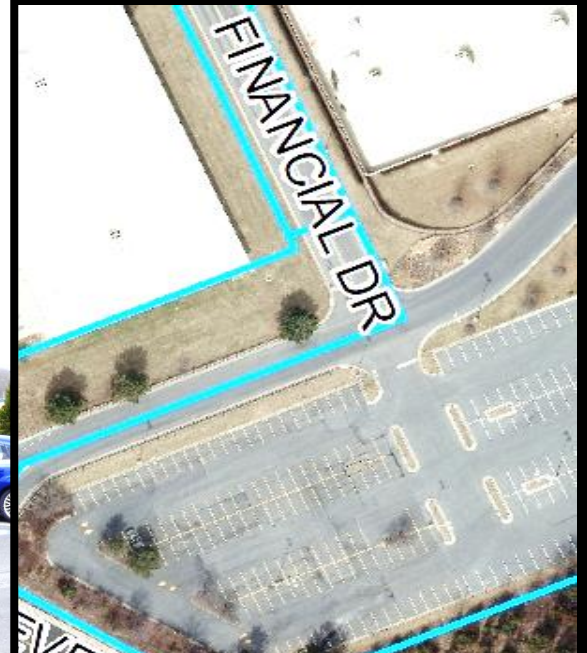




# Rezoning – 2105 Evelyn Byrd Avenue

## R-3 to B-2C



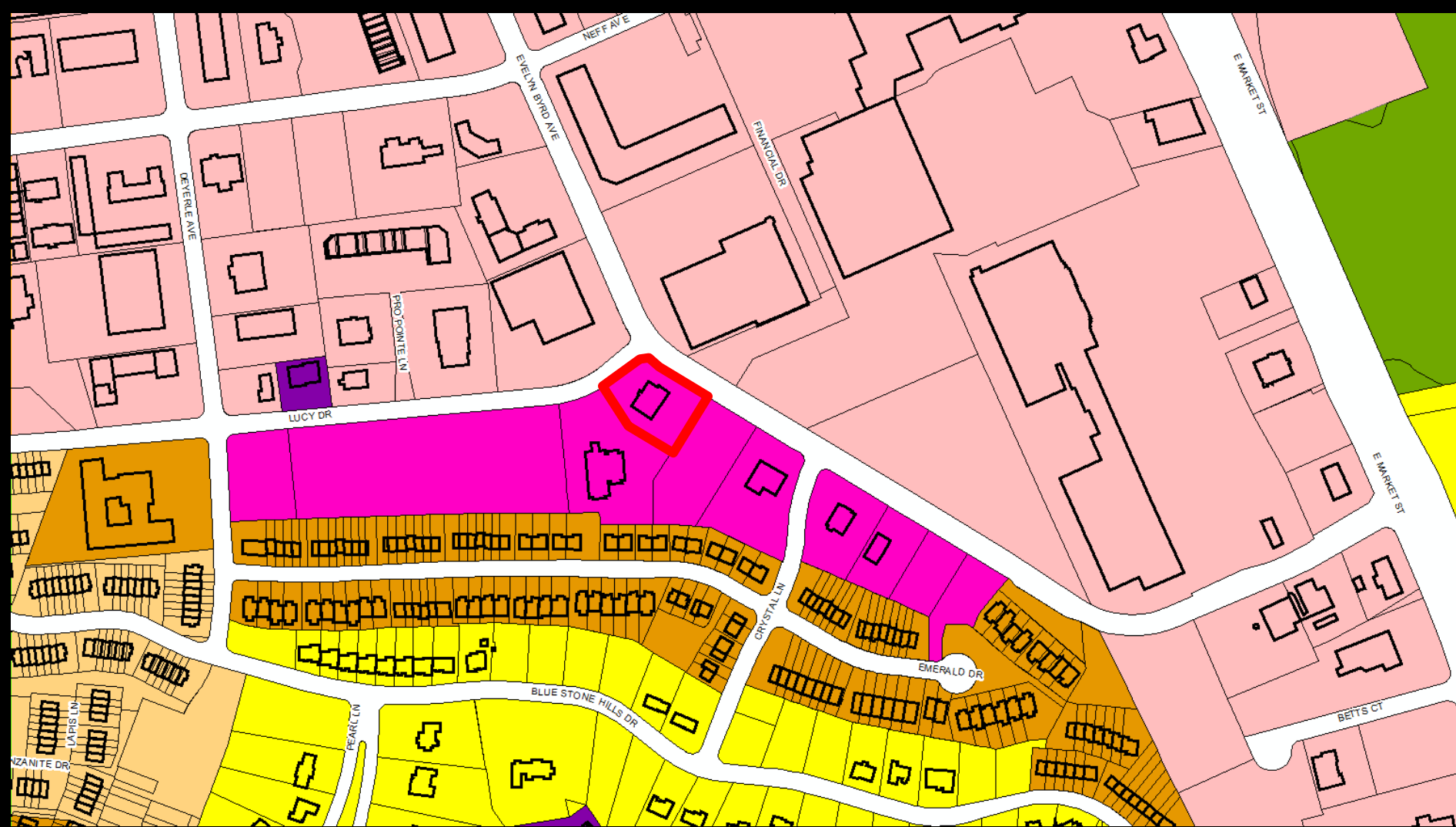






FINA

EMERA



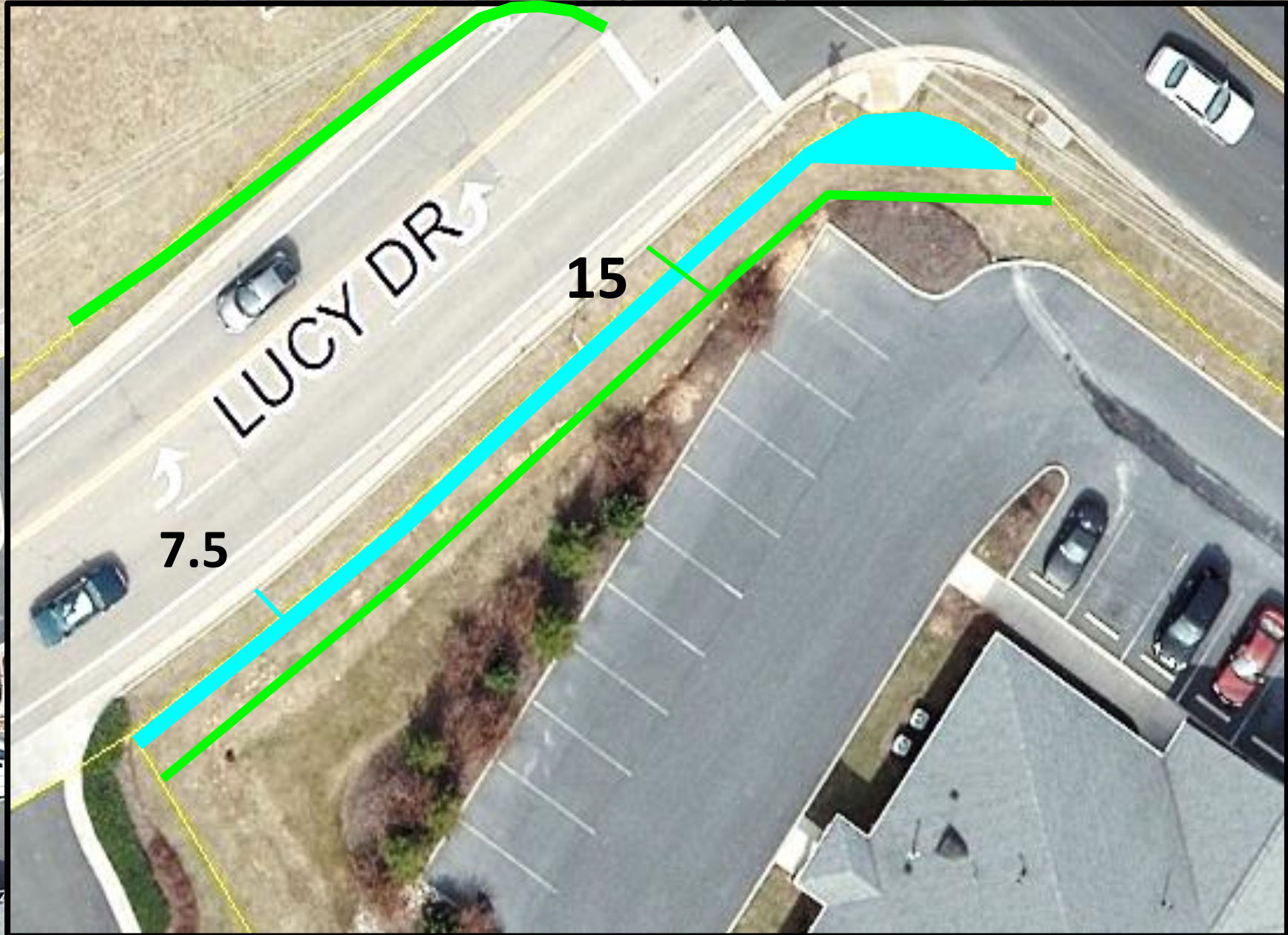
- **Mercantile establishments which promote the show, sale and rental of goods, personal service establishments, restaurants and other shops and stores customary to shopping centers and convenience outlets.**
- **Governmental, business and professional offices and financial institutions.**
- **Religious, educational, charitable or benevolent institutional uses which do not provide housing facilities.**
- **Pet shop or pet grooming establishment and animal hospitals.**
- **Radio and television stations and studios or recording studios.**
- **Public uses.**
- **Accessory buildings and uses customarily incidental to any of the above listed uses.**

**All uses allowed by an approved special use permit shall be permitted.**



**Right-of-way dedications and easements as follows:**

- a. 7.5 feet of right-of-way, as measured from back of curb along the entirety of Lucy Drive, shall be dedicated for future public sidewalk;**
- b. Right-of-way for a future traffic signal shall be dedicated at the intersection of Lucy Drive and Evelyn Byrd Avenue by removing the “arc” in the North corner of the property and connecting the points of tangency;**
- c. In addition, a 15-foot temporary construction easement, as measured from back of curb along the entirety of the proposed new right-of-way, shall be dedicated for the construction of the sidewalk and the traffic signal.**
- d. Such dedications shall be completed and recorded within 90 days of approval.**



7.5

15

LUCY DR





# **Recommendation**

**Staff and Planning Commission (6-0)  
recommended to approve the rezoning as  
requested by the applicant.**

