



November 1, 2021

Mercer County Regional Planning Commission
2491 Highland Road
Hermitage, PA 16148

Re: Dollar General – Mercer, PA Waiver Request
Lackawannock Township, Mercer County, PA

Dear Regional Planning Commission:

Larson Design Group (LDG), on behalf of the Applicant, are writing in reference to the Dollar General – Mercer project and an associated waiver request. LDG has prepared a Land Development package for submission on behalf of PTV 1210, LLC, Applicant, for the property located on Sharon-Mercer Road. The parcel is currently listed as Parcel Number 15-161-023 by Mercer County.

Existing property is approximately 11.6 acres with an approximately 2.0 acres being subdivided from the parent parcel to accommodate the proposed development. The property owner, Rance and Mary Partridge, have entered into an agreement with the Applicant in order to build a 10,640 square feet retail store.

A request for waiver of SALDO Section 508.4 from the Mercer County Subdivision and Land Development Ordinance is presented for consideration of the required number of parking spaces on site. The SALDO Section 508.4.2 requires one space for each 200 square feet of gross floor area, which requires 53 parking stalls. The retail use in similar projects across the country have been found that 30 parking stalls are sufficient for the intended use.

The request to reduce the required number of parking spaces from 53 stalls to 35 stalls will meet the demand of the business and allow for the minimization of land disturbance. The reduction of parking spaces would result in the reduction of required impervious coverage which would reduce the area of land that is required to be disturbed and the reduction of stormwater management for the improvements. Overall, this would reduce the disturbance of wooded lands minimizing the impact on the project area.

If there are any other items required to complete the application to schedule the Hearing, please feel free to contact me at LDG's Selinsgrove office at (570) 600-9025 or via email at csheaffer@larsondesigngroup.com.

Sincerely,

LARSON DESIGN GROUP

A handwritten signature in black ink that reads "Christopher M. Sheaffer".

Christopher Sheaffer, PE
Project Manager – Site Engineering

cc: file (11693-015)

CMS/sgb

Larson Design Group

1780 Route 522, Selinsgrove, PA 17870
570.374.5700 | larsondesigngroup.com