

**SE-2025-00003 6701**  
**ROCKFISH GAP TURNPIKE**  
**COUNTRY STORE**

Greenwood Grocery Expansion

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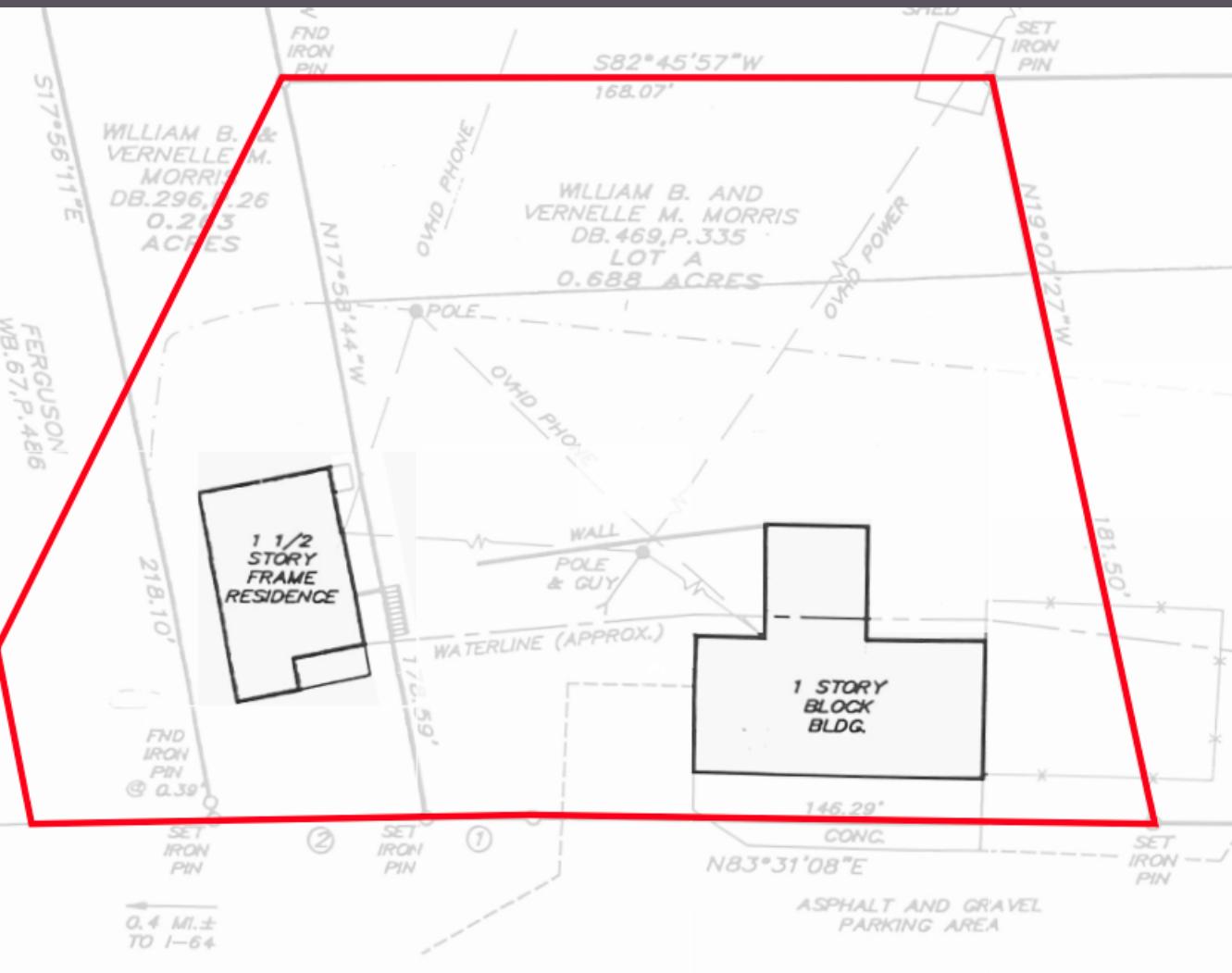
March 5, 2025

# 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

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- Occupied by Basil and Vernel 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?