



## APPLICATION FOR A CONDITIONAL USE

Official Use Only

Zoning District: \_\_\_\_\_  
FLUM Designation: \_\_\_\_\_  
Commission District: \_\_\_\_\_  
Application #: \_\_\_\_\_  
Date Filed: \_\_\_\_\_

4 4 - 3 N - 2 8 - 0 0 0 0 - 0 0 0 0 - 0 4 6 0

Parcel Identification Number (18 digit number)

Driving Instructions: PROPERTY SITE IS LOCATED AT THE NORTHWEST CORNER  
OF LEE ROAD AND CHESTER ROAD

1. Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Plat Book 2463 Page 554  
(Please attach a legal description if not located in a subdivision)

2. Location: On the WEST side of CHESTER ROAD  
(north, south, east, west) (street)  
between CHESTER ROAD and LEE ROAD  
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) GREEN PINE FUNERAL HOME

3. Name and Address of the Owner as shown in the public records of Nassau County:

CONCEPT DEVELOPMENT, INC.

3224 W. UNIVERSITY AVE, #151

GAINESVILLE, FL 32607

Name and Address of the Applicant / Authorized Agent:

APPLICANT - DOLGENCORP, LLC  
(DBA DOLLAR GENERAL)

100 MISSION RIDGE  
GOODLETTSVILLE, TN 37072

AUTHORIZED AGENT: TERRY A. MOORE AND  
JEFF S. ROOD  
GRAYROBINSON, P.A.  
50 N. LAURA STREET, SUITE 1100  
JACKSONVILLE, FLORIDA 32202

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed *Owner's Authorization for Agent* form.)

**4. Detailed Description of Conditional Use Sought:**

**2-APS (BEER/WINE) LICENSE FOR OFF PREMISE CONSUMPTION**

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**5. Required Attachments:**

- Exhibit "A" - Survey
- Exhibit "B" - Site Plan
- Exhibit "C" - Interior Floor Plan, drawn to scale
- Exhibit "D" - Other (please list)

**6. Section of Zoning Code or provision that authorizes the granting of this Conditional Use:** 15.04 (C)

**7. HOME OCCUPATIONS:** Section 28.14 (A), (1-8): For a home occupation, the following conditions will apply if the Conditional Use is granted. On a separate sheet of paper (8 ½" x 11"), please address the following in detail and attach as Exhibit "E".

- (1) Any business use shall be allowed which meet the standards set forth below.
- (2) The business use must remain incidental and secondary to the primary residential use and shall under no circumstances change the residential character thereof.
- (3) The exterior of the home business must conform to the residential character and architectural aesthetics of the neighborhood.
- (4) Not more than two additional employees or independent contractors shall work on the premises, along with the members of the family residing on the premises who are engaged in such occupation.
- (5) Parking generated by such home occupation shall not occur in greater volumes than would normally be expected in a residential neighborhood, and business- related vehicles including trailers must be parked in legal parking spaces, not within the right-of-way, and not blocking a sidewalk.
- (6) Heavy equipment, including commercial, industrial, or agricultural vehicles, equipment, or machinery shall be screened from view from rights-of-way and adjacent residential properties.
- (7) No equipment or process shall be used in such home occupation which creates noise, vibrations, heat, smoke, dust, glare, fumes noxious odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual audible interference in any radio or television receivers off the premises or causes fluctuations in the line voltage off the premises. Such regulation shall not exceed similar regulation of a residence without a business. The use, storage, and disposal of hazardous materials is similarly regulated.
- (8) These regulations do not supersede limitations provided by condominium associations or covenants.
- (9) No additional restrictions or regulations on home businesses are allowable other than those listed above.

8. Has any application been submitted within the last two (2) years for a Zoning Exception, Conditional Use, Zoning Variance or for the Rezoning of any portion of the subject property included in this application?  
NO. \_\_\_\_\_

If so, give details of such application and final disposition.

N/A

9. Is this parcel subject to deed restrictions enforced by a homeowners association? NO. \_\_\_\_\_

If so, please provide an address and contact name.

N/A

10. Applicant must address the Conditional Use Review Criteria on page 4.

*In filing this application for a Conditional Use, the undersigned understands it becomes a part of the official records of the Conditional Use and Variance Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.*

Signature of Owner: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

(if different than Owner)

Signature of Agent: \_\_\_\_\_

(if different than Owner)

Owner's mailing address: 3224 W. UNIVERSITY AVE # 151

GAINESVILLE, FL 32607

Telephone: 352-333-3233

Email: \_\_\_\_\_

**NOTE:** If prepared or signed by an agent, a notarized *Owner's Authorization for Agent* form must be provided.

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: \_\_\_\_\_

Nassau County Record \_\_\_\_\_

**Conditional Use Review Criteria (Section 5.04):**

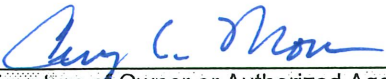
**Please answer the following questions as completely as possible and attach additional sheets (using 8½" x 11" size paper) with the answers typed or printed legibly and identifying the question.**

- Copy text here*
- A. Will the establishment, maintenance or operation of the conditional use be detrimental to or endanger the public health, safety or general welfare? In addition, show that the conditional use will not be contrary to the established standards, regulations, or ordinances of other governmental agencies.
- No, the establishment will not be detrimental to or endanger public health, safety, or general welfare.
- B. Will each structure or improvement be designed and constructed so that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Nassau County and the zoning district in which it is proposed?
- Yes. Each structure and improvement will be designed and constructed to not hinder the orderly and harmonious development of Nassau County.
- C. Will the conditional use adversely impact the permitted uses in the zoning district or unduly restrict the enjoyment of other property in the immediate vicinity or substantially diminish or impair property values within the area?
- No, the conditional use will not adversely impact the permitted uses in the zoning district.
- D. Will the establishment of the conditional use impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district?
- No. The establishment will not impede the orderly development and improvement of the surrounding property.
- E. Will adequate water supply and sewage disposal facilities be provided in accordance with state and health requirements?
- Yes, adequate water supply and sewage disposal facilities will be in accordance with state and health requirements.
- F. Will adequate access roads, on-site parking, on-site loading areas and drainage be provided where required?
- Yes, access roads, on-site parking, on-site loading areas and drainage will be provided where required.
- G. Will adequate measures be taken to provide ingress and egress to the property that is designed in a manner to minimize traffic congestion on local streets?
- Yes, adequate measures will be taken to provide ingress and egress to the property that is designed to minimize traffic congestion on local streets.
- H. Will adequate screening and buffering of the conditional use be provided, if needed?
- Yes, if needed.
- I. Will the conditional use require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area? Will any signs or exterior lighting required by the conditional use be compatible with development in the zoning district?
- 1. No, signs or exterior lighting will not adversely impact area traffic safety. 2. Yes.
- J. Will the conditional use conform to all applicable regulations of the zoning district in which it is proposed?
- Yes, the conditional use will conform to all applicable regulations of the zoning district.
- K. Will the conditional use conform to all applicable regulations listed in the adopted comprehensive plan?
- Yes, the conditional use will conform to all applicable regulations listed in the adopted comprehensive plan.

**CONSENT FOR INSPECTION**

I, TERRY A. MOORE, the owner or authorized agent for the owner of the premises located at 96563 CHESTER ROAD, YULEE, FLORIDA 32097 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Planning Department, Nassau County, Florida, in conjunction with application FOR CONDITIONAL USE PERMIT, without further notice.

Dated this 11<sup>th</sup> day of NOVEMBER, 2021

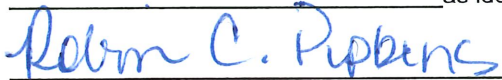
  
Signature of Owner or Authorized Agent

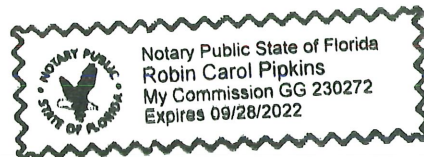
904-598-9929  
Telephone Number

STATE OF FLORIDA:

COUNTY OF ~~NASSAU~~ DUVAL:

The foregoing instrument was acknowledged before me the 11<sup>th</sup> day of NOVEMBER, 2021, by TERRY A. MOORE who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public Signature  
ROBIN C. PIPKINS  
Name (typed or printed)

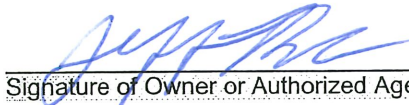


(Seal)

**CONSENT FOR INSPECTION**

I, JEFF S. ROOD, the owner or authorized agent for the owner of the premises located at 96563 CHESTER ROAD, YULEE, FLORIDA 32097 do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Planning Department, Nassau County, Florida, in conjunction with application CONDITIONAL USE, without further notice.

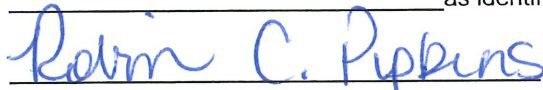
Dated this 11<sup>th</sup> day of NOVEMBER, 2021

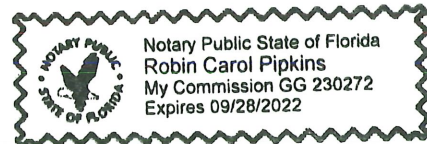
  
Signature of Owner or Authorized Agent

904-598-9929  
Telephone Number

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COUNTY OF ~~NASSAU~~ DUVAL:

The foregoing instrument was acknowledged before me the 11<sup>th</sup> day of NOVEMBER, 2021, by JEFF S. ROOD who is personally known to me or who has produced \_\_\_\_\_ as identification.

  
Notary Public Signature  
ROBIN C. PIPKINS  
Name (typed or printed)



(Seal)

AGENT AUTHORIZATION (FOR COMPANY OR LLC)

TERRY A. MOORE is hereby authorized as the Agent TO ACT ON BEHALF OF  
CONCEPT DEVELOPMENT, INC., the owner(s) of those lands described within the attached  
application, and as described in the attached deed or other such proof of ownership as may be required, in applying to  
Nassau County, Florida, for an application pursuant to a:

- ☐ Rezoning/Modification  
☐ Variance  
☐ Plat

- ☒ Conditional Use  
☐ Preliminary Binding Site Plan

BY:

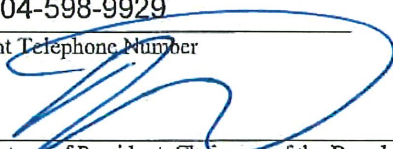
  
Signature of Agent

TERRY A. MOORE, ESQ.  
Print Name of Agent

50 N. LAURA STREET, SUITE 1100, JACKSONVILLE, FL 32202  
Agent Address

TERRY.MOORE@GRAY-ROBINSON.COM  
Agent Email

904-598-9929  
Agent Telephone Number

  
Signature of President, Chairman of the Board or managing partner of CONCEPT DEVELOPMENT, INC.  
(Circle one)

Brian Crawford  
Print Name

3324 W. UNIVERSITY AVE, #151, GAINESVILLE, FL 32607  
Address

352-333-3233  
Telephone Number

\_\_\_\_\_  
Email

I, TERRY A. MOORE, hereby affirm or swear that I have the authority on behalf of  
(name of agent)

CONCEPT DEVELOPMENT, INC., to file the CONDITIONAL USE application  
with Nassau County.


  
Initials

  
Initials



Certificate

I Brian Crawford, (signer's name), CEO (title) of  
CONCEPT DEVELOPMENT, INC., (company or LLC) an entity lawfully organized and existing  
under the laws of FLORIDA (name of State) do hereby affirm or swear that I am empowered and  
authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau  
County regarding this application, and further expressly warrants that TERRY A. MOORE has been given  
and has received and accepted authority to sign and execute the documents on behalf of  
CONCEPT DEVELOPMENT, INC.

  
\_\_\_\_\_  
Signature

CEO  
\_\_\_\_\_  
Title

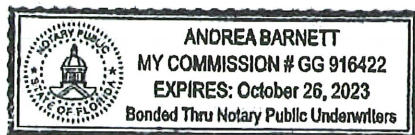
State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 9 day of NOVEMBER, 2021 by  
Brian Crawford as CEO for CONCEPT DEVELOPMENT, INC.

Personally known XX OR Produced    as identification.

  
\_\_\_\_\_  
Notary Signature

My Commission expires: \_\_\_\_\_



A copy of the by-laws are attached hereto.

  
\_\_\_\_\_  
Initials

  
\_\_\_\_\_  
Initials



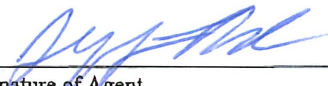
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- ☐ Rezoning/Modification  
☐ Variance  
☐ Plat

- ☒ Conditional Use  
☐ Preliminary Binding Site Plan

BY:

  
Signature of Agent

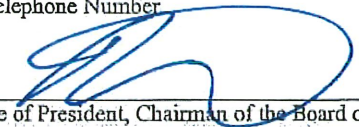
JEFF S. ROOD, ESQ.  
Print Name of Agent

50 N. LAURA STREET, SUITE 1100, JACKSONVILLE, FL 32202  
Agent Address

JEFF.ROOD@GRAY-ROBINSON.COM  
Agent Email

904-598-9929

Agent Telephone Number

  
Signature of President, Chairman of the Board or managing partner of CONCEPT DEVELOPMENT, INC.  
(Circle one)

Brian Crawford  
Print Name

3224 W. UNIVERSITY AVE, #151, GAINESVILLE, FL 32607  
Address

352-333-3233  
Telephone Number

Email

I, JEFF S. ROOD, hereby affirm or swear that I have the authority on behalf of  
(name of agent)


CONCEPT DEVELOPMENT, INC., to file the CONDITIONAL USE application  
with Nassau County.

  
Initials

  
Initials

Certificate

I Brian Crawford (signer's name), CEO (title) of  
CONCEPT DEVELOPMENT, INC. (company or LLC) an entity lawfully organized and existing  
under the laws of FLORIDA (name of State) do hereby affirm or swear that I am empowered and  
authorized, on behalf of the entity, to execute this Agent Authorization form, and all documents required by Nassau  
County regarding this application, and further expressly warrants that JEFF S. ROOD has been given  
and has received and accepted authority to sign and execute the documents on behalf of  
CONCEPT DEVELOPMENT, INC.

  
\_\_\_\_\_  
Signature

CEO  
\_\_\_\_\_  
Title

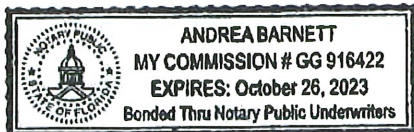
State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this 9 day of NOVEMBER, 2021 by  
Brian Crawford as CEO for CONCEPT DEVELOPMENT, INC.

Personally known xx OR Produced    as identification.

  
\_\_\_\_\_  
Notary Signature

My Commission expires: \_\_\_\_\_

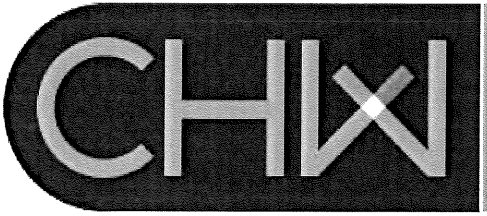


A copy of the by-laws are attached hereto.

  
\_\_\_\_\_  
Initials

\_\_\_\_\_  
Initials

# EXHIBIT A-1



GAINESVILLE  
11801 Research Drive, Alachua, FL 32615  
P: (352) 331-1976 / F: (352) 331-2476  
www.chw-inc.com

## LEGAL DESCRIPTION

EXHIBIT A-1

COMMERCIAL RETAIL STORE – Yulee

LEGAL DESCRIPTION: (PREPARED BY MRE ENTERPRISES, LLC)

**APPROVED**

***By Tammi Wright at 8:22 am, Mar 10, 2021***

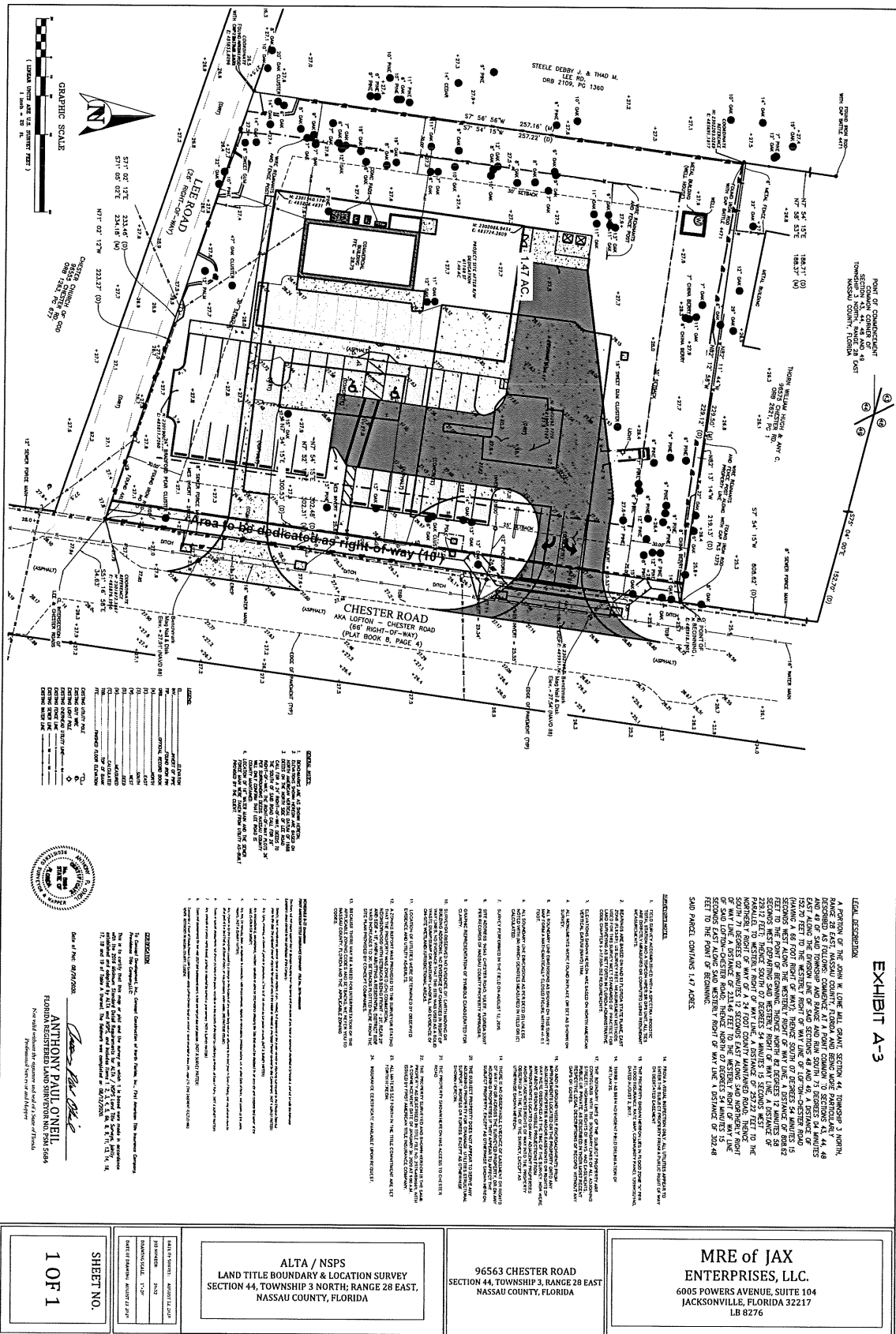
A PORTION OF THE JOHN W. LOWE MILL GRANT, SECTION 44, TOWNSHIP 3 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT COMMON TO SECTIONS 43, 44, 48 AND 49 OF SAID TOWNSHIP AND RANGE AND RUN SOUTH 75 DEGREES 04 MINUTES EAST ALONG THE DIVISION LINE OF SAID SECTIONS 48 AND 49, A DISTANCE OF 152.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF LOFTON-CHESTER ROAD (HAVING A 66 FOOT RIGHT OF WAY); THENCE SOUTH 07 DEGREES 54 MINUTES 15 SECONDS WEST ALONG THE WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 808.62 FEET TO THE POINT OF BEGINNING. THENCE NORTH 82 DEGREES 12 MINUTES 58 SECONDS WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 229.12 FEET; THENCE SOUTH 07 DEGREES 54 MINUTES 15 SECONDS WEST PARALLEL TO WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 257.22 FEET TO THE NORTHERLY RIGHT OF WAY OF A 24 FOOT COUNTY MAINTAINED ROAD; THENCE SOUTH 71 DEGREES 02 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 233.46 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID LOFTON-CHESTER ROAD; THENCE NORTH 07 DEGREES 54 MINUTES 15 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 302.48 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE EAST 10 FEET THEREOF.

SAID PARCEL CONTAINS 1.40 ACRES.



**APPROVED**  
By Tammi Wright at 8:25 am, Mar 10, 2021

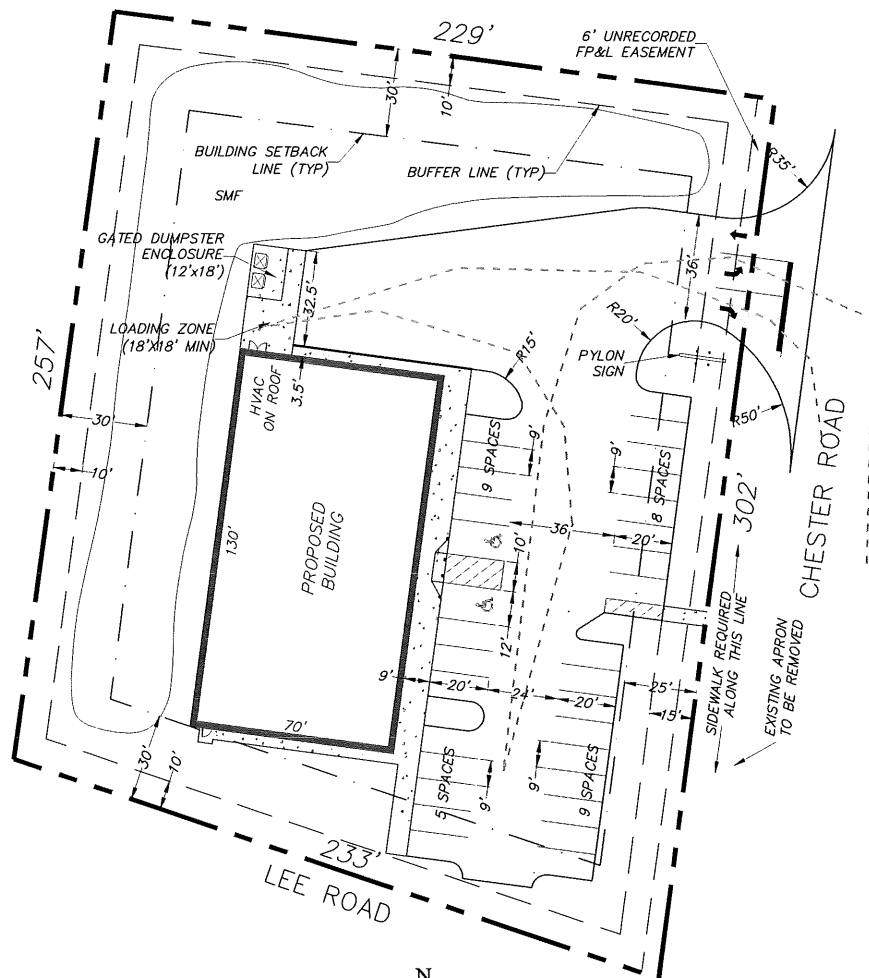






## EXHIBIT "B-1"

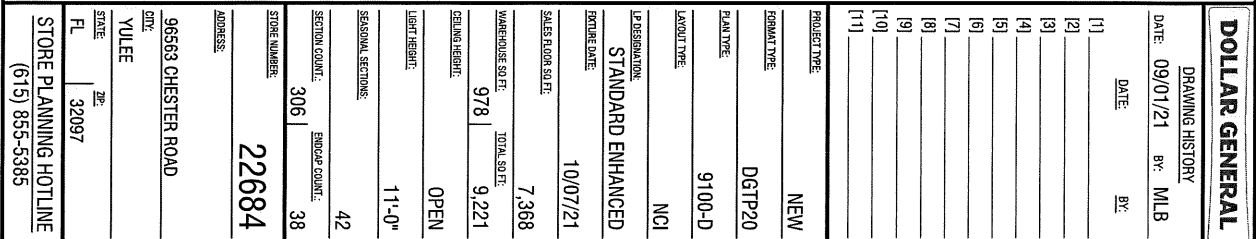
PRELIMINARY SITE PLAN		CITY, STATE STREET:	YULEE, FL 96563 CHESTER ROAD
PROTOTYPE:	D	DEVELOPER	DESIGNER
BLDG/SALES SF:	9,100/7,302	COMPANY: CONCEPT DEVELOPMENT, INC.	COMPANY: CONCEPT DEVELOPMENT, INC.
ACREAGE:	±1.47	NAME: BRIAN CRAWFORD	NAME: AL TILLY
PARKING SPACES:	30	PHONE #: (352)333-3233	PHONE #: (352)333-3233 x200
		DATE: 7-29-20	
		<b>REVIEWED</b> By Sarah James Myatt at 8:51 am, Aug 06, 2020	



TAX PARCEL NO.  
44-3N-28-0000-0001-0460

POTABLE WATER REQUIRED  
SANITARY SEWER REQUIRED

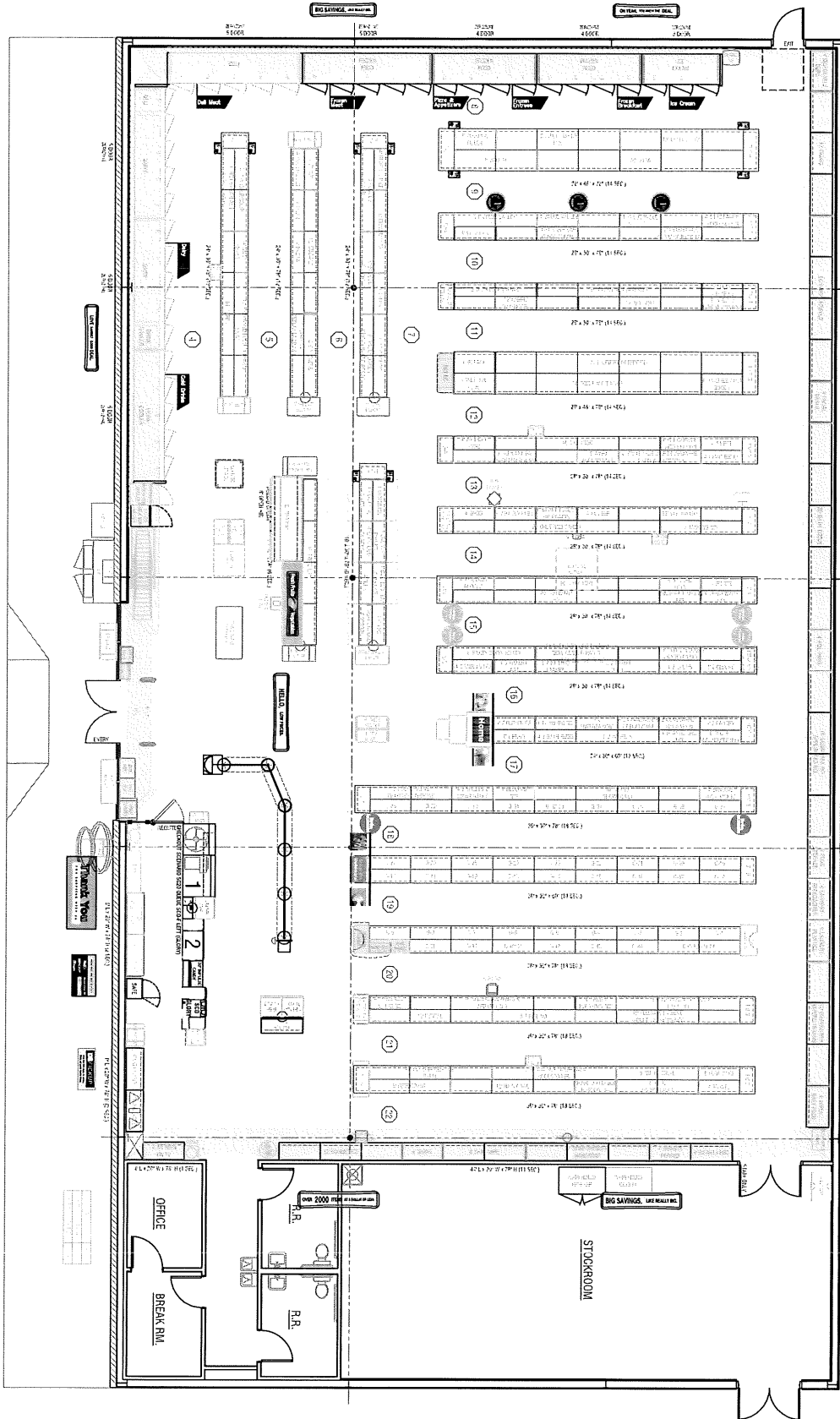
PAVEMENT IN VEHICULAR USE  
AREAS IS ASPHALT (HEAVY DUTY  
IN TRUCK PATH AREAS)



[illegible][illegible]

Exhibit C-2

NOTE: INSTALLATION OF ALL DECOR SIGNAGE HANDLED BY STORE OPENING TEAM.



NOTES:

<b>DOLLAR GENERAL</b>	
DRAWING HISTORY	
DATE: 09/01/21	BY: MLB
DATE:	BY:
[1]	
[2]	
[3]	
[4]	
[5]	
[6]	
[7]	
[8]	
[9]	
[10]	
[11]	
PROJECT TYPE: NEW	
FORMAT TYPE: DGT20	
PLAN TYPE: 9100-D	
LAYOUT TYPE: NCI	
LP DESIGNATOR: STANDARD ENHANCED	
EXPURE DATE: 10/07/21	
SALES FLOOR SQ. FT.: 7,368	
WAREHOUSE SQ. FT.: 978	TOTAL SQ. FT.: 9,221
CEILING HEIGHT: 11'-0"	OPEN
SEASONAL SECTIONS: 42	
SECTION COUNT: 306	ENDCAP COUNT: 38
STORE NUMBER: 22684	
ADDRESS: 96563 CHESTER ROAD	
CITY: YULEE	
STATE: FL	ZIP: 32097
STORE PLANNING HOTLINE (615) 855-5385	