



Doing Things!

Case # Z-14-11-17

Board of County Commissioners

December 12, 2017

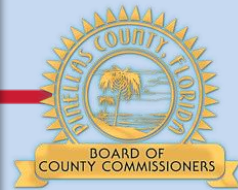


Request

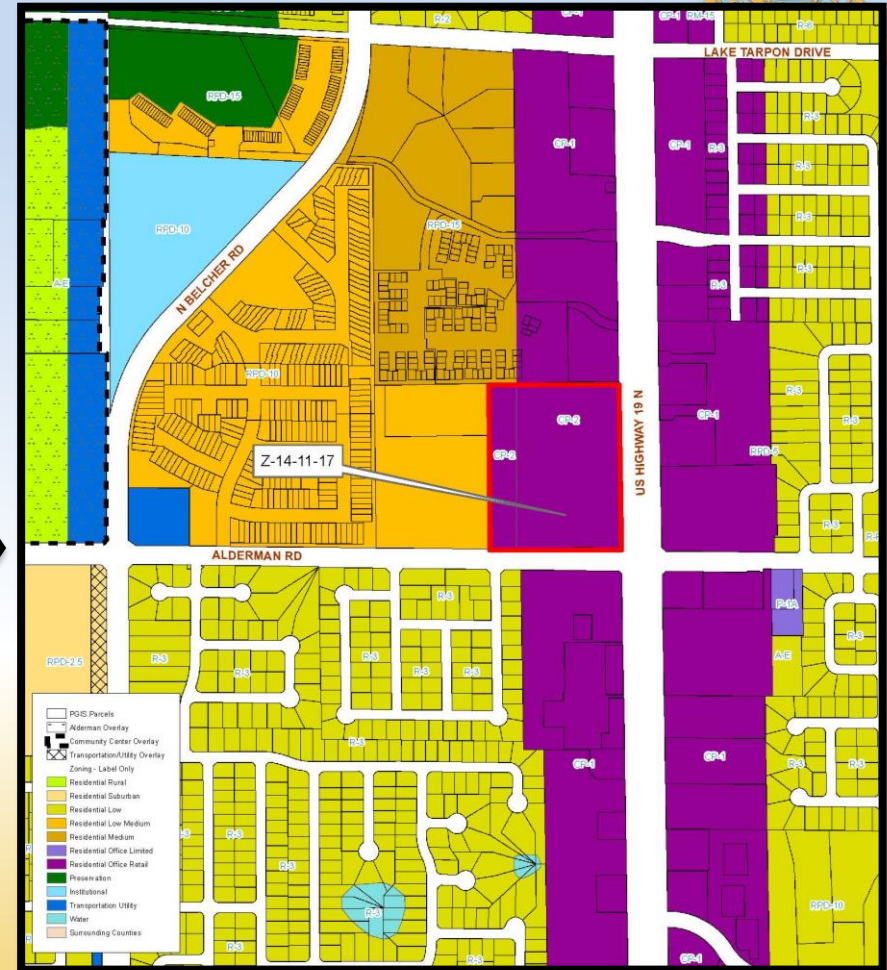
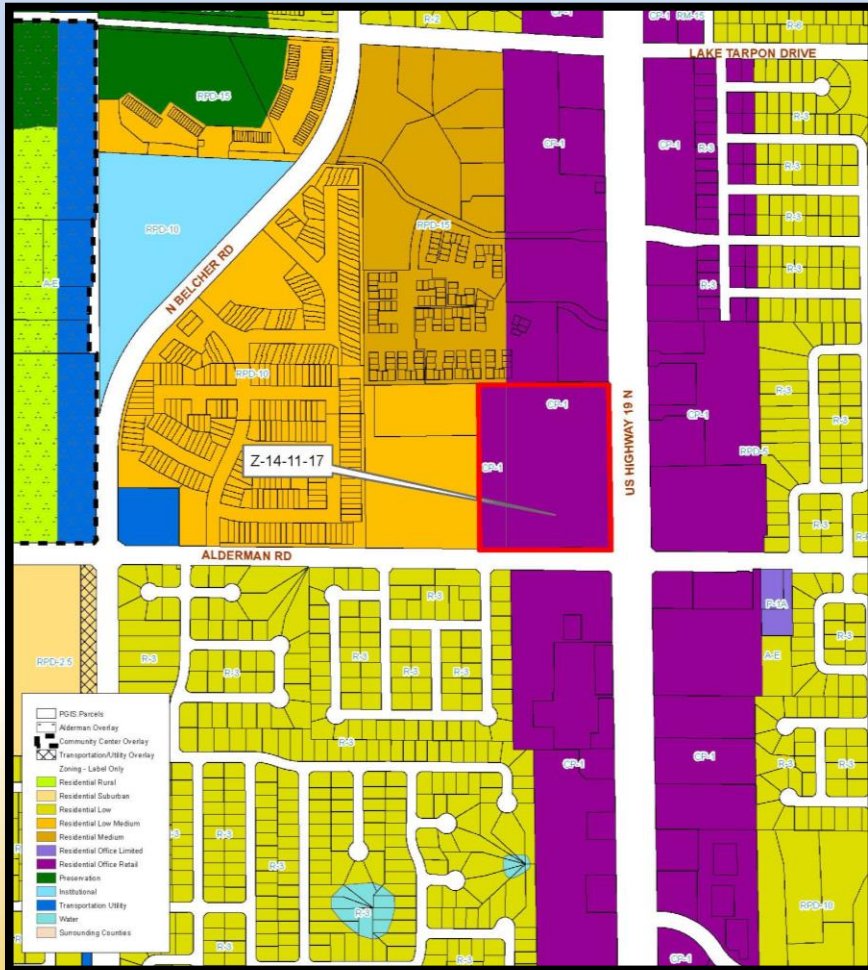


- Subject Area
 - Approximately 12.38 acres
 - NW corner of US-19 & Alderman Road (35404 US-19 N)
- Zoning Atlas Amendment
 - From: CP-1, Commercial Parkway
 - To: CP-2, Commercial Parkway
- Existing Use: Walmart Supercenter
- Proposed Use: Liquor store addition to the existing building
 - Development intensity maxed out under CP-1
 - CP-2 would allow additional development intensity
 - Liquor store a permitted use in both CP-1 and CP-2

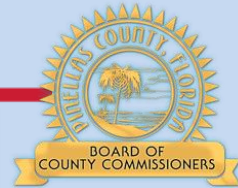
Location



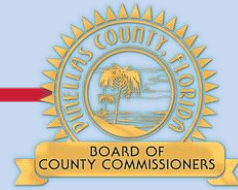
Zoning/FLU



Site Photos

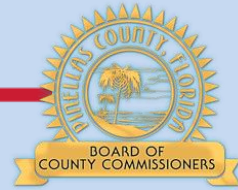


Site Photos



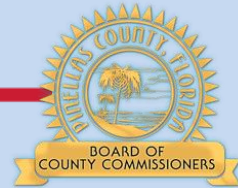
Location of proposed building addition

Site Photos



Adjacent area to the west

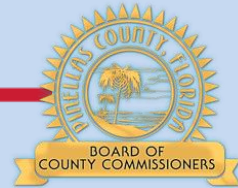
Additional Information



- CP-1 vs. CP-2
 - Same permitted uses
 - Floor Area Ratio: 0.2 vs. 0.3
 - Height: 35 feet vs. 50 feet
 - CP-2 appropriate at major road intersections
 - Comprehensive Plan amended in 2016 to broaden where CP-2 may be applied (was restricted to the US-19 corridor between SR-60 and Curlew Road)

- Alderman Road is a Scenic Non-Commercial Corridor
 - Nonresidential uses acceptable near major intersections
 - The US-19 & Alderman Road intersection has a well-established retail commercial development pattern

Recommendation



- Proposed amendment is appropriate
 - Long-established retail commercial site
 - Near other retail commercial uses
 - At a major road intersection
 - Consistent with the Comprehensive Plan
- Staff recommends approval of the zoning amendment
- Local Planning Agency
 - Recommended Approval (7-0 vote)