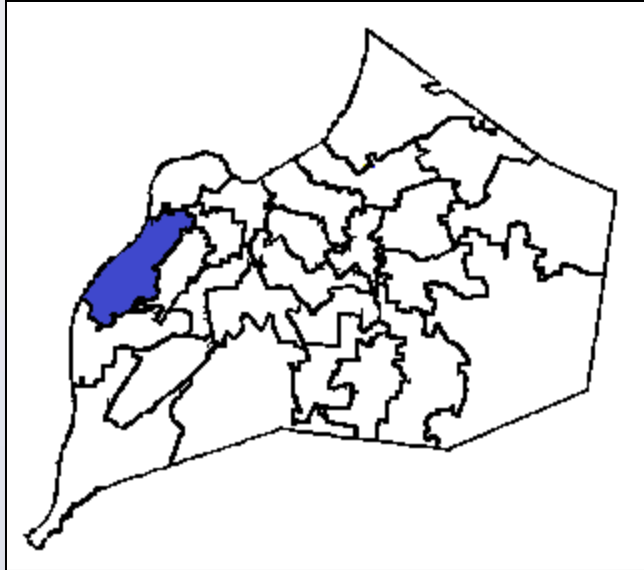
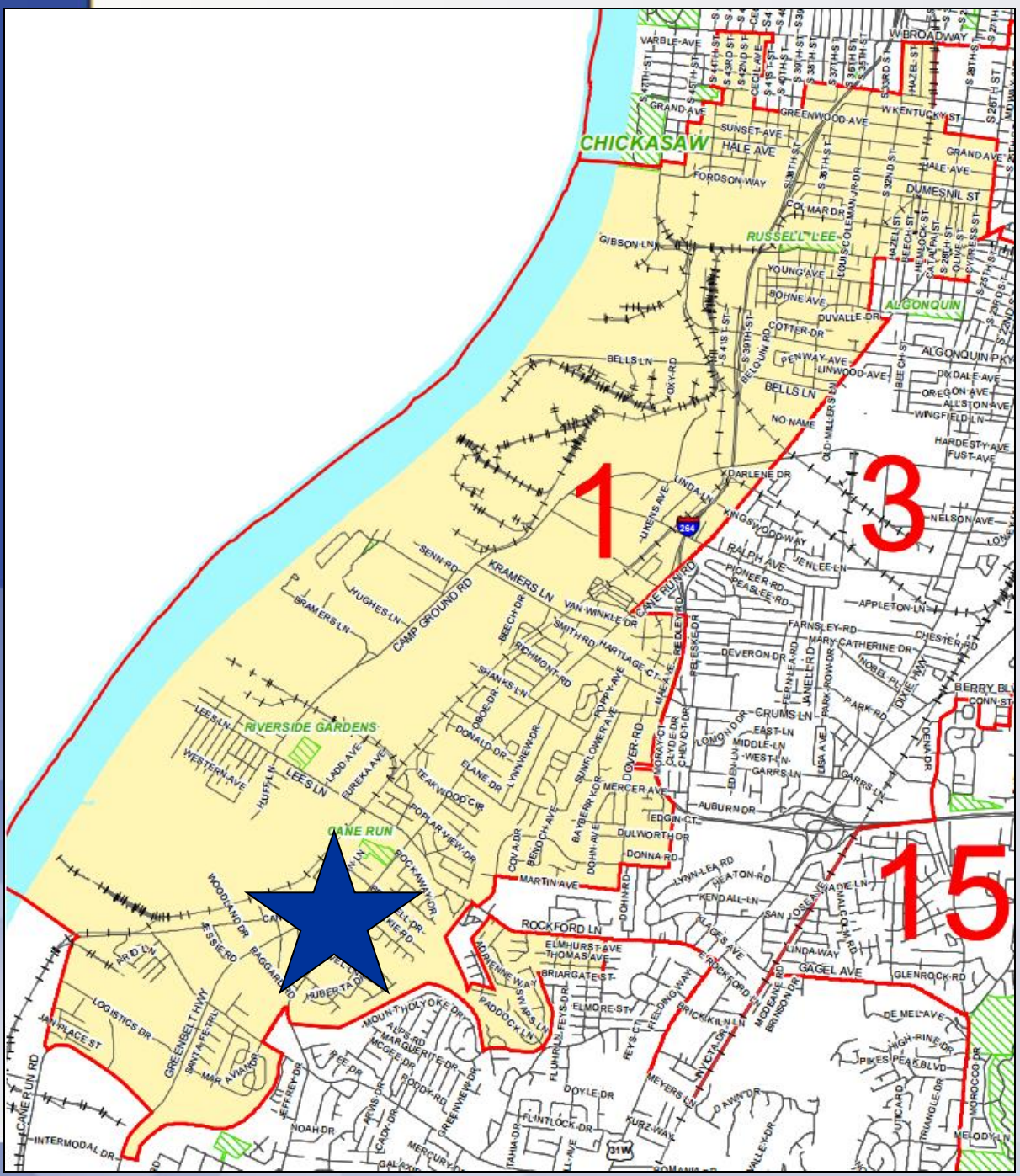


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GAS & CONVENIENCE STORE

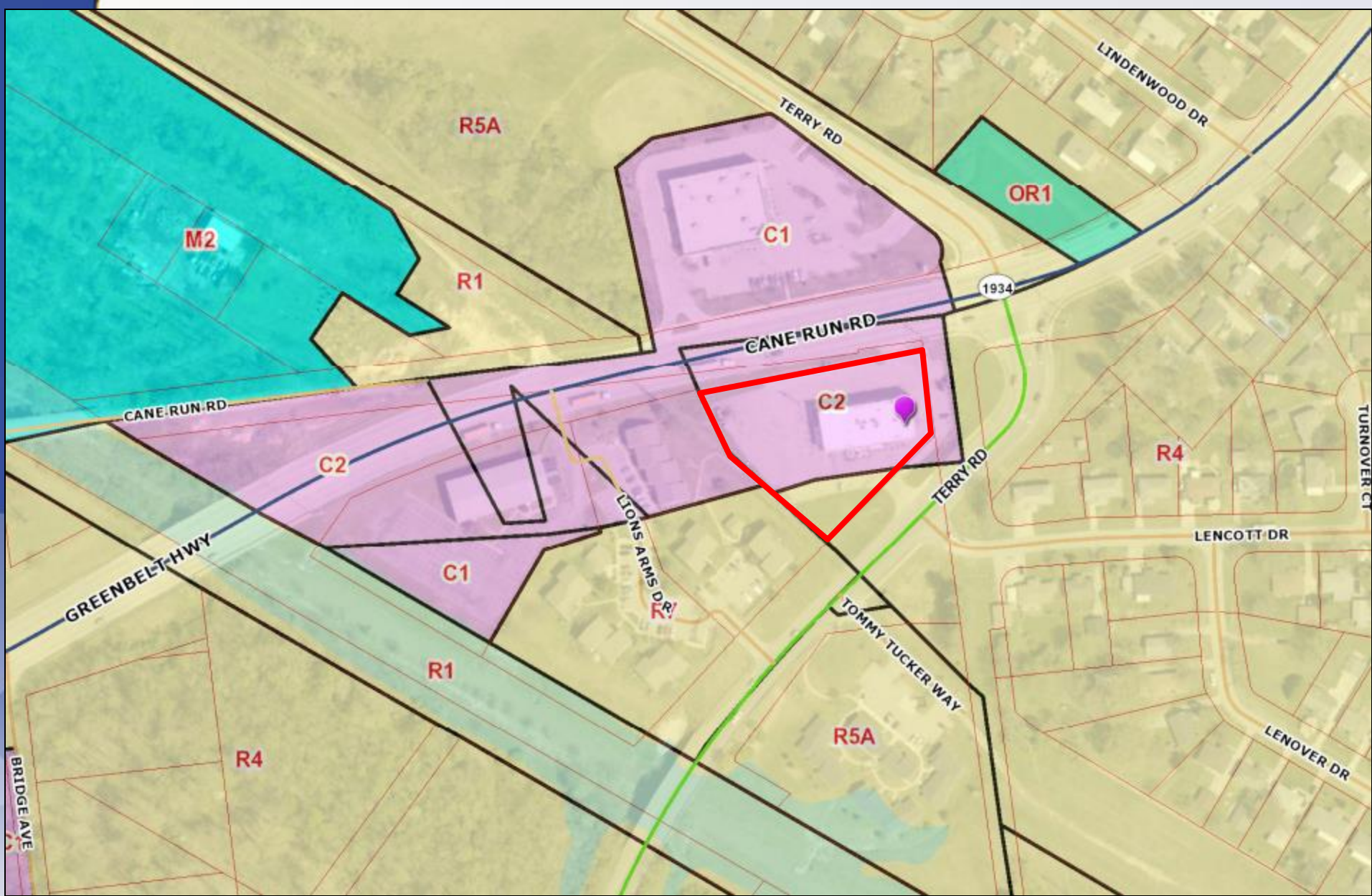


Planning, Zoning & Annexation Committee
May 1, 2018



**4949 Terry Road
District 1 -
Jessica Green**

17ZONE1070





Request(s)

- Change in Zoning from R-7 Multi-Family Residential to C-2 Commercial on 0.2 acres (site is 1.1 acres total)
- Variance from Section 5.3.1 to allow the proposed structure to be setback more than 80' from the front and street side property lines
- Waiver from Section 10.2.10 to allow pavement to encroach into the required 15' vehicle use area landscape buffer along the northern property line
- Detailed District Development Plan with Binding Elements

Case Summary

- Majority of site is already zoned C-2
- Site currently has two-story commercial structure (to be demolished)
- 4,000 square foot convenience store and gas canopy proposed
- Access from both Cane Run Road and Terry Road

Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Surrounding Areas



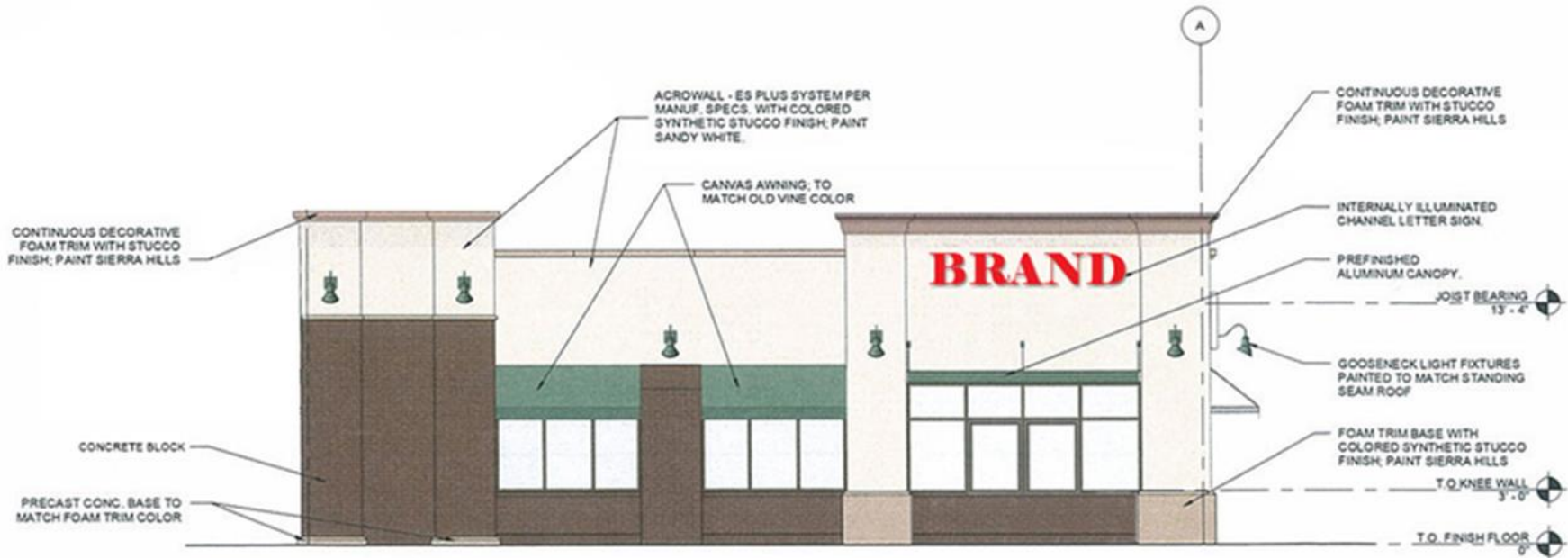
Site Photos-Surrounding Areas



Site Photos-Surrounding Areas







Public Meetings

- Neighborhood Meeting on 1/9/2018
 - Conducted by the applicant, 1 person attended the meeting
- LD&T meeting on 3/8/2018
- Planning Commission public hearing on 3/29/2018
 - No one person spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to C-2 with a vote of 6-0 (four members were not present).