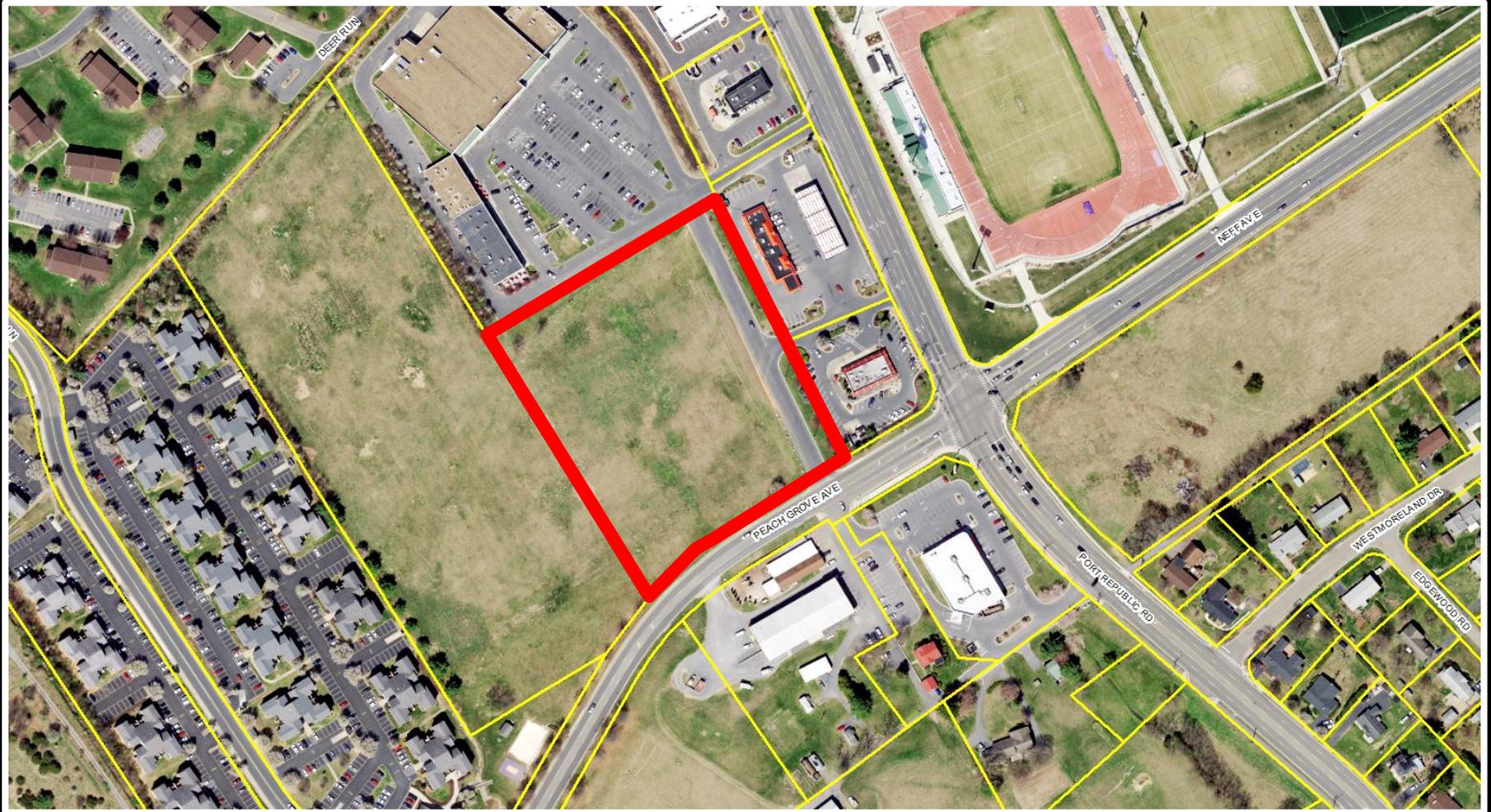


Rezoning (B-2 to R-5C) and 3 SUPs 1051 Peach Grove Avenue



1. To rezone from B-2 to R-5C.
2. SUP to allow multi-family dwellings of more than 12 units per building.
3. SUP to allow multi-family buildings to be greater than four stories and/or fifty-two (52) feet in height.
4. SUP to allow retail stores, convenience shops, personal service establishments, restaurants (excluding drive-through facilities), and business and professional offices.







VITO'S ITALIAN KITCHEN

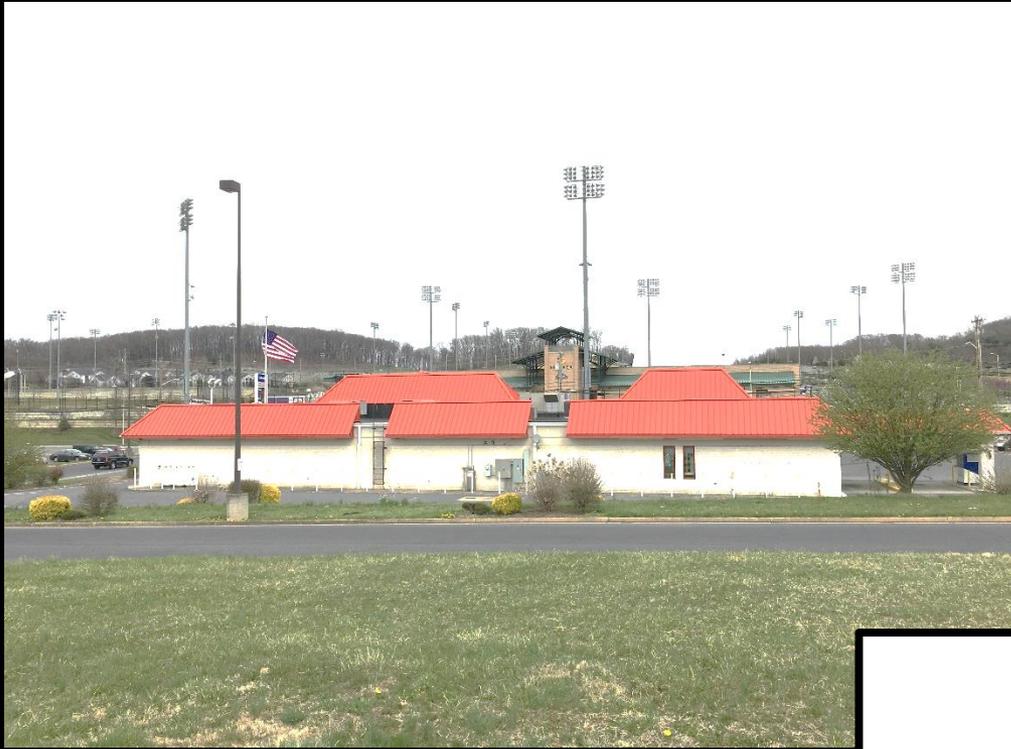
SALES

EXTRA LOW PRICES

FOOD LION

DELI BAKERY

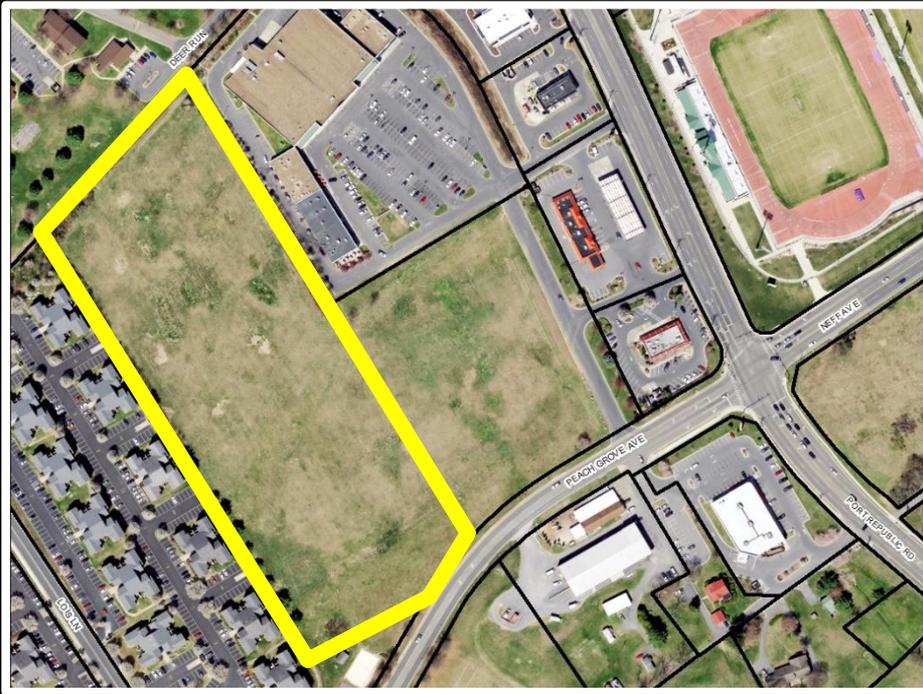
MAILS





EAGLE CARPET

EAGLE CARPET



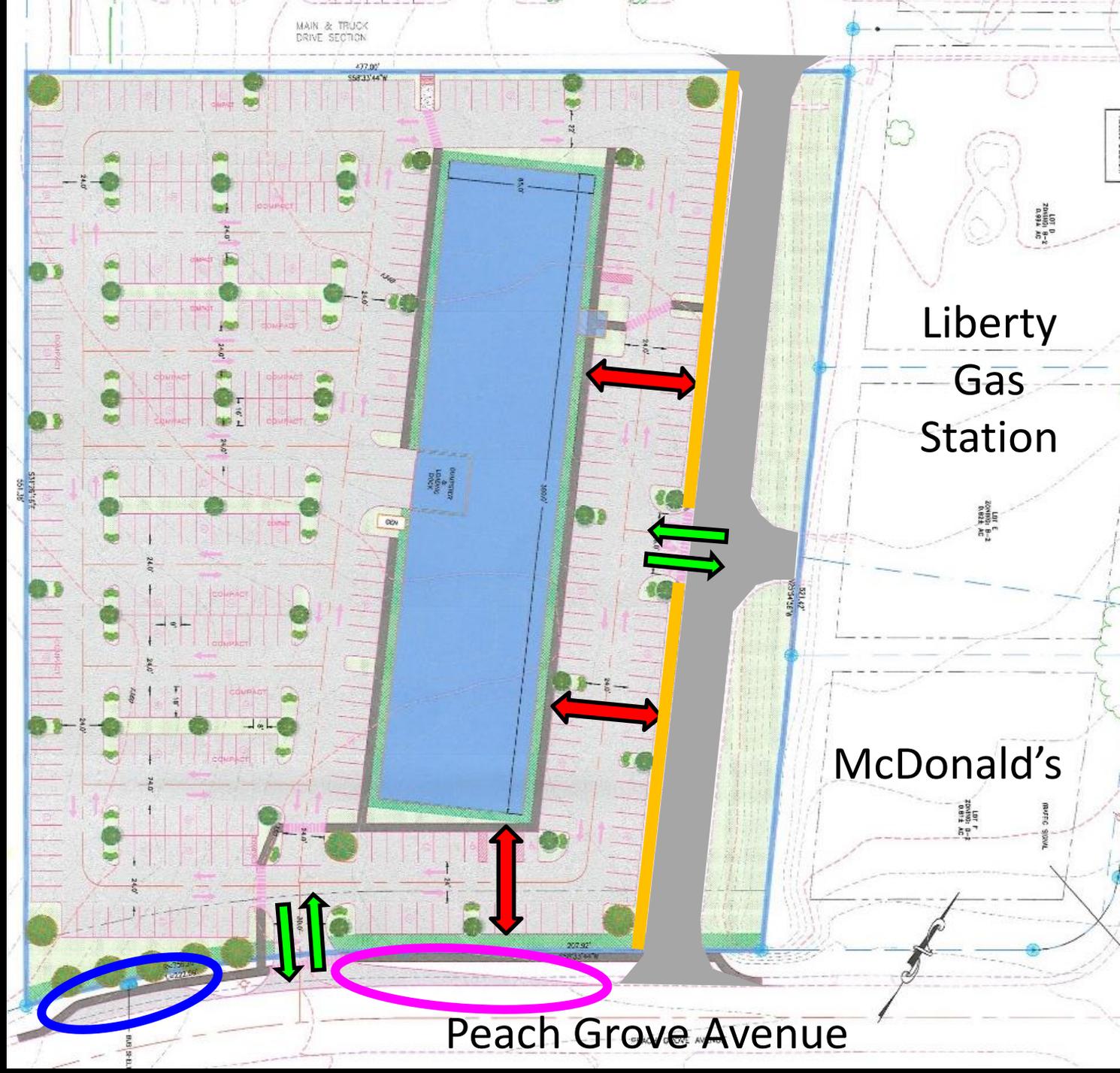
The site shall contain residential and non-residential uses.

The site shall contain no more than 400 bedrooms.

No more than 2 rows of parking can be located between the building and the public street and the private access road.

A sidewalk shall be provided along the western side of the private access road.

A right turn taper lane shall be provided along Peach Grove Avenue of at least 125 feet in length.





NORTH ELEVATION

MAIN & TRUCK
DRIVE SECTION

577.00'
558.23'±4" W



Liberty
Gas
Station

McDonald's

Peach Grove Avenue

GRAPHIC SCALE
SCALE: 1"=20'

518.715'
50.18'

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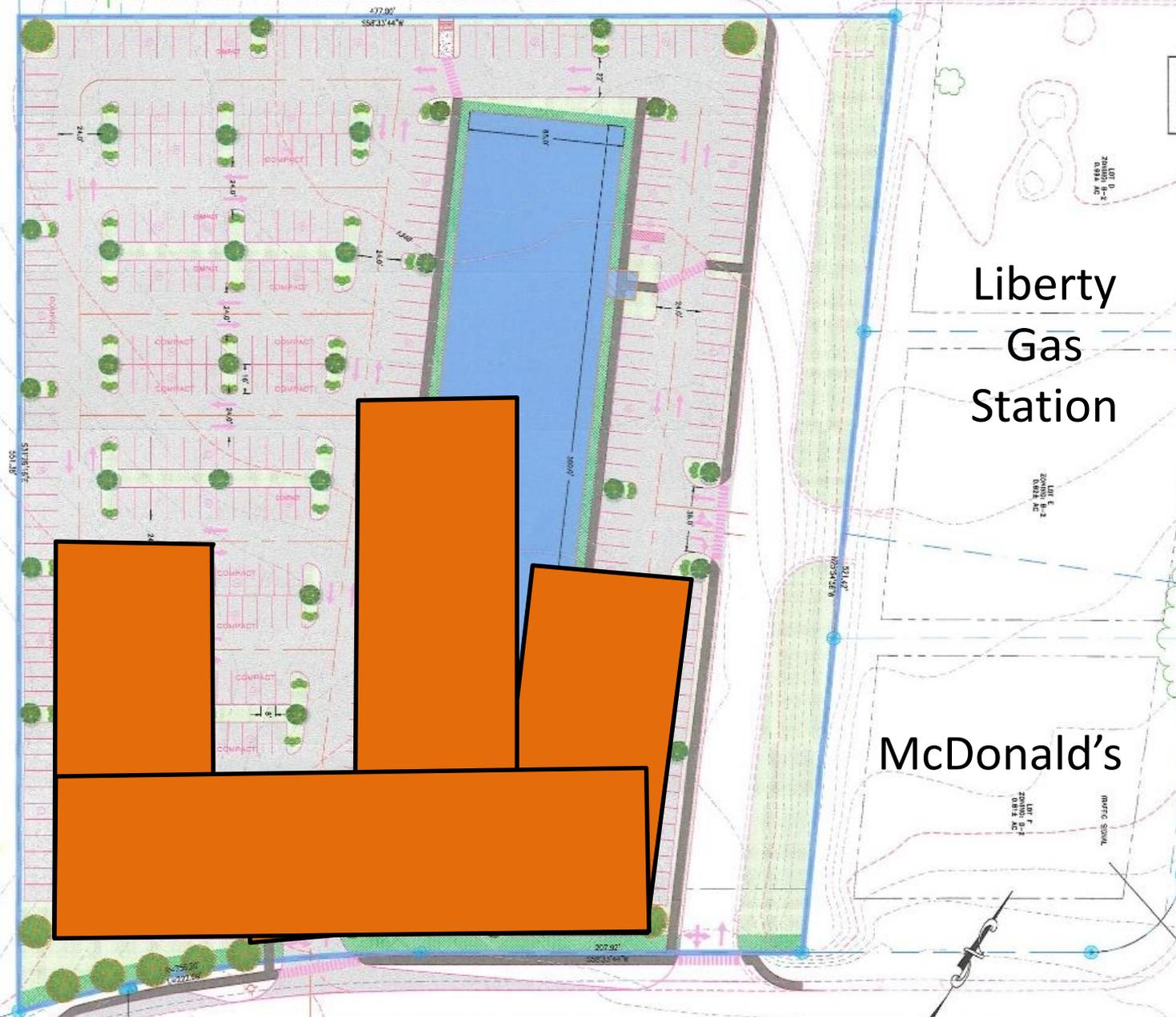
24.0'

24.0'

R-5 District, Purpose

- “This district is intended for medium to high density residential development, including townhouses and multiple-family dwelling units, together with certain governmental, educational, religious, recreational and utility uses. Vehicular, pedestrian and bicycle transportation is facilitated through a connected system of roads, sidewalks and shared use paths, so as to provide many choices with regard to mode and route, and to provide a safe and comfortable pedestrian environment that promotes walkability for residents and visitors.”

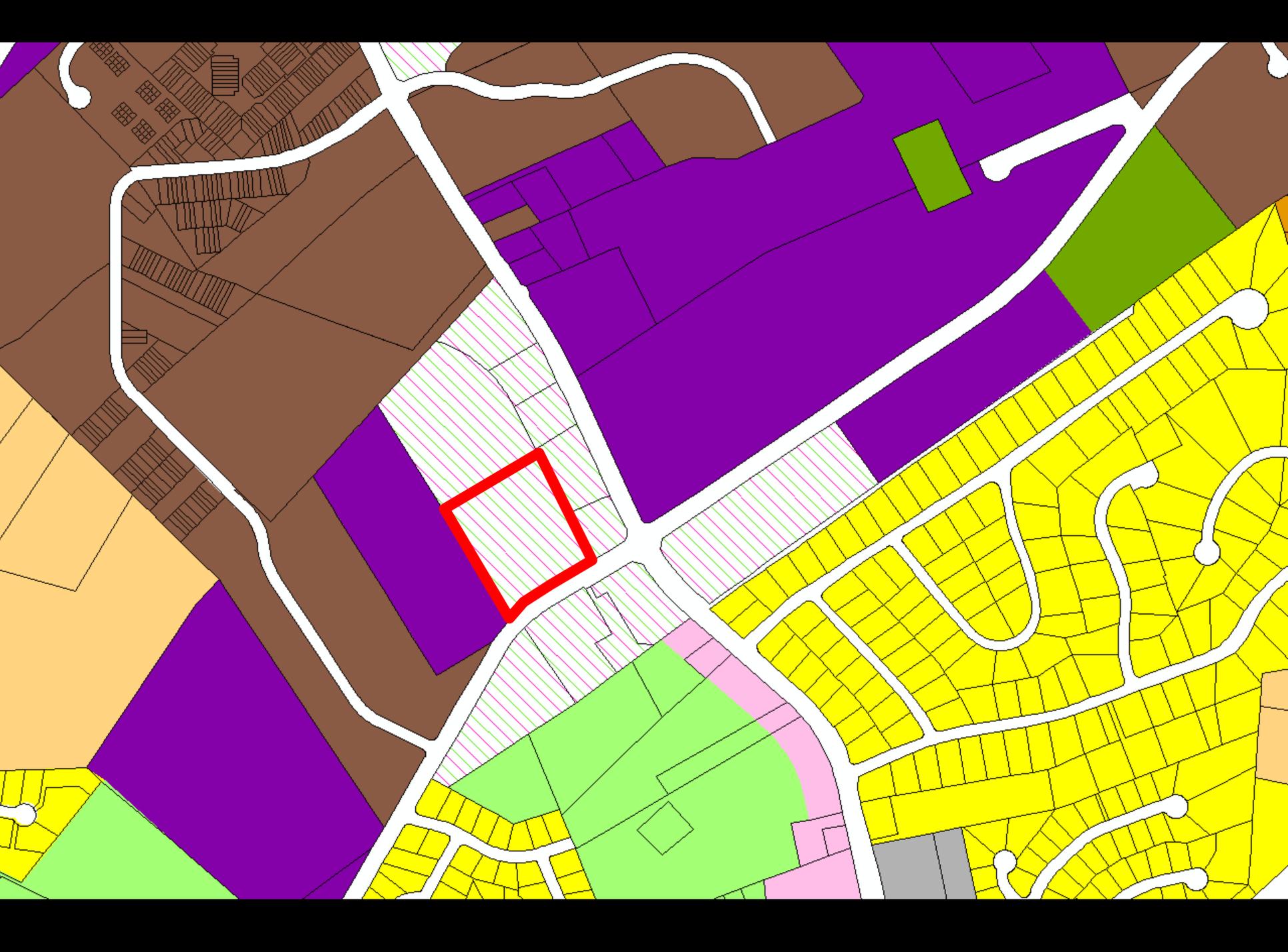
MAIN & TRUCK
DRIVE SECTION



Liberty
Gas
Station

McDonald's

Peach Grove Avenue



Recommendation

Staff and Planning Commission (4-3) recommended denial of the rezoning from B-2 to R-5C.

However, if the rezoning request is approved, staff and Planning Commission recommended (7-0) approving the three requested SUPs with no suggested conditions.

