

Applicant DOP VII, L.L.C. - Dollar General
Location Northeast corner of Porter Avenue and Woodcrest Drive
Case Number PD 12-31
Time 6:00-6:3000 PM

Attendee	Stakeholder	Address	Phone
Bob Gage	Applicant Representative	GBT Realty	(615) 370-0670
Leah Messner	City Staff –Legal		217-7748
Terry Floyd	City Staff – City Manager’s Office		366-5446
Jane Hudson	City Staff – Planning Department		366-5344

Application Summary: The proposed Dollar General is located on the northeast corner of the intersection of Porter Avenue and Woodcrest Drive. The site is approximately 1.16 acres and will consist of a single story, 9,100 square foot retail store with associated parking and utilities services. The impact to the neighboring properties would be minimal, with detention provided and all setbacks met. The project will be designed to meet any screening/landscape requirements. Also, the proposed retail use does not generate an extreme amount of traffic. Similar sized stores for this particular retailer generate between 142 and 285 vehicles per day depending on population density. In addition, a sidewalk will be built along Woodcrest Drive connecting with the existing one on Porter Avenue. The new store will also create 10-12 permanent jobs in the area.

There were approximately twelve neighbors in attendance.

Neighbors Comments: The neighbors expressed two major concerns with this development in this location. First being the deterioration of the Woodcrest Creek buffer between the subject tract and their neighborhood to the north. Second being the impact the commercial lighting would have on their properties.

Applicants Response: The applicant stated there will be a retaining wall along the north side of their development. This retaining wall will be designed such that deterioration of the creek area will not be an issue. The applicant stated they would be required to adhere to the Commercial Outdoor Lighting Standards, limiting any impact on the neighbor’s property.