

MEMORANDUM

TO: Town Council

FROM: Planning Commission

DATE: May 2, 2023

SUBJECT: EXP 23-0001: Exception Request for Parking in front of the front building line at 1284 North Main Street (Tax Map Nos. 226- A327 & 226- A328) for the Islamic Society of the New River Valley (owner).

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Planning Commission Recommendation:

APPROVAL for the special exception request with the following conditions:

1. The parking permitted by the special exception shall be developed in substantial conformance with the application dated March 1, 2023, and last revised April 25, 2023.
2. A row of evergreen shrubs, abelia or similar non-dwarf variety with a minimum height of 3 to 4 feet at time of planting shall be planted at 8' on center, between the front parking area and North Main Street right-of-way to screen the parking area from the right-of-way.
3. The number of parking spaces in front of the front building line shall not exceed the number shown on the "New Building" sheet of the conceptual plan in the application dated March 1, 2023, and last revised April 25, 2023.

For: Colley, Ford, Herbein, Kassoff, Rinehart, Walker

Against:

Abstain:

Absent: Jones, Watson

In so recommending approval of this special exception request, the Planning Commission finds the request to be in conformity with the Comprehensive Plan, the Zoning Ordinance, and to have minimum adverse impact on the surrounding neighborhood or community.