

SE-2025-00003 6701

**ROCKFISH GAP TURNPIKE
COUNTRY STORE**

Greenwood Grocery Expansion

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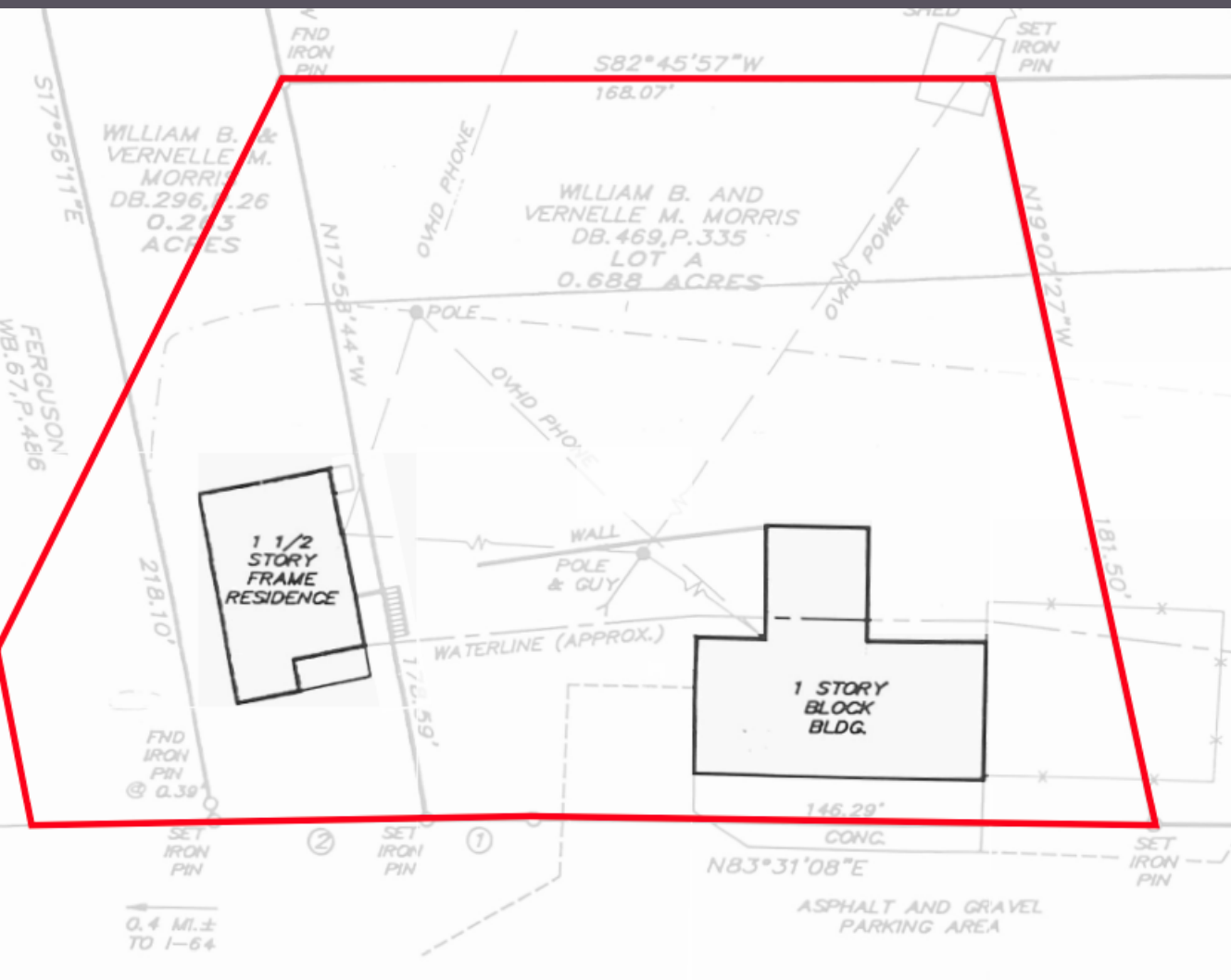
March 5, 2025

Request

Modification of the maximum gross floor area of Greenwood Grocery from 4,000 square feet to approximately 5,600 square feet.



Aerial view



Aerial plan

BUILDING HISTORY - GROCERY

- Built as fruit sale “hut” around 1957
- Expanded from 1960-1990
- Fire 1999
- Rebuilt 2003 as non-conforming Class A Country Store
- Class A Country Store regulations adopted 2008, established Greenwood Grocery as Class A Country Store

BUILDING HISTORY - RESIDENCE

- Occupied by Basil and Vernell Morris 1951-1999
- Sold fruit from a picnic table and pickup truck in yard
- Used as primary sales location for county store following grocery fire in 1999
- Building permit B202402501AR submitted 8/20/2024 for Residential Alterations
- Stop work order on building permit to determine grocery use status via LOD

GREENWOOD GROCERY



EXTERIOR VIEW





RESIDENCE FROM PARKING LOT

View of fencing



VIEW OF FRONT YARD

Facing Rockfish Gap
Turnpike

Staff recommendation

I move that the Board adopt the resolution in the staff report to approve an increase in the permitted square feet gross area for a class A country store at 6701 Rockfish Gap Turnpike to approximately 5,600 square feet, on the condition that all structures and uses associated with the subject class A country store must be located on the same parcel.

QUESTIONS?