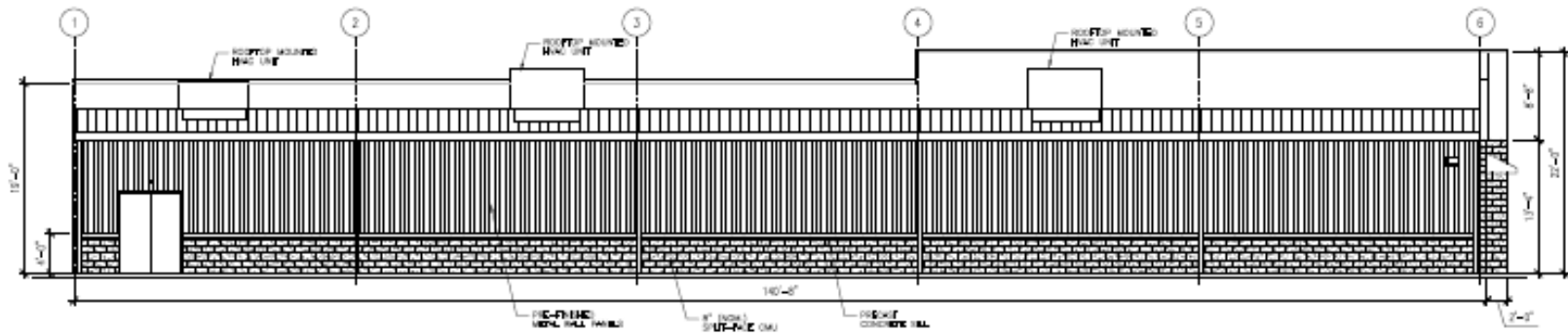




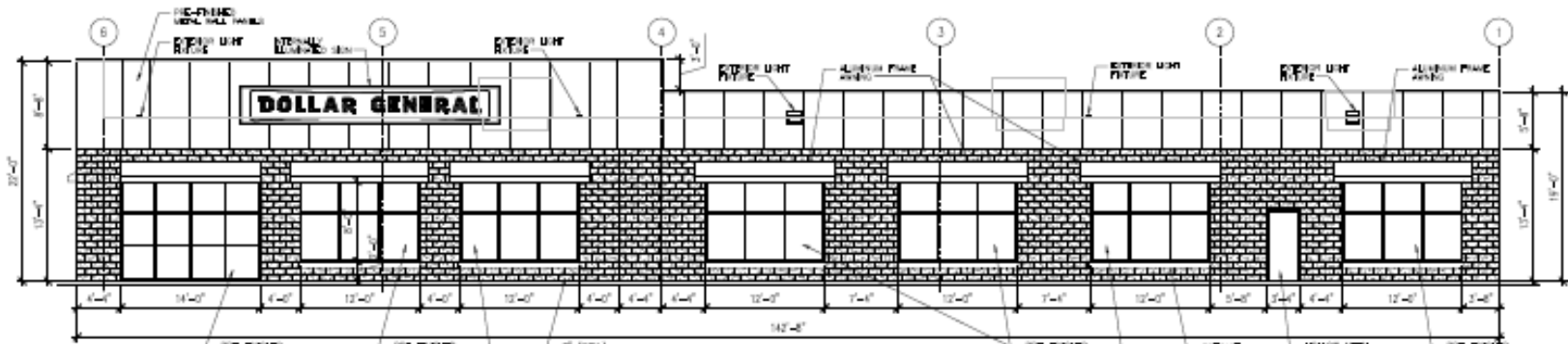
1 FRONT ELEVATION  
(ST. ANDREWS CHURCH ROAD) 1/8" = 1'-0"



2 REAR ELEVATION  
A2 1/8" = 1'-0"



3 SIDE ELEVATION  
(PARKING LOT SIDE) 1/8" = 1'-0"



4 SIDE ELEVATION  
(CARDINAL OAKS DRIVE) 1/8" = 1'-0"



# Site Photos-Subject Property



View of site from St Andrews Church Road

# Site Photos-Surrounding Areas

Trunnel Elementary &  
Doss High School to east



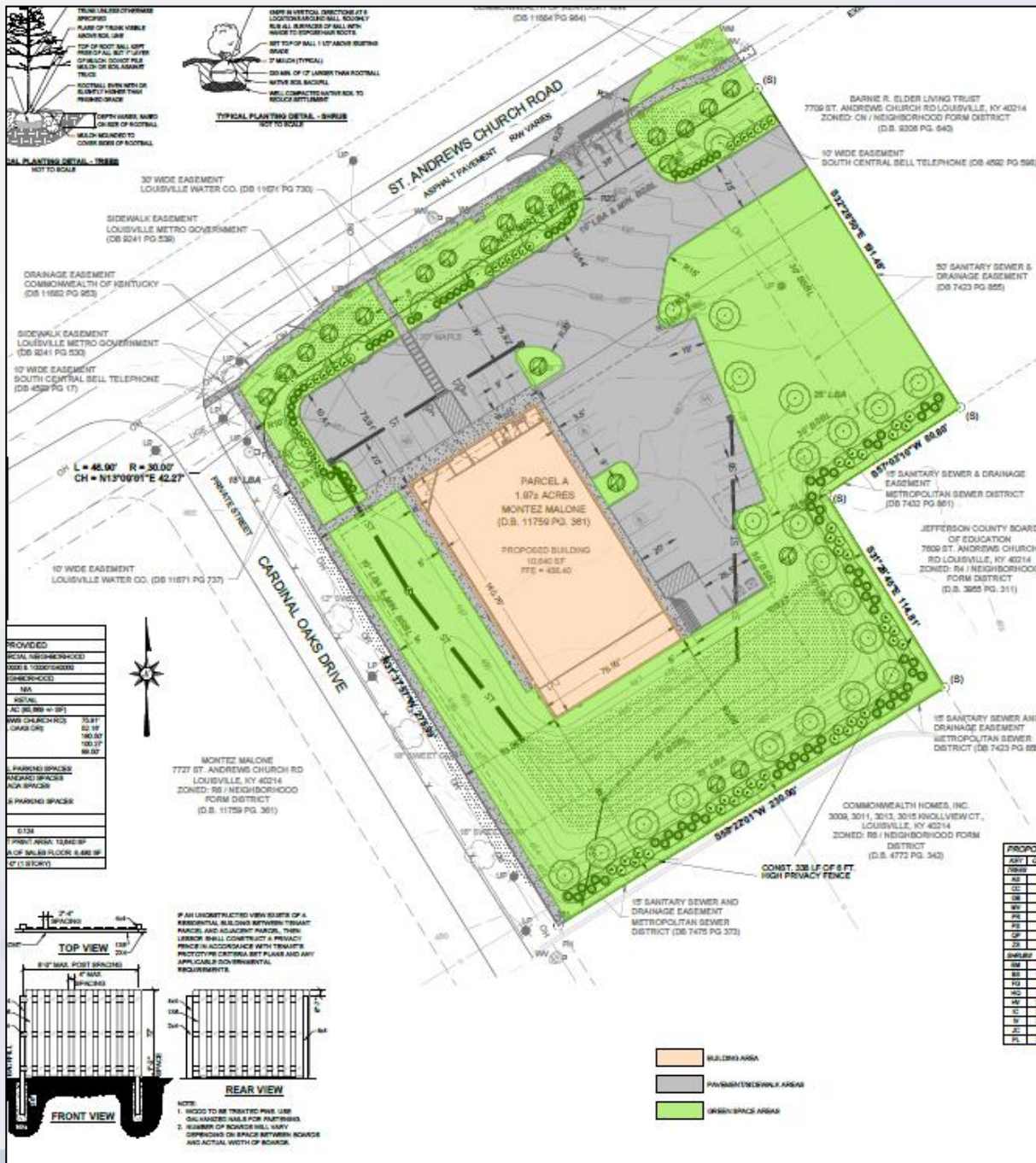
Undeveloped site across  
Cardinal Oaks Dr



# Site Photos-Surrounding Areas



Residential across St Andrews Church Road



# Public Meetings

- Neighborhood Meeting on 7/11/2022
- LD&T meeting on 1/12/2023
- Planning Commission public hearing on 2/2/2023
  - Three people spoke in opposition.
  - Motion to approve the change in zoning from R-6 to C-N by a vote of 8-0.