

# BOARD OF ALDERMEN

ITEM NO.: C(3)

## AGENDA ITEM ABSTRACT

MEETING DATE: SEPTEMBER 4, 2007

**TITLE: Request to Set a Public Hearing on a Conditional Use Permit Request for a Commercial Development Located at 405 Jones Ferry Road**

<b>DEPARTMENT: PLANNING DEPARTMENT</b>	<b>PUBLIC HEARING: YES ___ No <u>X</u></b>
<b>ATTACHMENTS:</b> A. RESOLUTION SETTING THE PUBLIC HEARING B. VICINITY MAP	<b>FOR INFORMATION CONTACT:</b> JAMES THOMAS, 918-7335

### PURPOSE

Northwest Property Group is requesting a Conditional Use Permit for commercial development consisting of three (3) buildings. One building (proposed grocery store) will be 52,250 square feet in size and the second building (labeled as building A), consisting of eleven (11) individual shops, will be 17,550 square feet in size. The third building (labeled as building B), consisting of five (5) individual shops will be 7,900 square feet in size. The town staff recommends that the Board adopt the attached resolution that sets a public hearing for September 18, 2007 for consideration of the conditional use permit request.

### INFORMATION

Northwest Property Group is requesting a Conditional Use Permit for the current Mellot Construction Yard at 405 Jones Ferry Road, further identified as Orange County Tax Number 7.101.A.1 & 7.101.A.1A (to be recombined into one lot). Three building are proposed for the lots and square footage of building one (labeled as grocery store) is 52,250 square feet, Building A is 17,550 square feet and will consist of eleven (11) individual shops, Building B is 7,900 square feet and consists of five (5) individual shops. The use will be Permissible Use # 2.110- High Volume Traffic Generation Sales. A detailed staff report analyzing the proposed project will be provided at the public hearing.

### RECOMMENDATION

The town staff recommends that the Board adopt the attached resolution that sets a public hearing for September 18, 2007 for consideration of the conditional use permit request.