

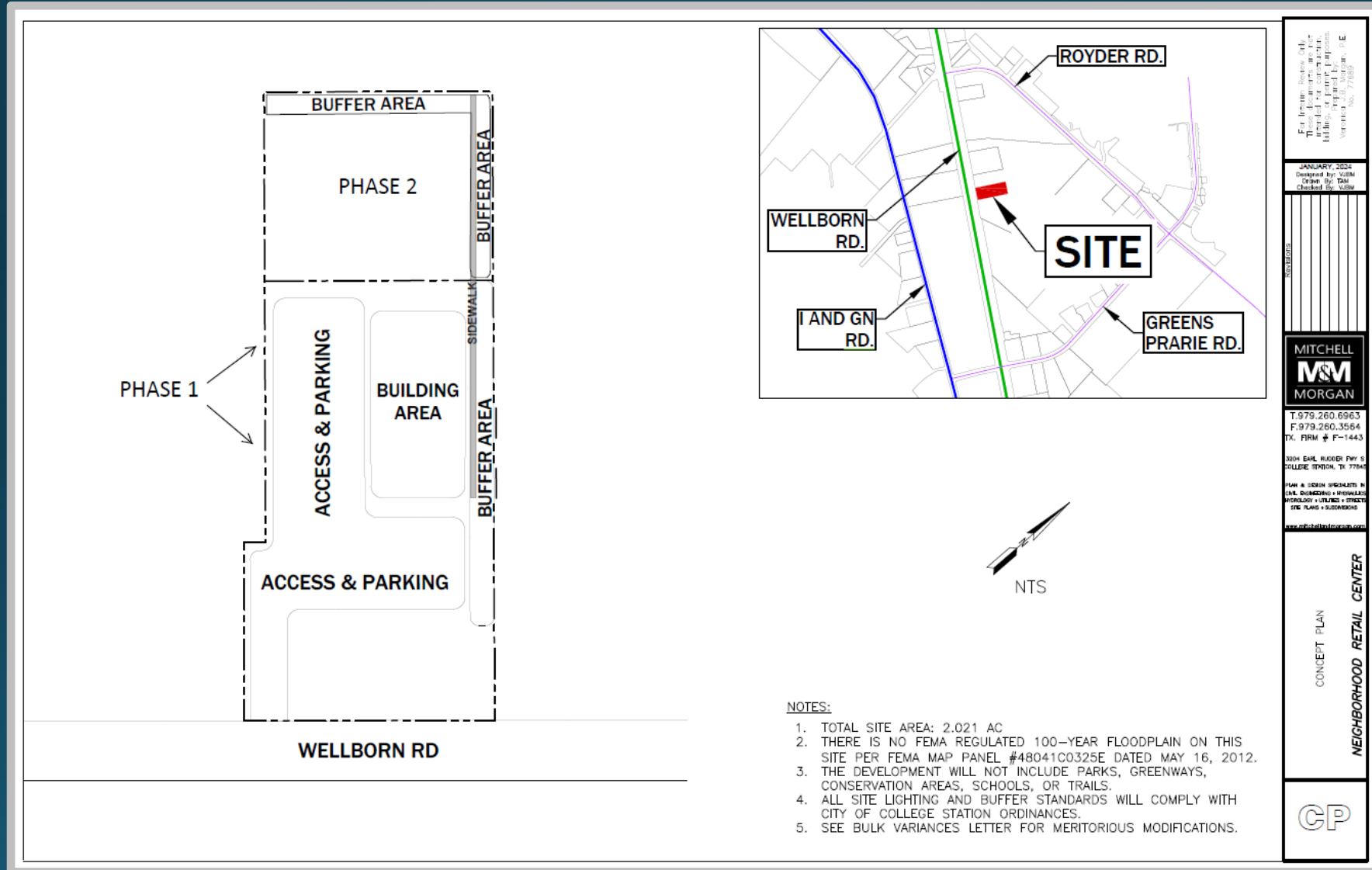
City Council  
February 22, 2024

# Wellborn Grocery Store Rezoning

# Wellborn Grocery Store



# Concept Plan





# DG Market-Wellborn



# Meritorious Modifications

1. We request the maximum building size in WC Wellborn Commercial is increased from 10,000 sf to 13,000 sf

# Community Benefits

1. Rural aesthetic based on submitted elevations
2. Sidewalk constructed to from this property to Wellborn Settlement residences and to the recreation area
3. Buffer wall will be constructed of fencecrete to simulate a wooden fence to maintain rural character
4. Bollard lighting along the sidewalk to promote safety and security
5. Externally lit signs rather than internally lit cabinet signage

# Community Benefit #1: Elevations

USE OF MATERIALS ON FRONT ELEVATION

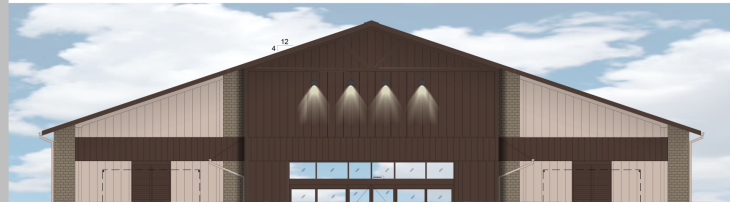
TOTAL SQUARE FOOTAGE OF THE FRONT ELEVATION: 1,630 S.F.

MATERIALS	FACADE AREA IN SQUARE FEET	PERCENT OF FACADE
BRICK	328 S.F.	20%
FIBER CEMENT SIDING	860 S.F.	52%
WIND SHUTTERS	42 S.F.	3%
CANOPY	224 S.F.	13%
STOREFRONT	211 S.F.	12%

USE OF MATERIALS ON REAR ELEVATION

TOTAL SQUARE FOOTAGE OF THE REAR ELEVATION: 1,630 S.F.

MATERIALS	FACADE AREA IN SQUARE FEET	PERCENT OF FACADE
BRICK	400 S.F.	25%
FIBER CEMENT SIDING	1,234 S.F.	75%



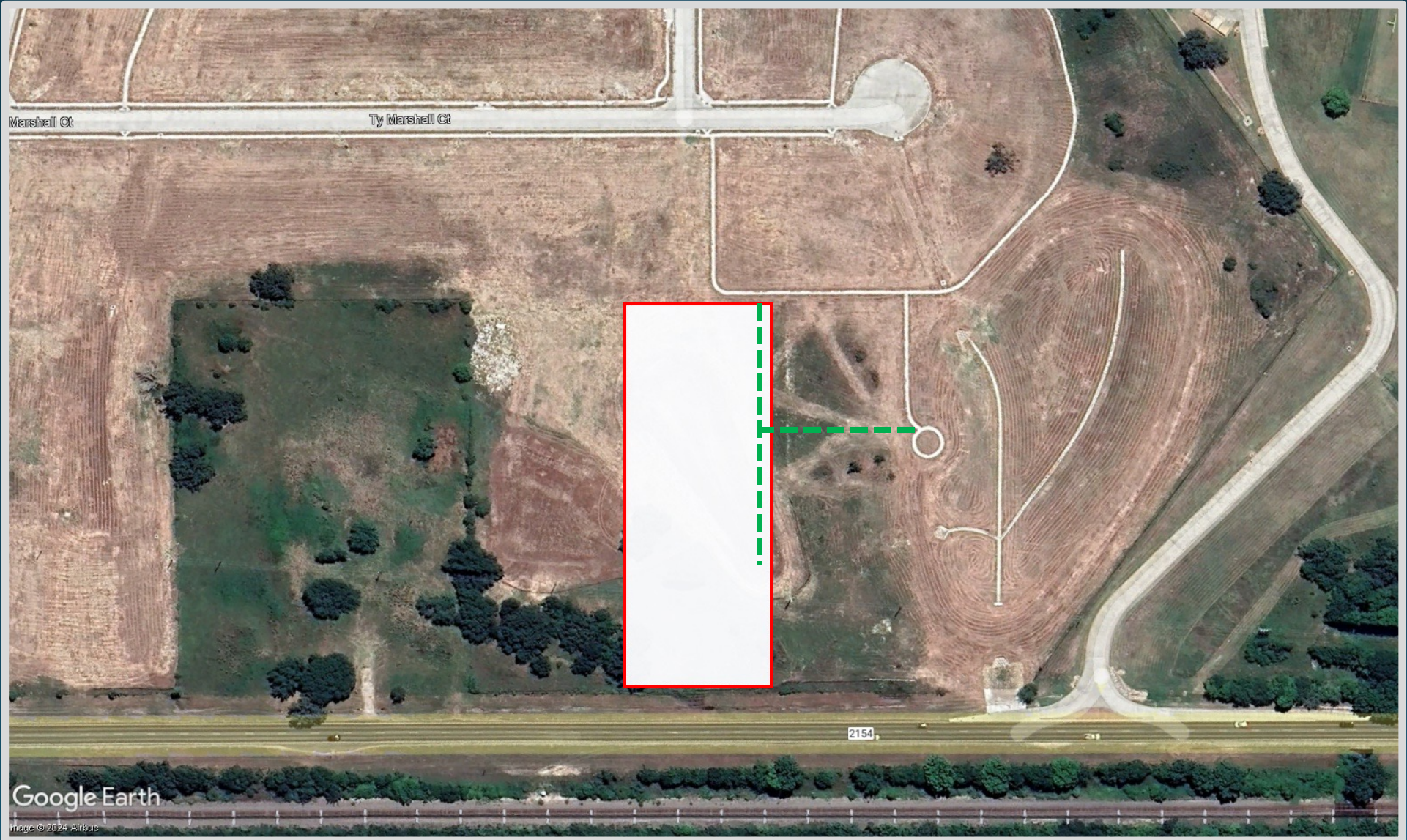
EXTERIOR FINISHES

EXTERIOR FINISHES TO MATCH OR BE EQUAL TO VP METAL BUILDING SYSTEMS FINISH SELECTION.

	SANDSTONE	BRONZE	WARM STONE
GUTTERS	•		
DOWN SPOUTS	•		
HARDIE BOARD-VESTIBULE			•
HARDIE BOARD-FRONT:	•		
HARDIE BOARD-SIDE & REAR	•		
BRICK		•	
AWNINGS/CANOPIES			•
COPING & ROOF TRIM			•
STOREFRONT SYSTEM			•



# Community Benefit #2: Sidewalks to Wellborn Settlement





# Community Benefit #3: Buffer Wall



# Community Benefit #4: Bollard Lighting





# Internally Lit Cabinet Sign



# Community Benefit #5: Externally Lit Sign

