

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT
STAFF REPORT **13**

CASE NUMBER: P.D. 08-332 CC **L.U.C.B. MEETING:** January 8, 2009

DEVELOPMENT NAME: Stansell Crossing Planned Development 6th Amendment,
Parcel 11

LOCATION: Generally the northwest corner of Stansell Court and Lowrance Road

COUNCIL DISTRICT: N/A **SUPER DISTRICT:** N/A

COMMISSION DISTRICT: 4

OWNER OF RECORD: Health Facilities Part L.P.

APPLICANT: PEMEX, Inc. (Haitham Alyousef)

REPRESENTATIVE: Michael J. Fahy **AREA:** 4.39 Acres

REQUEST: Amend Parcel 11 to permit a religious institution with associated day care and meeting space

EXISTING LAND USE & ZONING: Vacant land governed by the approved conditions for Parcel 11 of the Stansell Crossing Planned Development (P.D. 05-360CC)

SURROUNDING LAND USES AND ZONING:

North: A drainage easement, and an electrical transmission substation as part of Parcel 12 of the Stansell Crossing Planned Development (P.D. 05-360 CC)

East: A drainage easement and vacant land in Parcel 9 of the Stansell Crossing Planned Development (P.D. 05-360CC)

South: Single family residential dwellings governed by the conditions of the Barry Farms Planned Development Phase 9 (P.D. 03-342 CC)

West: A substance abuse treatment facility governed by the conditions of Parcel 11 of the Stansell Crossing Planned Development (P.D. 05-360CC)

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

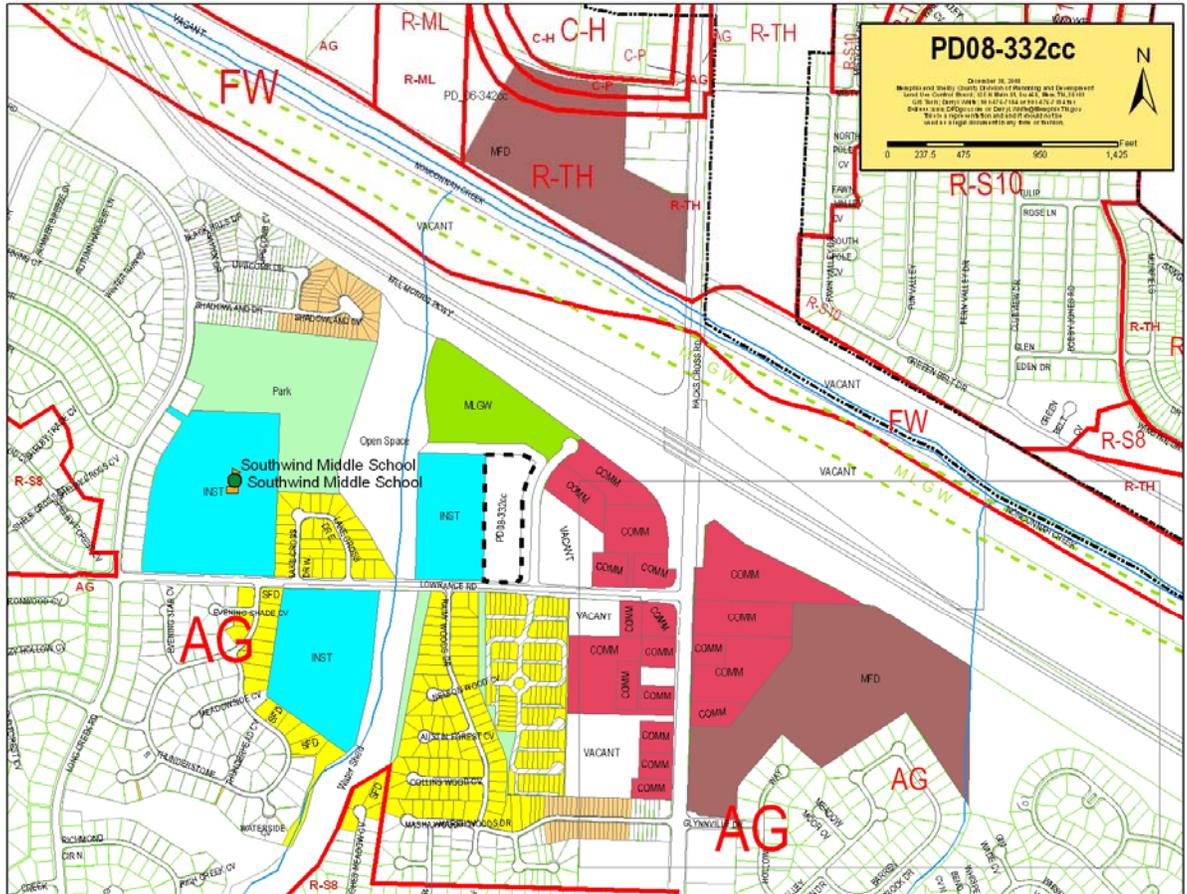
APPROVAL WITH CONDITONS

Staff Writer: Don Jones **E-Mail: donald.jones@memphistn.gov**

CONCLUSIONS

1. The Stansell Crossing Planned Development dates back to 1988. The Outline Plan contains a list of specific uses for each of the 13 parcels. Parcel 11 permits day care, office, residential units for seniors, and some commercial uses. Religious institutions are not among the list of permitted uses, and amendment is necessary to permit the requested use.
2. The applicant's site plan locates the building for daycare and philanthropic uses and the mosque some 400 feet from Lowrance Road. This is inconsistent with the setbacks of other buildings nearby and provides a large expanse of parking opposite a residential area.
3. The site widens significantly moving south to north and provides the opportunity to connect the buildings and orient the mosque so that it points to the east which is an important consideration for the applicant.
4. In consideration for this concession, the conditions of this application call for a 20 foot wide planting area along the Lowrance Road frontage to screen the parking area from the residential neighbors on the south side of Lowrance Road.

Land Use and Zoning





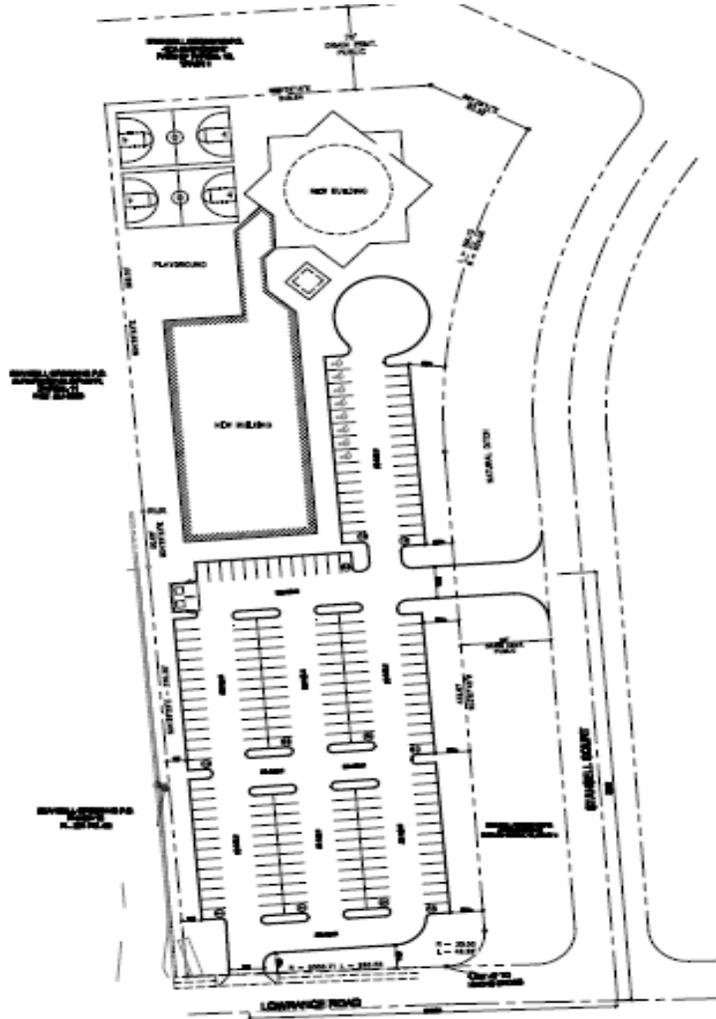
Facing north from Lowrance Road



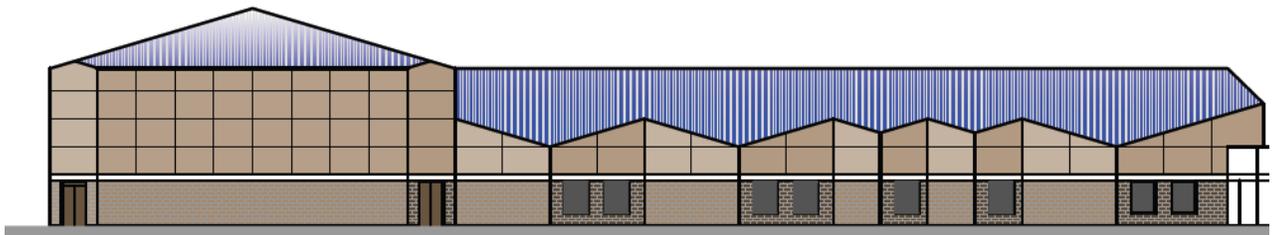
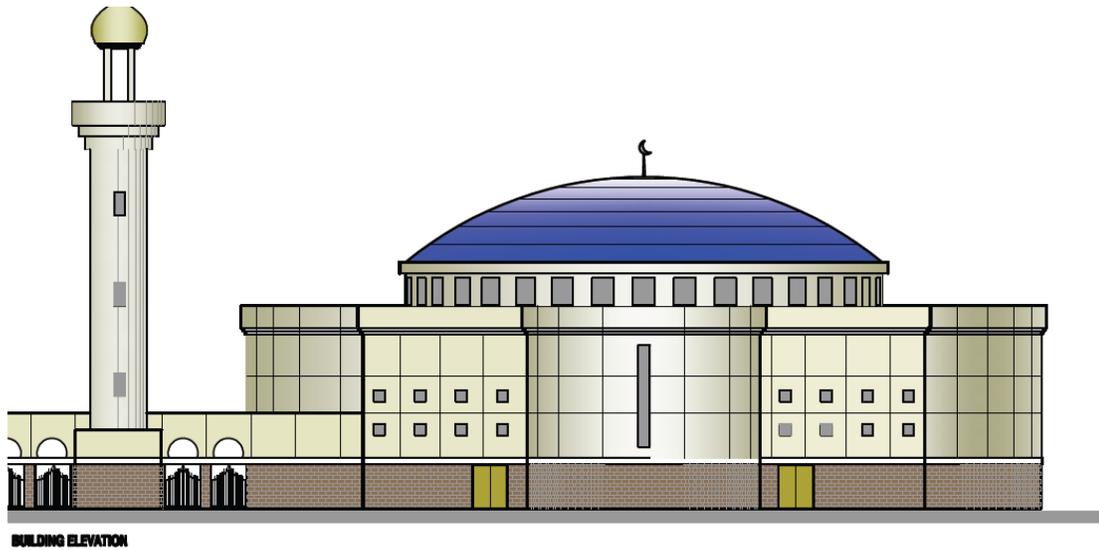
Looking east along the frontage of Lowrance Road



Houses in the Barry Farms Planned Development facing the south side of Lowrance Road



Revised Site Plan



Elevations of Mosque and support building

STAFF ANALYSIS:

General Location and Site Characteristics:

The subject property is located on the north side of Lowrance Road just west of the intersection with Stansell Court in southeast Shelby County. This site is approximately 1/3 of a mile west of Hacks Cross Road and about a ¼ of a mile, to the southwest of the intersection of Bill Morris Parkway and Hacks Cross Road.

This site is one of the last remaining undeveloped tracts in the Stansell Crossing Planned Development. The property is bounded on the north and east by a large natural drainage easement. An institutional use, a substance abuse treatment center, is located to the west. Lowrance Road, a collector street, is the southern boundary.

The subject site sits below the street level of Lowrance Road and the Zoning Map indicates that there some of this site is located within floodplain.

History

The Stansell Crossing Planned Development dates back to 1988. The Outline Plan contains areas for Single Family detached and attached dwelling units; institutional uses such as a school, a recreation area, an MLGW electrical substation, and the treatment facility, and commercial uses which include retail shopping, hotels, and a bank, and open space. The original draft of the conditions for the 13 parcels included a specific list of uses to be permitted. So any uses that were not listed were not permitted by default. By comparison, our more recent custom is to cite a specific zoning district and a list of prohibited uses. Parcel 11 currently permits a mix of residential, office, commercial or governmental uses.

This site in Parcel 11 was the subject of a correspondence item to expand the treatment facility to the west, however those plans were never finalized.

Request:

The applicant's request is to add a religious institution to the list of permitted activities in Parcel 11.

In this instance the particular religious institution is a Mosque which is significant with respect to the location of the buildings on the site. In addition to the worship facility, the site plan shows room for child care area, and a building that permits

philanthropic activities such as meeting space for public organizations, and a larger parking field with landscape islands. The current site plan calls for access to the site from Stansell Court through the north-south drainage easement and a curb cut from Lowrance Road.

Review of Request:

The Use – The requested use, a religious institution, fits well into the mixed use nature of the Stansell Crossing P.D. And this site has both good visibility and good access from Bill Morris Parkway and Hacks Cross Road.

The Site Plan –(Building setback and parking field) The site plan locates the buildings some 400 feet north of Lowrance Road. As a general rule in site planning, we strive to line buildings up as much as possible. This provides a consistent or planned look to the streetscape and reduces the sea of asphalt appearance associated with large parking areas in front of buildings. This is important because of the vacant land to the east of this site at the northeast corner of Lowrance and Stansell Court which may want to use this application as a model to base its development plan on. And lastly, a large parking field is not compatible use across from residential uses such as the Barry Farms development on the south side of Lowrance Road from this site.

However, even with all of these points being raised, the staff is recommending in favor of this building location because of the particular features of the site and the building. The site plan shows that this site widens as you move to the north. At the point shown on the site plan, the buildings can be attached and the mosque can be oriented to point to the east which is an important consideration for this applicant. In return for this consideration by the staff, the conditions of this PD will require a wider planted area at the Lowrance Road frontage to provide a better screen to the residences on the opposite side of the street.

Access – The original site plan, showed access to this site to be taken from an access easement from the adjoining property to the west and from Stansell Court to the east. The revised site plan which allows for a somewhat wider area for landscaping, also shows a curb cut from Lowrance Road. The revisions that have been made to the parking area of the site plan are similar to the concept that is being promoted in the update to the zoning ordinance (the Unified Development Code). That concept is called a parking room which requires drive islands to be placed on average of every 14 spaces and an perimeter landscaping of at least 8 feet in width to enclose the parking area. This approach with a mixture of plant materials that include deciduous, evergreen and ornamental trees will serve to soften the impact of a large parking field.

Other conditions in this staff report require certification from State or Federal Departments of government in regard to the location of any wetlands on this site.

RECOMMENDATION: APPROVAL WITH CONDITIONS

OUTLINE PLAN CONDITIONS

Stansell Crossing Planned Development, 6th Amendment, Parcel 11 P.D. 08-332CC

I. USES PERMITTED:

A. Parcels 1, 2, and 3:

Single family detached dwelling units and accessory uses.

B. Parcels 4, 5, 6, and 7:

Single family detached, zero lot line and townhouse residential dwelling units and accessory uses. Uses permitted (X or P) in the R-ML District shall be permitted.

C. Parcel 8:

Any use permitted (X) in the R-TH District.

D. Parcels 9 and 10:

Any use permitted (X or P) in the Planned Commercial District, including a maximum of two(2) hotels (to be located in either parcel or parts of both), and a cleaning establishment with the following exclusions:

1. Pawn Shop
2. Used goods, second hand sales
3. Group Shelter
4. Transitional Home
5. Beverage container collection center
6. Garage, commercial
7. Lawn, tree, or garden service
8. Gasoline sales
9. Convenience store
10. Vehicle wash

E. Parcel 11:

The following uses shall be permitted:

- a. The existing psychiatric and substance abuse sub-acute care facility (for treatment on a voluntary basis only)
- b. Office
- c. Day Care Center
- d. Health Club
- e. Bank or Financial Institution
- f. Postal Facility
- g. Nursing Home
- h. Assisted Living Facility
- i. Sit down Restaurant (but not fast food or drive-thru window service)
- j. A religious institution with typical accessory uses such as unlighted ball fields, day care, meeting rooms, worship building. Lighting of ball fields shall require a correspondence application with full zoning notice and notice to Southeast Shelby Coalition, Richwood Neighborhood, and Buckingham Farms Neighborhood Associations.**

F. Parcel 12: Public Utility: MLGW Electric Substation-ONLY.

G. Parcel 13: Open space, recreational facilities, and pedestrian system.

III. BULK REGULATIONS:

A. Maximum densities and floor area ratios as shown on the Outline Plan.

1. Parcels 1, 2, and 3:

Maximum density 4 dwelling units per acre: 120 units for Parcel 1, 136 units for Parcel 2, 14 units for Parcel 3.

2. Parcels 4, 5, 6, and 7:

Maximum density five dwelling units per acre: 155 units for Parcel 4, 55 units for Parcel 5, 105 units for Parcel 6, and 82 units for Parcel 7.

3. Parcel 8:

Maximum density 12 dwelling units per acre: 278 dwelling units.

4. Parcels 9 and 10:

Maximum floor area as regulated by Zoning Ordinance for the C-P District.

a. Minimum setback from Nonconnah Parkway(Hwy 385) for any future uses shall be 50 feet.

b. The particular requirements for hotels in Parcel 9 and or 10 are as follows:

- (1) The buildings shall be composed of a minimum of 80 percent brick with a pitched roof. The balance of the structure shall include glass, stucco, or similar materials, but not wood or vinyl siding.
- (2) The roof may be composed of seamless metal or shingles. If metal, the color shall be an earth tone.
- (3) A detailed landscaping plan equivalent to the landscaping plan for the Hotel in S.U.P. 97-273 CC.
- (4) The base and framing of the detached sign shall use materials and colors that are similar to the building.
- (5) Free standing lighting shall be limited to a maximum height of 15 feet and the design of the light fixture shall be illustrated.

5. Parcels 11 and 12:

Regulated by the Planned Commercial(C-P) District and the following additional conditions:

a. Any building shall be composed of 100 percent masonry and glass with a pitched roof, but wood or vinyl siding and split face block shall not be permitted.

- b. The roof shall be composed of seamless metal or shingles. If metal, the color shall be an earth tone.
 - c. The base and framing of the detached sign shall use materials and colors that are similar to that of the building.
 - d. Free standing lighting shall be limited to a maximum height of 15 feet and the design of the light fixture shall be illustrated at Site Plan Review.
 - e. Maximum F.A.R. shall be .25.
 - f. Assisted living shall be regulated by the Bulk Regulations of the R-ML District.
 - g. **The proposed buildings for the application for Parcel 11, sixth amendment, shall be in conformance with the submitted elevations and the conditions (a through f. above). The final plat shall identify the specific type and percentage of building materials which are subject to the review and approval of the Office of Planning and Development. Brick, stucco, stone, and glass, are preferred materials, a smaller percentage of split face and not smooth faced concrete block may be permitted but it must be a lower percentage than the preferred materials.**
- B. Maximum height of all buildings 35 feet.
- 1. The maximum height for any building located within 1,000 feet of a scenic highway (Hwy 385) shall not exceed a height of 35 feet above the level of the highway on property located below the level of such a highway, or a height of thirty five (35) feet above the ground line on property located above the level of such a highway.
 - 2. Parcels 9 and 10 shall be permitted a four (4) –story hotel, a maximum of fifty (50') feet in height.
 - 3. **A maximum of 50 feet in height is permitted for the main worship structure (mosque), and the tower, all other buildings shall be a maximum of 35 feet.**

III. ACCESS AND CIRCULATION:

- A. The number and general location of curb cuts shall be as shown on the Outline Plan and subject to the approval of the City and County Engineer.
- B. The number of parking and loading spaces shall be in accordance with the Zoning Ordinance requirements.
- C. Dedicate and improve 57 feet from the centerline of Hacks Cross Road in accordance with the Subdivision Regulations.
- D. Dedicate and improve 34 feet from the centerline of Lowrance Road in accordance with the Subdivision Regulations.
- E. Dedicate 30 feet from the centerline of Germantown Lane and improve in accordance with the Subdivision Regulations.
- F. Dedicate 34 feet from the centerline of Long Creek Road/Isherwood and improve in accordance with the Subdivision Regulations.
- G. Close the commercial collector shown on the Outline Plan with curb, gutter and sidewalk and relocate to the east side of the ditch.
- H. Dedicate a commercial collector (55/40) to serve Parcels 9, 10, and 12 with a cul-de-sac, including a 50' radius at its northern terminus, with the first phase of this development.
- I. Sidewalks are required on all streets, but residential loops and cul-de-sacs.
- J. Participation in the cost of bridge or box culvert construction if found to be necessary to access this property will be subject to the approval of the City/County Engineer as a part of final plan approval.
- K. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.
- L. Any nonconforming curb cuts shall be modified according to the requirements of the City/County Engineer or closed and replaced with curb, gutter, and sidewalk.
- M. Any private drives shall be designed to meet the requirements of the Subdivision Regulations and the paving requirements of the City of Memphis.

IV. LANDSCAPING, SCREENING, PARKING AND OPEN SPACE:

- A. Perimeter landscaping shall be provided as follows:
1. Plate A-2 or A-3, 8 feet in width on the non-residential frontage of Hacks Cross Road and Lowrance Road and the commercial collector loop road.
 2. A minimum of 300 feet of internal landscaping and one shade tree shall be provided and maintained for every 20 spaces, excluding required perimeter landscaping or screening.
 3. Existing trees will be preserved wherever feasible.
 4. For any use which abuts Nonconnah Parkway a Plate A-4 or equivalent shall be required.
 5. Equivalent landscaping may be substituted for that required above subject to the approval of the Office of Planning and Development.
 6. The Tree Ordinance shall apply to the development or re-development of the parcels in this planned development. A Notice of Intent is required prior to the removal of the first tree.
- B. Lighting shall be directed so as to not glare onto residential property.
- C. Refuse containers and HVAC equipment shall be completely screened from view from adjacent property. For Parcels 11 and 12, method of that screening, landscaping, fencing, or architectural features, shall be demonstrated at Site Plan Review.
- D. Required landscaping shall not be placed on sewer or drainage easements. The required landscaping shall be exclusive of and in addition to, any required easements.
- E. A detailed landscaping plan for Parcel 12, equivalent to the approved landscaping plan for S.U.P. 97-273CC, shall be provided. Said landscaping plan shall be reviewed at the time of Site Plan Review.

- F. The donation of the land on either side of the drainage feature to create and maintain a Greenbelt, including a pedestrian trail system, should be investigated with the Shelby County Conservation Board. If an agreement is reached, the Outline and Final Plats shall be re-recorded to show the change in ownership.
 - G. If parking is anticipated for motor homes, recreational vehicles, trailers or boats, such location shall be specified on the site plan and such area shall be screened from the view of Nonconnah Parkway and Lowrance Road. No tractor trailers (i.e. 18 wheelers with or without the trailer attached) shall be permitted to park on this site.
 - H. If a chain link fence is proposed to provide security fencing, such fencing shall include black or green vinyl coating.
 - I. Parcel 11, 6th Amendment,
 - 1. Lowrance – A RV-2 Plate or equivalent widened to 20 feet. If fencing is proposed along the street frontage, it shall be decorative wrought iron, and illustrated on the final plat.**
 - 2. East and West Property lines – A single row of evergreen, the equivalent of the B-1 Plate, minimum width of 8 feet, without the wall.**
 - J. **Due to the presence of floodplain on this site and the adjacent drainage easements, a letter from the Corps of Engineers and/or Tennessee Department of Environment and Conservation stating that no wetlands are present or that mitigation requirements have been met shall be required during the review of the Final Plat.**
- V. SIGNAGE:
- A. Ground mounted signs in accordance with the C-P District shall be permitted on Parcels 9, 10, and 12. Any signage along the Nonconnah Parkway is limited to 35 square feet in area and 10 feet in height. The number of detached signs along the Nonconnah Parkway frontage is regulated by the Scenic Highway Act.
 - B. Attached signage shall be permitted as provided in the Zoning Ordinance, except that no roof mounted signs shall be permitted.
 - C. No portable or temporary signs shall be permitted.

- D. In Parcel 11, the detached signage shall be ground mounted, monument in style, and limited to 35 square feet in area and 10 feet in height, and as otherwise regulated by the Planned Commercial District.
- VI. DRAINAGE:
- A. All drainage plans shall be submitted to the City and County Engineers for review.
 - B. All drainage emanating on site shall be private. No easements will be accepted.
 - C. The Outline Plan shall reflect a minimum 25-foot rear yard, exclusive of the easement along the natural drainage way, as well as a buildable area and front yard setback on each buildable lot.
- VII. A final plan shall be filed within five(5) years of approval of the Outline Plan by the legislative bodies. The Land Use Control Board may grant extensions at the request of the applicant.
- VIII. Amendments to the Planned Development may be requested by an individual property owner without the consent of other property owners within the planned development; however, all property owners within the planned development shall receive notice of any public hearing.
- IX. The Land Use Control Board may modify the bulk, access, parking, loading, screening, signage, and other site design features if equivalent alternatives are presented, but may not permit modifications to the uses permitted on maximum densities and floor area ratios.
- X. This is one of many anticipated amendments to the vacant land associated with the Stansell Crossing Planned Development. If certain amendments, currently in process (i.e. the amendment to Parcels 9 and 10), are approved by the Legislative Bodies, prior to the adoption of this requested amendment then those changes will be reflected in these conditions. It will be made clear which changes are binding upon which parcels.

XI. Site Plan Review:

- A. The development of Parcels 11 and 12 shall require site plan review before the Land Use Control Board. Notification to abutting properties and the representatives of the Buckingham Farms and Richwood Homeowner Associations as well as any other associations deemed appropriate by the Office of Planning and Development shall be required. **Site Plan review before the Land Use Control Board shall not be required for the development of the religious institution. If the applicant or the OPD Staff cannot agree on the meaning of a condition, a correspondence application may be filed for review by the Land Use Control Board as described above.**

- B. An application for Site Plan Review shall be submitted to the Office of Planning and Development no less than 35 days prior to the next scheduled hearing. The recommendation of the Land Use Control Board may be appealed to the Legislative Bodies, provided that a letter of appeal is received by the City/County CAO, with a copy to the Director of the Office of Planning and Development or its succeeding entity, within 10 days of the public hearing before the Land Use Control Board. The letter shall state the reason for the appeal, including any particular conditions or requirements that are in dispute.

- C. The following elements shall be included in any Site Plan Review for any use within Parcels 11 and 12:
 - 1. The elevation of the building, including materials and the color of the roof if metal is used.
 - 2. A detailed landscaping plan as described above.
 - 3. Elevations of any detached signs.
 - 4. A detailed lighting plan.
 - 5. Proposed screening of HVAC and refuse containers.
 - 6. Location and screening of parking areas.

XII. Any final plan shall include the following:

- A. The Outline Plan Conditions.

- B. A standard improvement contract as defined by the Subdivision Regulations for any needed public improvements.
- C. The exact location and dimensions, including height of all buildings or buildable areas, parking areas, drives, and required landscaping.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to a Homeowners' or Property Owners' Association or other entity, for ownership and maintenance purposes.
- G. The 100 year flood elevation.
- H. The location, diameter, and species name of existing trees over 8 inches in diameter and differentiating between those trees to be preserved and those to be removed.
- I. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to, removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.
- J. The applicant agrees to furnish the Richwood Homeowners Association's Public Relations Chairman with the name and phone number of the Construction Engineer and/or Project Engineer. If that name changes, the applicant shall advise the association accordingly.

GENERAL INFORMATION

Street Frontage:	Lowrance215 Feet
Planning District:	Oakhaven- Parkway Village
Census Tract:	217.45
Zoning Atlas Page:	2450
Parcel ID:	D0242 00262

Zoning History: The Stansell Crossing Planned Development dates back to 1988. The most recent amendment to this P.D. was in 2005 to add a hotel in Parcels 9 and 10 and a MLGW substation to Parcel 12.

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City Engineer:

1. Standard Subdivision Contract as required in Section 500 of Subdivision Regulations.

Sewers:

2. City sanitary sewers are available at developer's expense.

Curb Cuts/Access:

3. The City Engineer shall approve the design, number and location of curb cuts.
4. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

Drainage:

5. Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Subdivision Regulations and the City of Memphis Drainage Design Manual.
6. Drainage data for assessment of on-site detention requirements shall be submitted to and approved by the City Engineer.
7. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division

of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

Site Plan Notes:

8. Provide internal circulation between adjacent phases, lots, and sections. Common ingress/egress easements shall be shown on the final plats.

General Notes:

9. The width of all existing off-street sewer easements shall be widened to meet current city standards.
10. All commons, open areas, lakes, drainage detention facilities, private streets, private sewers and private drainage systems shall be owned and maintained by a Property Owner's Association. A statement to this effect shall appear on the final plat.
11. Required landscaping shall not be placed on sewer or drainage easements.

County Engineer: No comments received

County Fire Department: No comments received.

City/County Health Department- No objections.

City Board of Education:

The subject property is located within the City of Memphis' Reserve Area, however it does not appear to be adjacent to any property which has been identified as belonging to Memphis City Schools (MCS). This land use case will not have an identifiable impact on MCS' school-aged population nor MCS' property interests.

County Board of Education: No comments received

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection, subject to the following conditions:

- **It is the responsibility of the owner/applicant** to pay the cost of any work performed by MLGW to install, remove or relocate any facilities to accommodate the proposed development.
- **It is the responsibility of the owner/applicant** to identify any utility easements, whether dedicated or prescriptive (electric, gas, water, CATV, telephone, sewer, drainage, etc.), which may encumber the subject property, including underground and overhead facilities. No permanent structures will be allowed within any utility easements.

- **It is the responsibility of the owner/applicant** to comply with the **National Electric Safety Code (NESC)** and maintain minimum horizontal/vertical clearances between existing overhead electric facilities and any proposed structures.
- **It is the responsibility of the owner/applicant** to comply with **Memphis/Shelby County Zoning Ordinance - Landscape and Screening Regulations**. **Landscaping is prohibited** within any MLGW utility easement without prior approval.
- **It is the responsibility of the owner/applicant** to contact **TN-1-CALL @ 1.800.351.1111**, before digging, and to determine the location of any underground utilities including electric, gas, water, CATV, telephone, etc
- **It is the responsibility of the owner/applicant** to submit a detailed plan to MLGW Engineering for the purposes of determining the availability and capacity of existing utility services to serve any proposed or future development(s).
- **It is the responsibility of the owner/applicant** to contact MLGW engineering to determine if system improvements may be required and any related cost:
 - MLGW Engineering - **Residential Development**: 528-4858
 - MLGW Engineering - **Commercial Development**: 367-3343
- **It is the responsibility of the owner/applicant** to pay the cost of any utility system improvements necessary to serve the proposed development with electric, gas or water utilities.

AT&Bell South

AT&T Tennessee has no comment regarding this new development.

Memphis Area Transit Authority (MATA): No comments received.

OPD-Regional Services:

This application was reviewed by the MPO staff/Department of Regional Services on December 11, 2008. The MPO staff has determined that the proposed actions as submitted in this application will have no affect on the MPO Long Range Transportation Plan, Transportation Improvement Program, or any other plan, document, program or initiative of this department/organization.

OPD-Comprehensive Planning: No comments

Richwood H.O.: Supports this application

Southwind H.O.: No comments received

Buckingham Farms N.A.: No comments received

Burlington Area Asso.: No comments received

Southeast Shelby Coalition: Supports this application