

TELEPHONIC INFORMATION EXCHANGE NOTES ON PROPOSED DOLLAR GENERAL

June 17, 2020

1. NNN Retail Development are preferred developers for Dollar General.
2. Dollar General is headquartered in Nashville.
3. Dollar General does a GIS review to find areas where they think they will do well, then they hand it over to the preferred developers to develop the store in the community.
4. Dollar General has been interested in Acton for several years now.
5. Development includes an approximate 9,100 square foot standard store (130 ft x 70 ft).
6. Dollar general will lease the building from the developers once it is built; developers will retain ownership of the building.
7. The draft site plans emulate the Ace Hardware development based on the developers' understanding that it is the newest commercial development in Acton.
8. It was explained that the Ace Hardware was approved under the old General Plan and zoning regulations.
9. It was explained that the Dollar General development would probably be the first commercial development in Acton under the new General Plan and zoning regulations.
10. The developers have talked to the County very briefly about this project - Ms. Tina Carlon from Regional Planning.
11. The property is in escrow - escrow was opened approximately one month ago; the developers will send us a list of the parcels involved in the escrow.
12. The developers are not familiar with the CSD or the AV Area Plan.
13. The ATC will send the developers Chapter 7 of the AV Area Plan and a copy of newly revised Section 22.02.050.
14. The developers were told that the County (Ms. Carlon) could provide the most up-to-date version of the CSD to ensure recent revisions are captured.
15. The developers have not yet submitted any applications to the County for the project.
16. The developers will set up a special email for Acton residents to send their comments and concerns.
17. The developers are now aware of the trail and pedestrian pathway requirements for commercial buildings in Acton; they have indicated an intent to comply.
18. The pylon sign in the draft site plans reflects the standard Dollar General template; the developers indicated an intent to comply with CSD and not seek a variance for the sign.
19. The developers indicated that Dollar General intends to seek a liquor license and CUP, but that is not part of the developers' proposal.