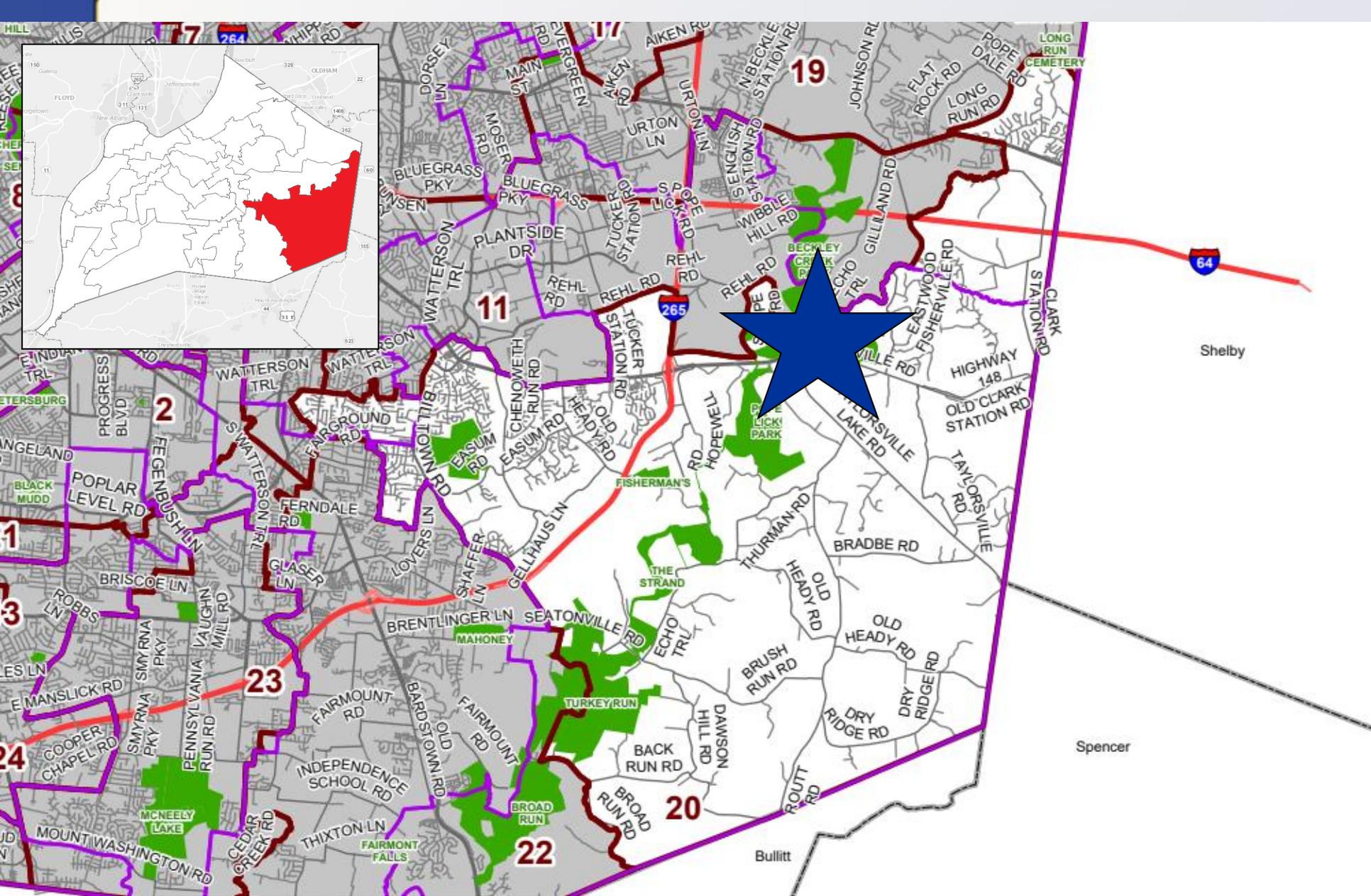


**21-ZONE-0095**

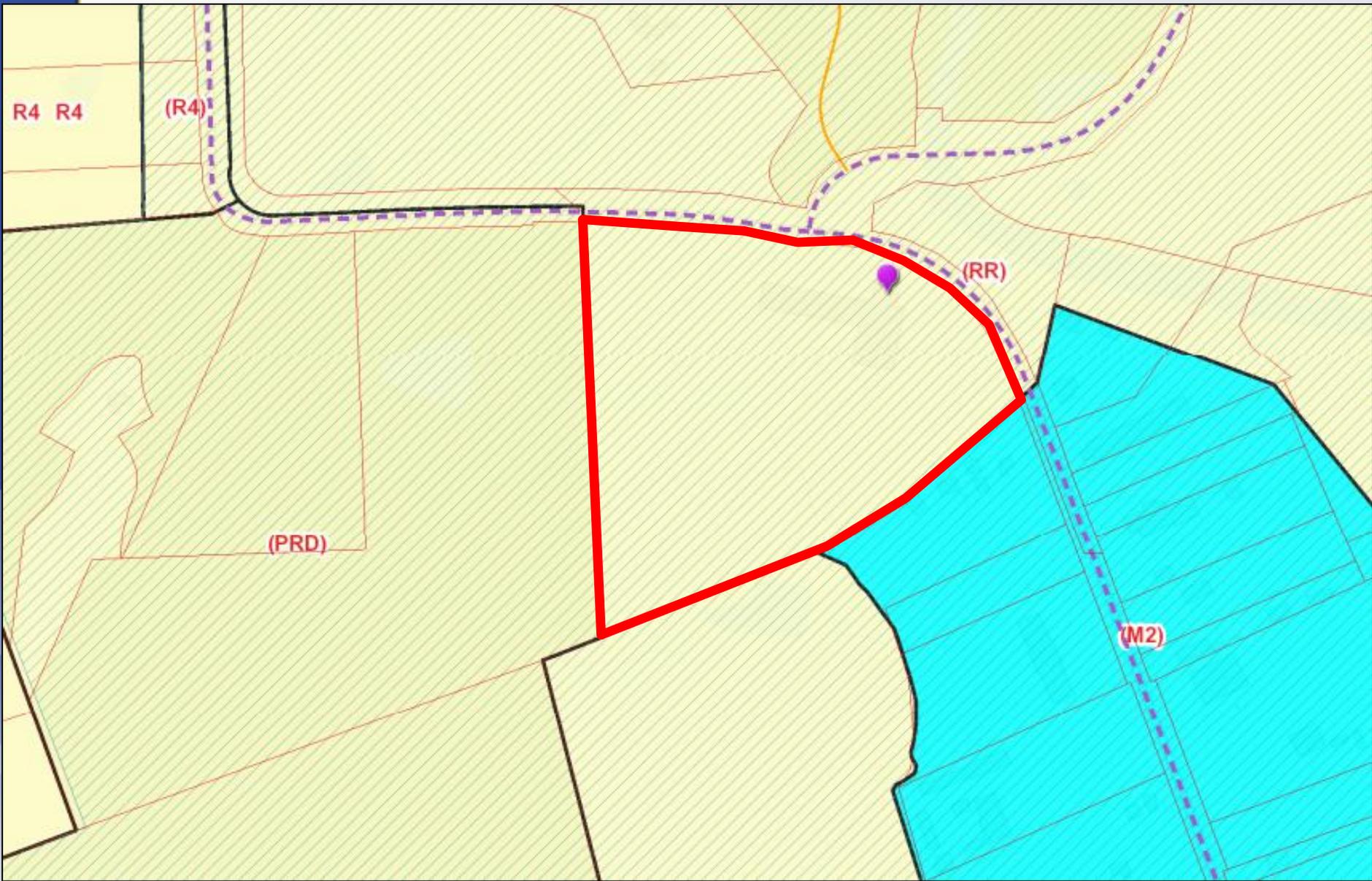
**2nds IN BUILDING MATERIALS**



**Planning & Zoning Committee**  
**August 2, 2022**







# 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



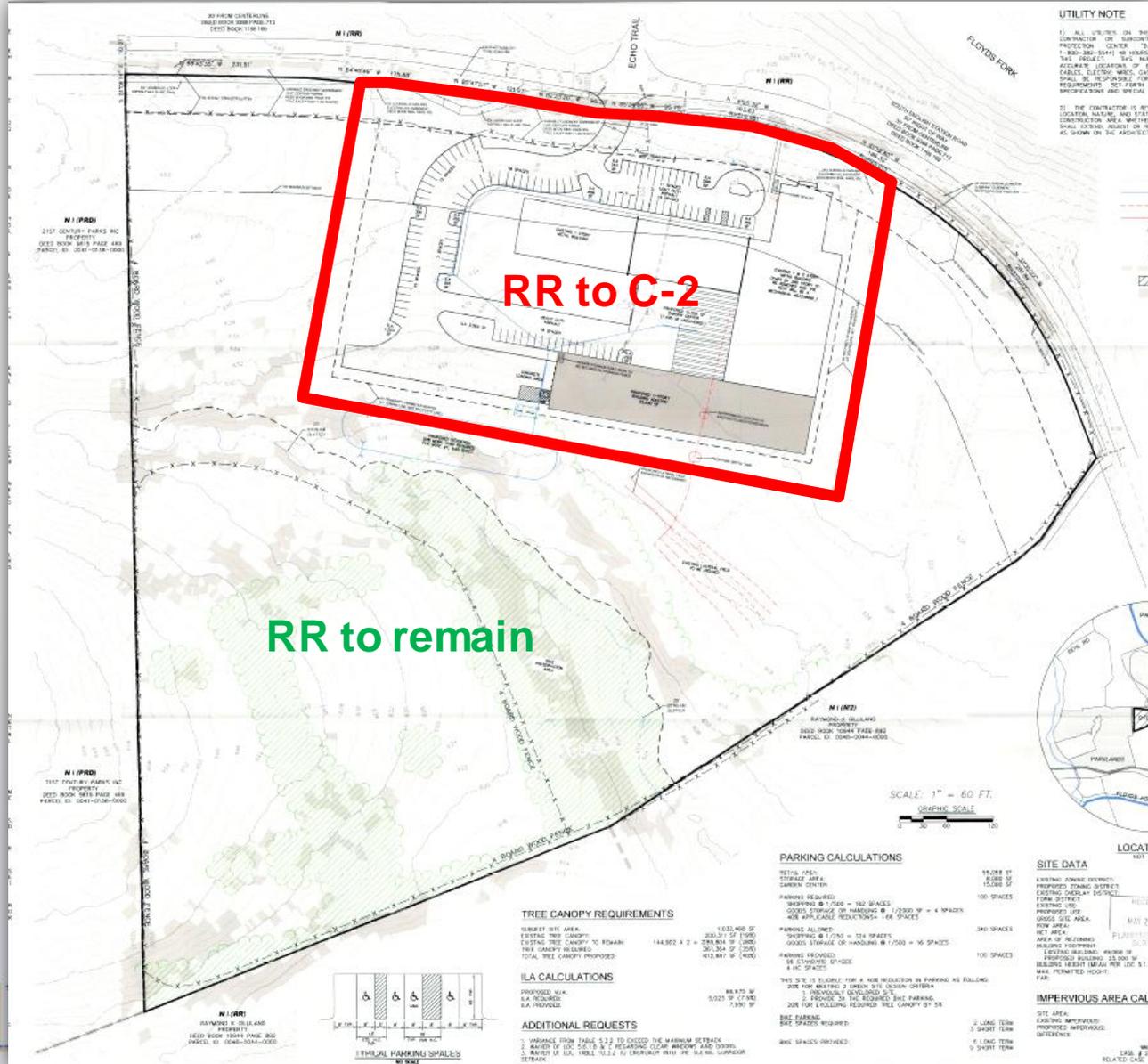
# S. English Station Road Looking West into Site



# Proposed Plan



# Proposed Plan – Zoning Boundary



# Elevations

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



A PRELIMINARY EXTERIOR ELEVATIONS - LOOKING WEST  
SCALE: 1/8" = 1'-0"



B PRELIMINARY EXTERIOR ELEVATIONS - LOOKING SOUTH  
SCALE: 1/8" = 1'-0"

Facing away from S.  
English Station Road  
- side



C PRELIMINARY EXTERIOR ELEVATIONS - LOOKING EAST  
SCALE: 1/8" = 1'-0"

# 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.