



TO: KINGSFORT BOARD OF ZONING APPEALS

FROM: Jessica McMurray, Development Coordinator

DATE: March 18, 2024

RE: 1017 West Stone Drive

The Board is asked to consider the following request:

Case: BZA24-0049 – The owner of property located at 1017 West Stone Drive, Control Map 045D, Group K, Parcel 003.10 requests a 28.1 foot planting strip boundary variance to Sec 114-600(4)a for the purpose of constructing a new Friendship Hyundai Car Dealership. The property is zoned B-3, Highway Oriented Business District.

Code reference:

Sec. 114-600. - Landscape requirements.

(4) Property adjoining a residential or agricultural zone.

a. A planting strip boundary shall be placed between the property and a residential or agricultural zone or public parks or the greenbelt pathways. The planting strip shall have a minimum width equal to the abutting setback requirement of the more restrictive zone; in the absence of a setback requirement, the minimum width shall be 30 feet. The planting zone shall contain one large-maturing deciduous tree for each 50 linear feet of boundary and for any fraction of additional footage over 25 linear feet. The remainder of the planting area shall be landscaped with ground cover, shrubs or other landscape materials specified in [section 114-601](#). However, this shall not apply to any part of the subject property line that abuts a public right-of-way, which is at least 40 feet in width and open to public use.