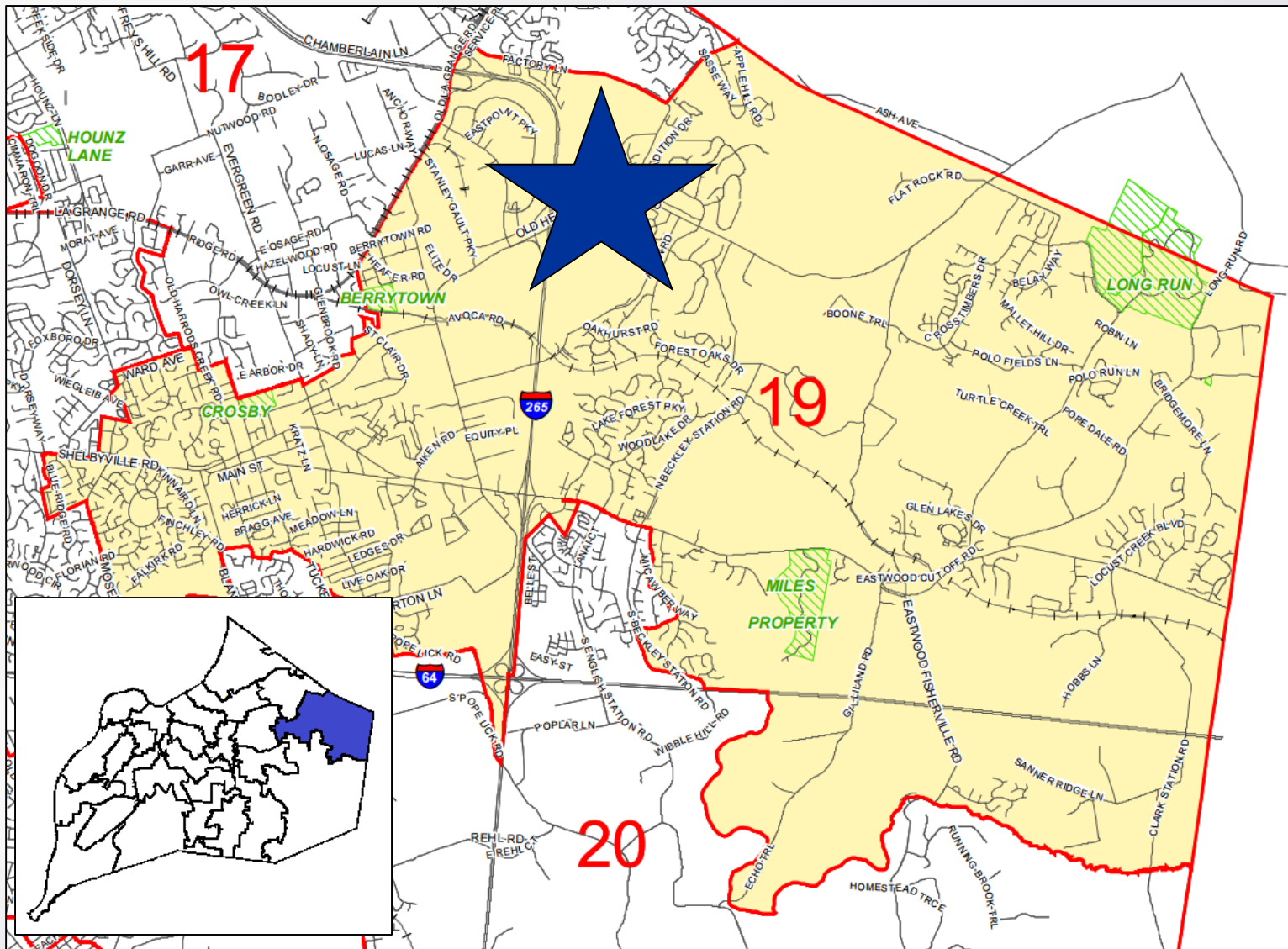


# 19-ZONE-0095

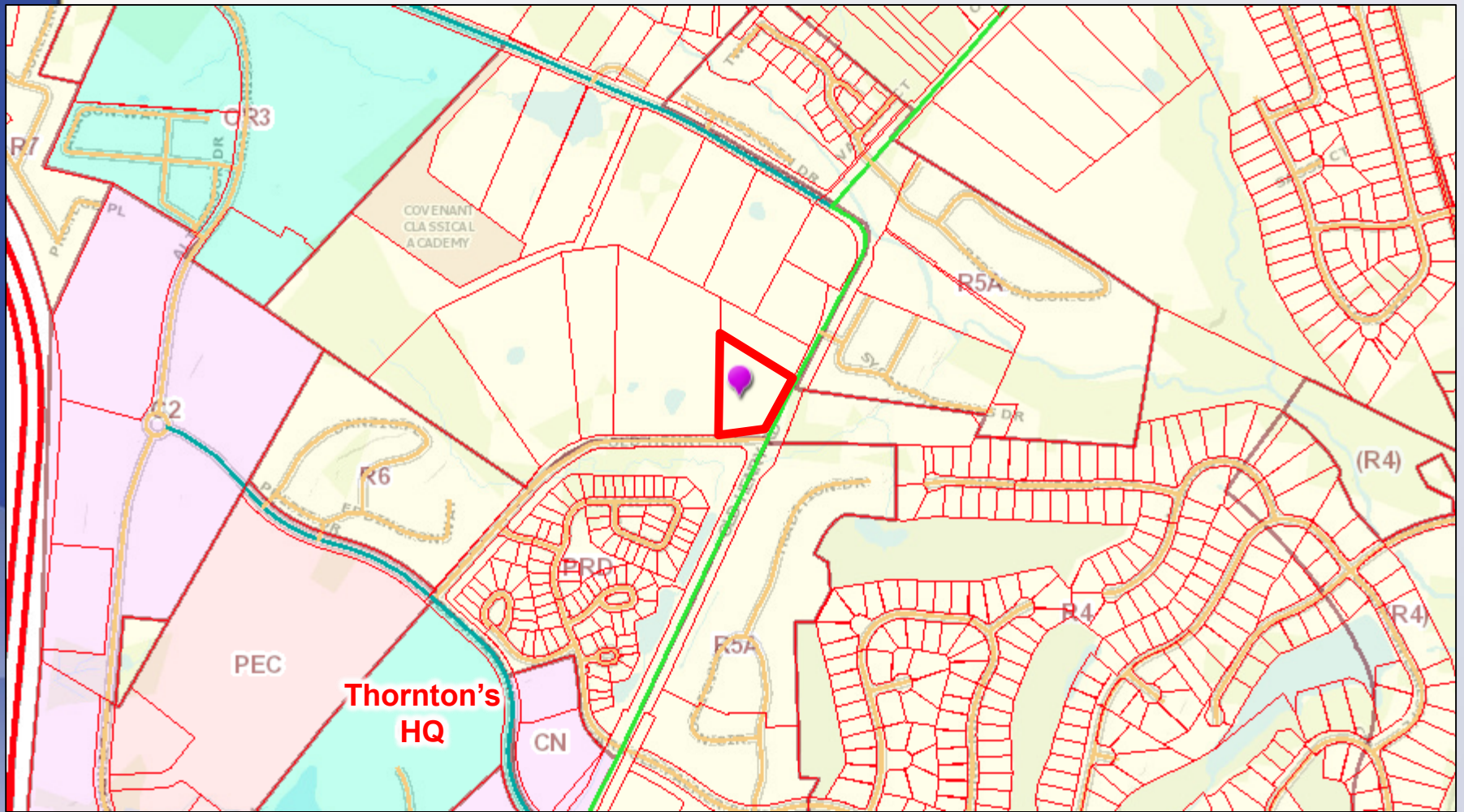
# OLD HENRY ROAD RETAIL



Planning & Zoning Committee  
August 11, 2020

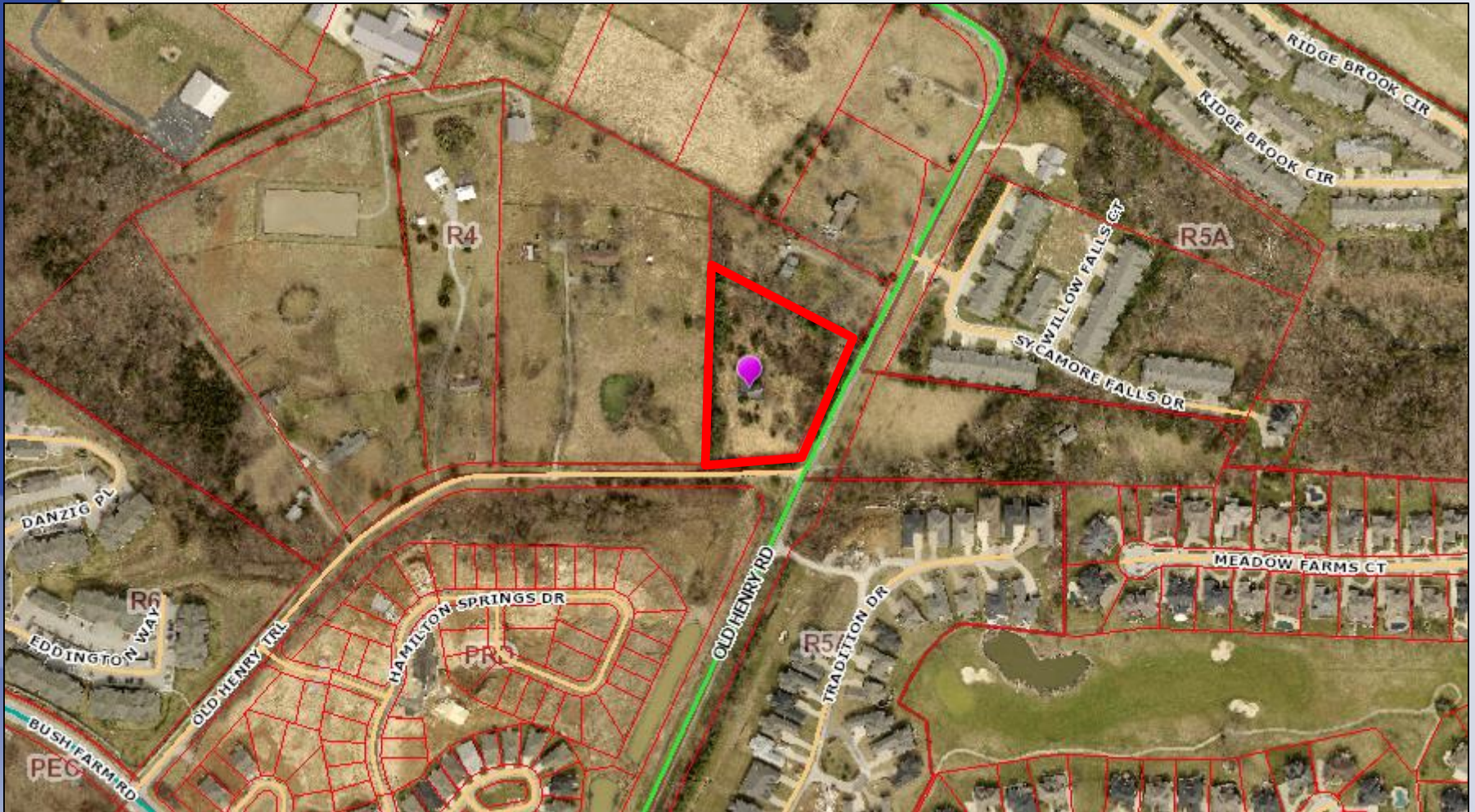






Existing: R-4/N  
Proposed: C-1/N





**Existing: Residential**  
**Proposed: Commercial/Residential**

# Requests

- Change-in-Zoning from R-5 to C-1 on 2.6 acres
- Variance from Table 5.3.2 to exceed the minimum allowed building setback along a parkway (119-foot setback, allowed 95 feet, variance of 24 feet)
- Detailed District Development Plan with Binding Elements

# Case Summary

- Single family resident to be removed
- 27,800 mixed use structure with retail/restaurant on first floor, 9 multi-family units on second floor



# Site Photos



View from Intersection of Old Henry Road and Old Henry Trail

View from Old Henry Road





# Site Photos



View from Old Henry Trail





# Elevations





# Public Meetings

- Neighborhood Meeting held on 11/19/2019
  - 17 people attended the meeting.
- LD&T meeting on 6/11/2020
- Planning Commission public hearing on 7/16/2020
  - Seven people spoke in opposition.
  - Motion to recommend denial of the change in zoning from R-4 to C-1 passed by a vote of 5-2 (two members were not present).