

**ZONING COMMITTEE
RECOMMENDATION
July 25, 2007**

Rezoning Petition No. 2007-95

Property Owner: Marsh Realty Co. and Strawberry Hill Associates, LP

Petitioner: Harris, Murr, and Vermillion, LLC

Location: Approximately 9.4 acres on the northeast corner of Providence Road and Sardis Road

**Center, Corridor,
or Wedge:** Wedge

Request: B-1(CD), conditional neighborhood business, and R-12MF (multi-family residential), to NS, neighborhood services

Action: The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, including consideration of the following modifications:

- A five-foot brick screening wall has been added along the northern boundary of the rezoning.
- Outdoor dining has been added along the Providence Road side of the property as part of the “softening” of that building as seen from Providence Road.
- A pedestrian walkway has been added to the CATS park and ride lot in the Old Sardis Road right-of-way.

Vote: Yeas: Howard, Johnson, Lipton, Loflin, Randolph, and Rosenburgh

Nays: None

Absent: Sheild

Summary of Petition

This petition seeks to expand the Strawberry Hill shopping center. Part of the shopping center and part of an abutting apartment complex will be demolished and additional retail space (and buildings) will be constructed. The total square footage of the center will increase from 38,800 to 76,500 square feet of floor area.

Zoning Committee Discussion/Rationale

The staff reviewed the above modifications made since the public hearing. A Zoning Committee member inquired if the outdoor dining area was normal and were there specifics as to what it would look like. Staff responded it was a common aspect of mixed-use development and in this case was part of the streetscape treatment. Staff provided a detail of what the area would look like.

Consistency Statement

A motion was made by Commissioner Loflin, seconded by Commissioner Rosenburgh, to find this proposal to be consistent with the South District Plan and to be reasonable and in the public interest. The motion passed unanimously.

Vote

Upon a motion by Commissioner Rosenburgh, seconded by Commissioner Loflin, the Zoning Committee voted unanimously to recommend **APPROVAL** of this petition, incorporating the modifications noted above.

Staff Opinion

Staff agrees with the recommendation of the Zoning Committee.