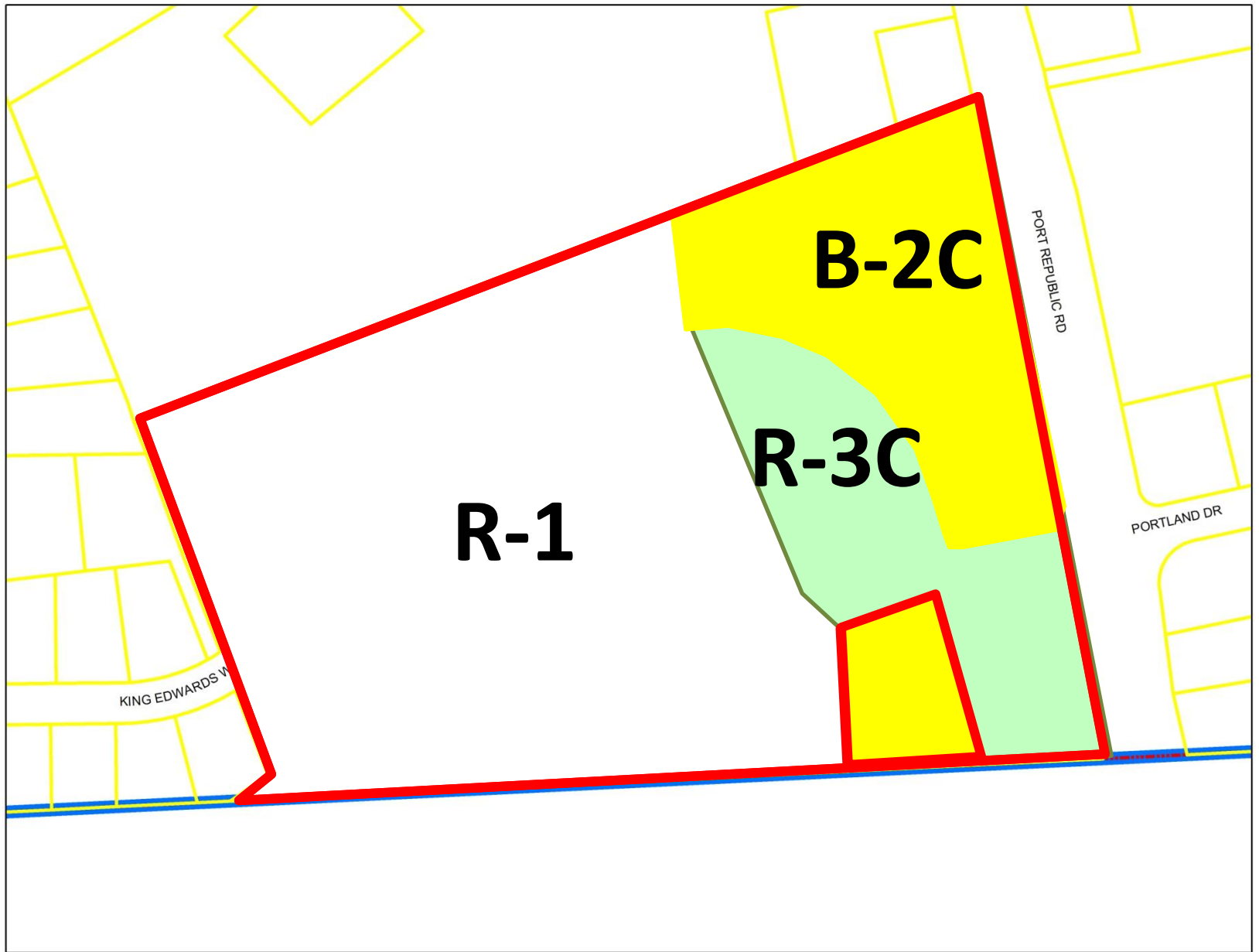


Rezoning – 1375 Wine Drive (R-3C to B-2C)







Existing R-3C Proffers



Existing R-3C Proffers

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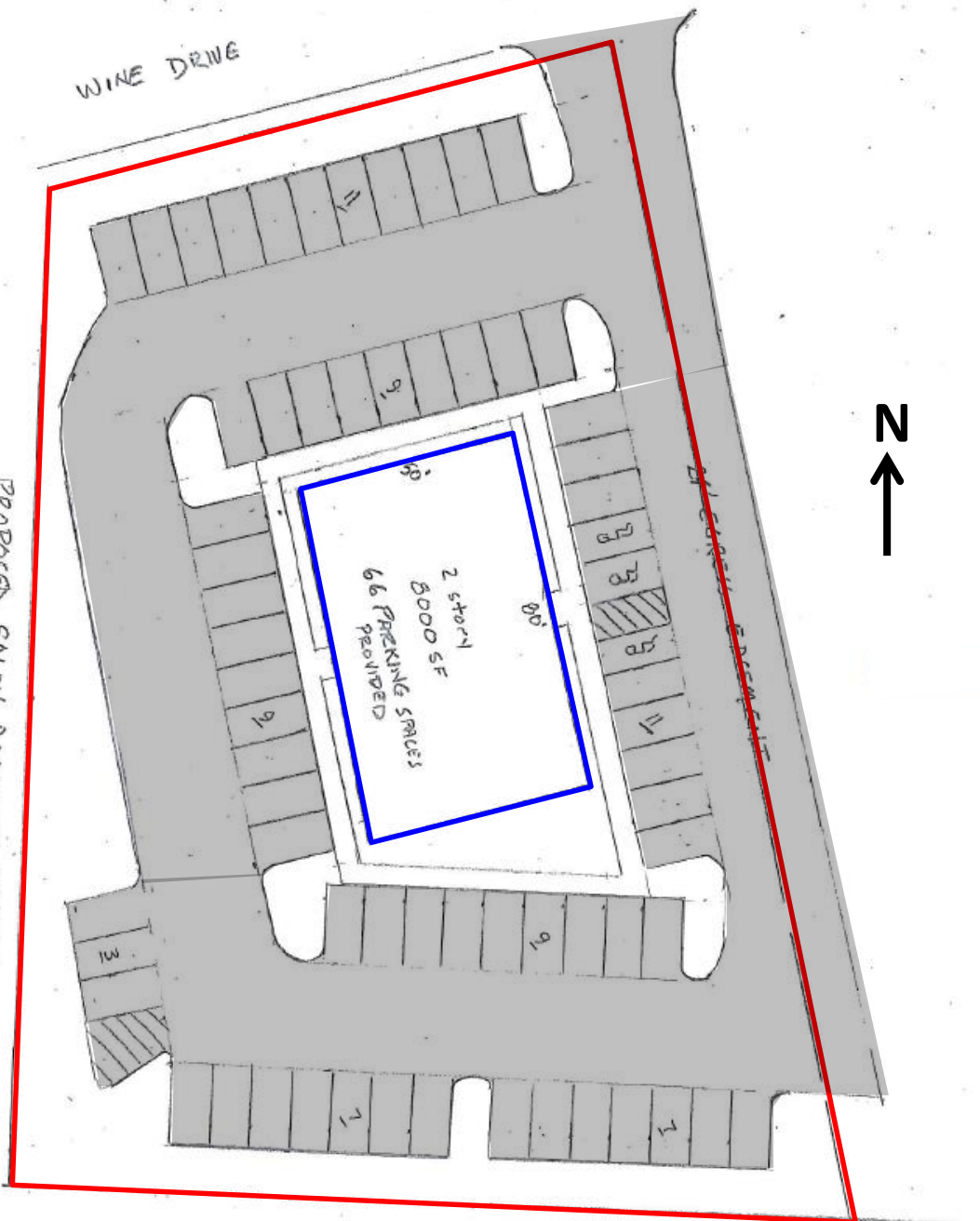
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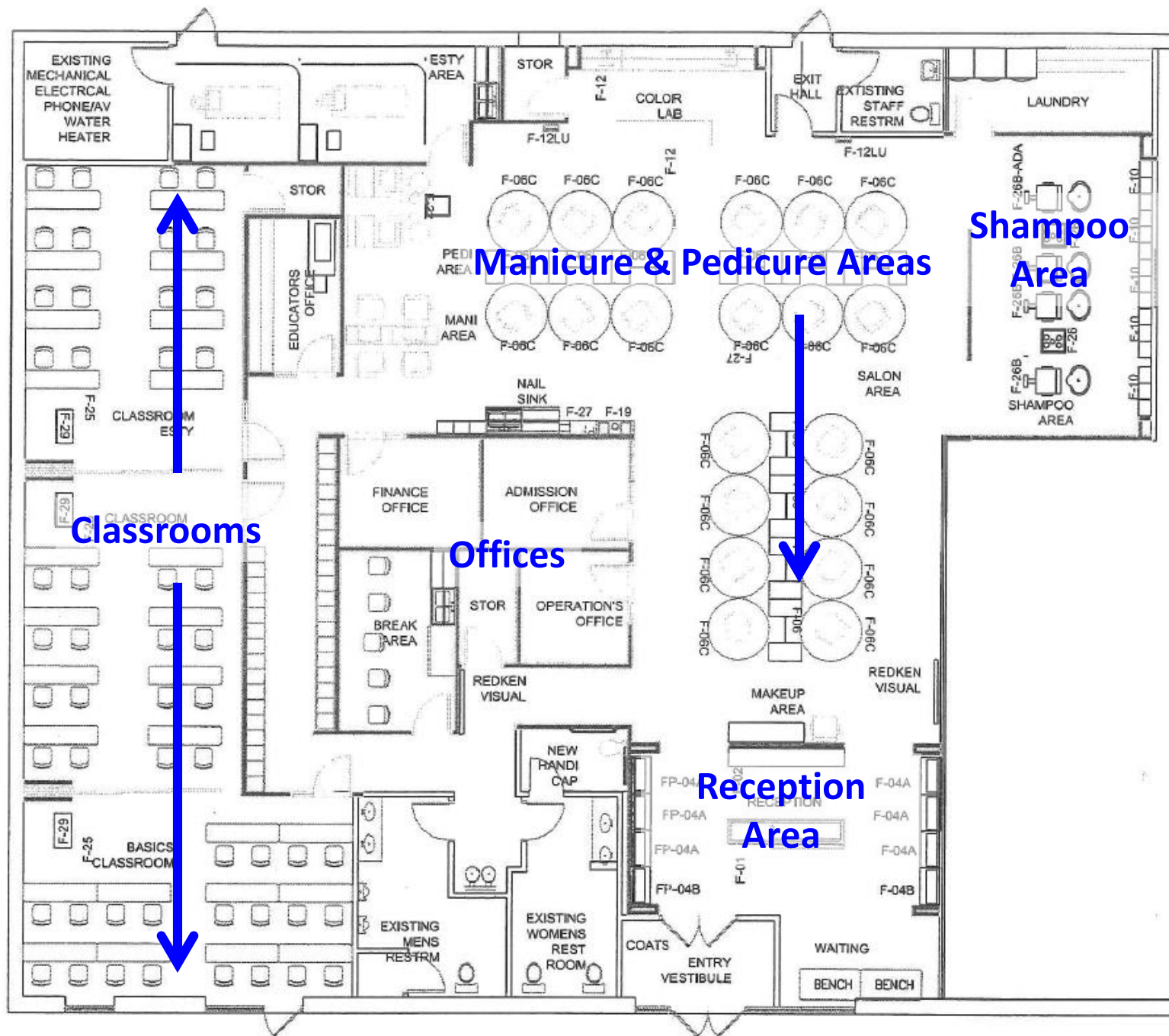


WINE DRIVE

PROPOSED SALON ACADEMY LAYOUT

1"=30'





Proposed B-2C Proffers

1. Only the following uses permitted by right in section 10-3-90 shall be allowed:
 - a) Personal service establishments.
 - b) Governmental, business and professional offices.
 - c) Educational uses.
 - d) Accessory buildings and uses customarily incidental to any of the above listed uses.
2. None of the uses permitted by special use permit shall be allowed.

Proposed B-2C Proffers (continued)

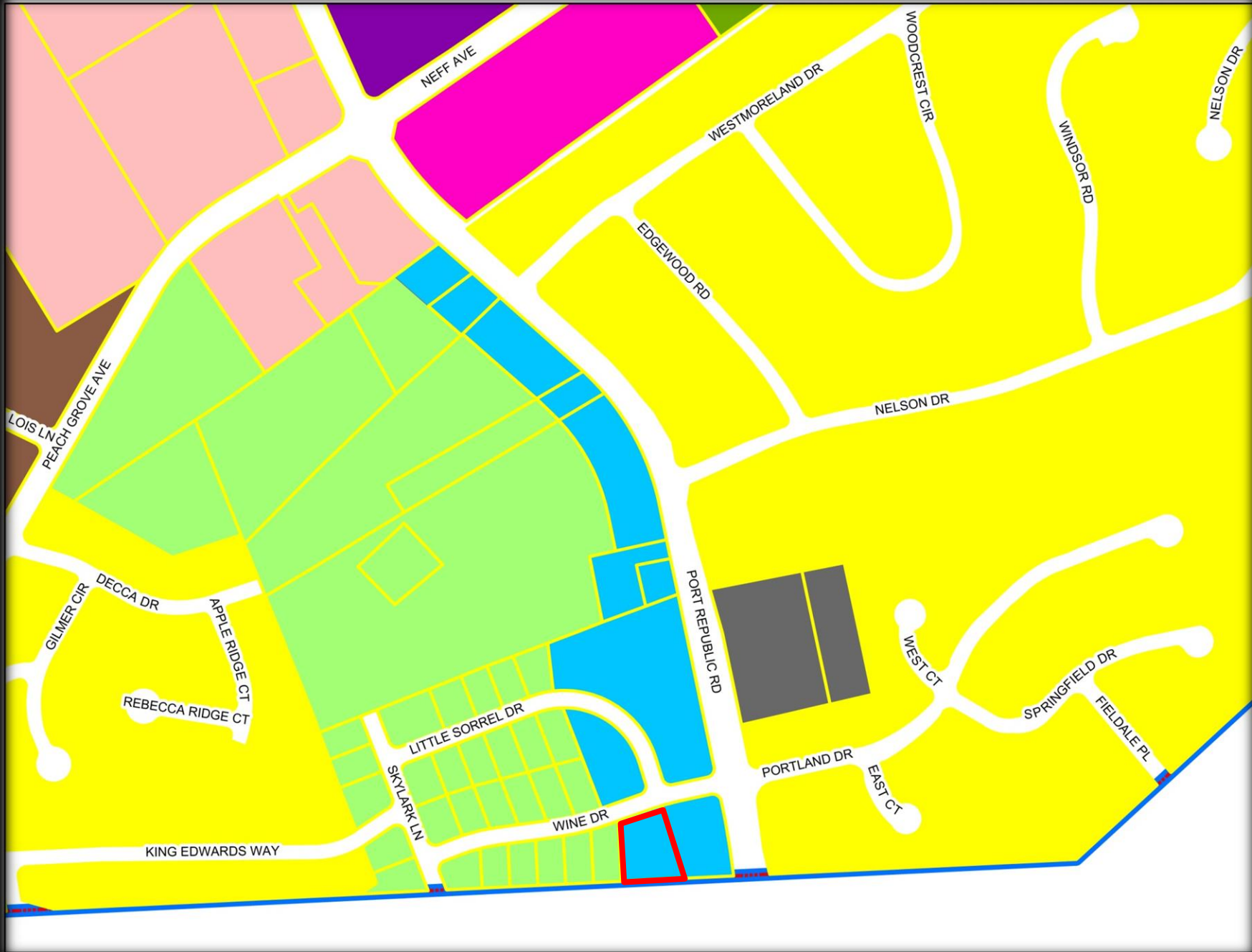
3. Screening along the western property line shall be a six-foot-tall opaque fence and evergreen trees shall be planted and maintained to provide a vegetative buffer parallel to the western property line with intent to create a dense screen, where such evergreens shall be planted at no less than 5 to 7-ft on center and 6-ft in height at the time of planting.
4. Buildings would not be more than two stories, and would be substantially of brick material and of colonial design.
5. Islands would be landscaped by developer and maintained by adjoining property owners.
6. A free-standing sign shall be no taller than 8-ft in height and shall not exceed 60 square feet in area. Building mounted sign shall be no more than 30 square feet in area. There will be no LED or scrolling message board signs on the property.

- An increase in the allowable uses on site from only allowing medical and professional offices to also allowing:
 - personal service establishments,
 - governmental and business offices,
 - educational uses, and
 - accessory buildings and uses customarily incidental to the other permissible uses.
- Screening along the western property line would also include a 6-foot tall opaque fence and more detailed specifics associated with the already proffered vegetative buffer.
- Buildings could be 2 stories rather than only 1.
- Advertising signage would be increased by a total of 66 sq. ft., where a freestanding sign could also be 2 feet taller.

Additional Information

(not proffered)

- Hours of operation
 - 9am-9pm, 6 days per week
- Two shifts of student trainees
 - 9am-2pm
 - 2pm-9pm
- At any one time, maximum capacity
 - 55 total people

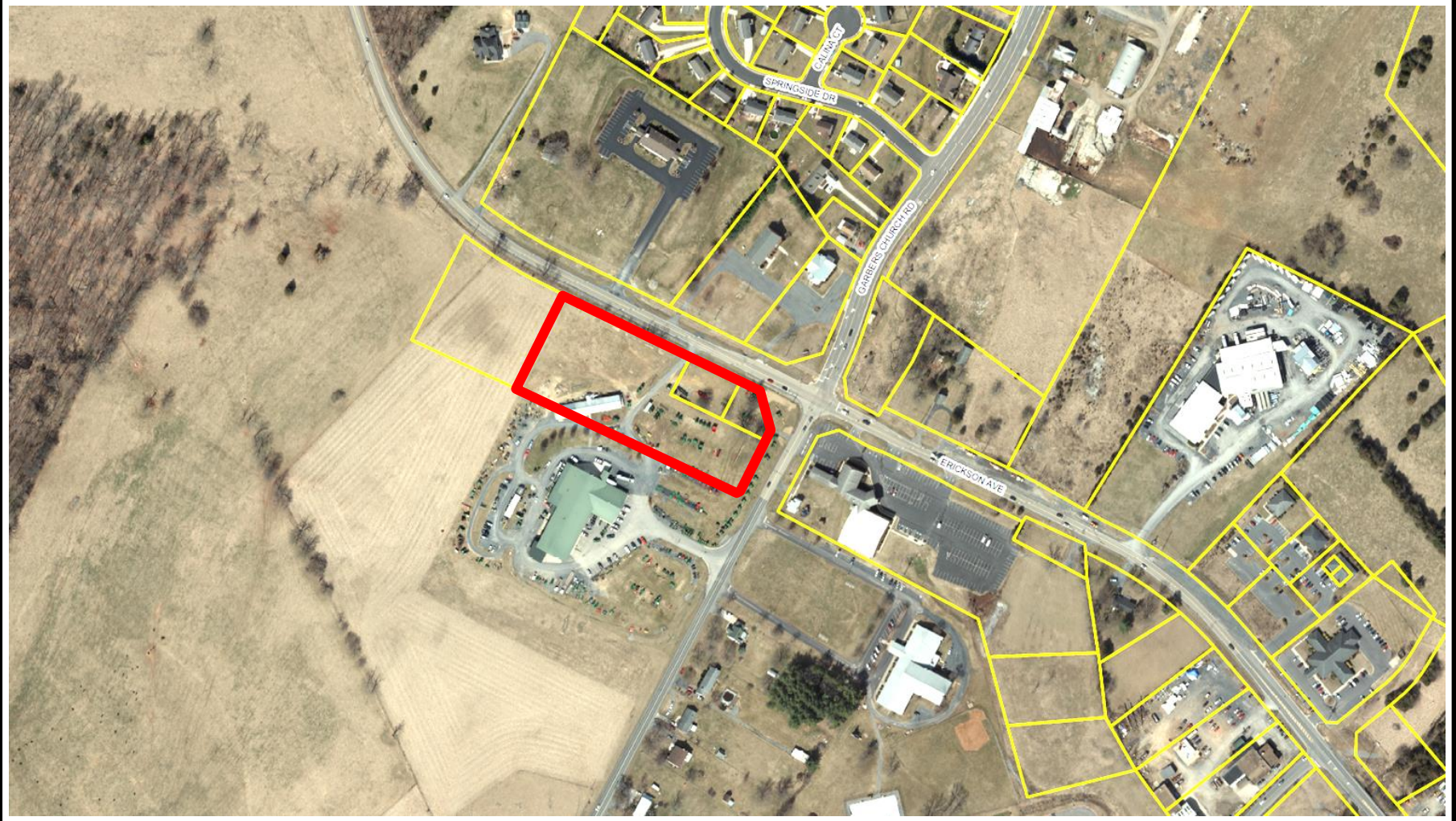




Recommendation:

- Staff recommended denial of the rezoning from R-3C, Multiple Dwelling Residential District Conditional to B-2C, General Business District Conditional.
- Planning Commission recommended denial of the rezoning (4-0).
 - Chair Fitzgerald and Commissioner Finnegan recused themselves from the vote.
 - Commissioner Colman was absent.

Special Use Permit – 1332 Garbers Church Rd (Sales of Heavy Equipment & Agricultural Equip)





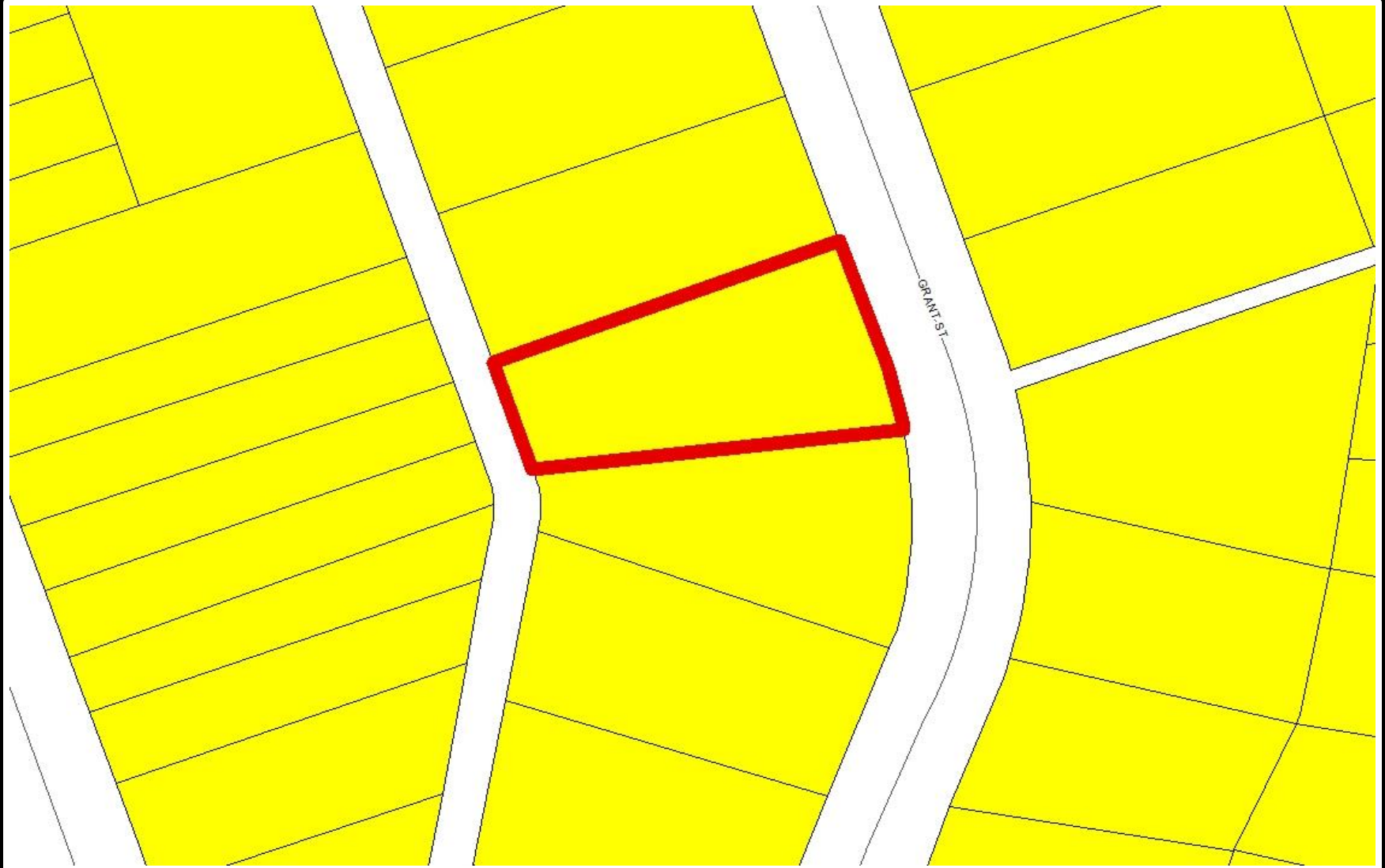




- 2009 – Purchased property from City that was part of the Erickson Avenue expansion
- Suggested Land Use Change from Low Density Mixed Residential to Commercial During the 2011 Comp Plan Update
- July 2011 – PUA for water/sewer extension
- June 2013 – Rezoned from R-1 to B-2



Special Use Permit – 831 Grant St (Major Family Day Home)





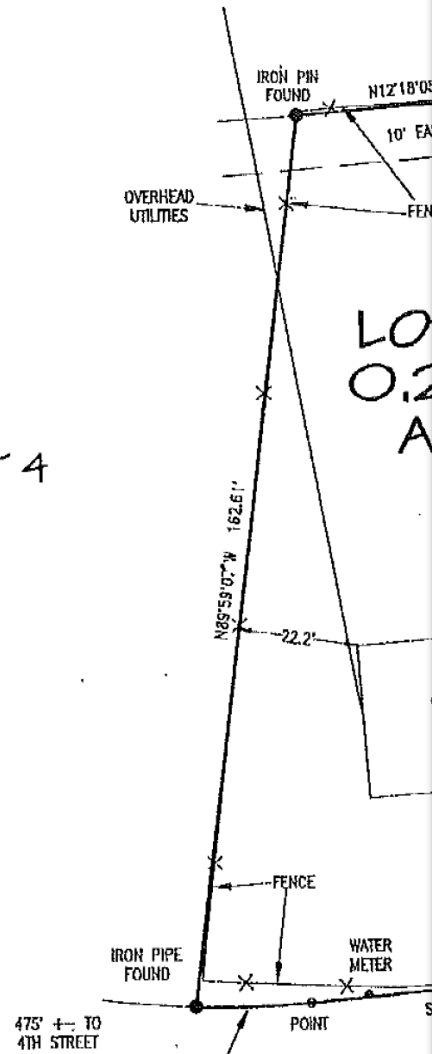


Major Family Day Home

A child day care program offered in the residence of the provider or the home of any of the children in care for five through 12 children under the age of 13, exclusive of any children who reside in the home, when at least one child receives care for compensation.

B1371P009

LOT 4



L = 21.50'
R = 180.00'
CD = 508°54'23"E
LC = 21.49'

