



# Rezoning – 225 & 245 Old South High Street (M-1 to B-1C)















245























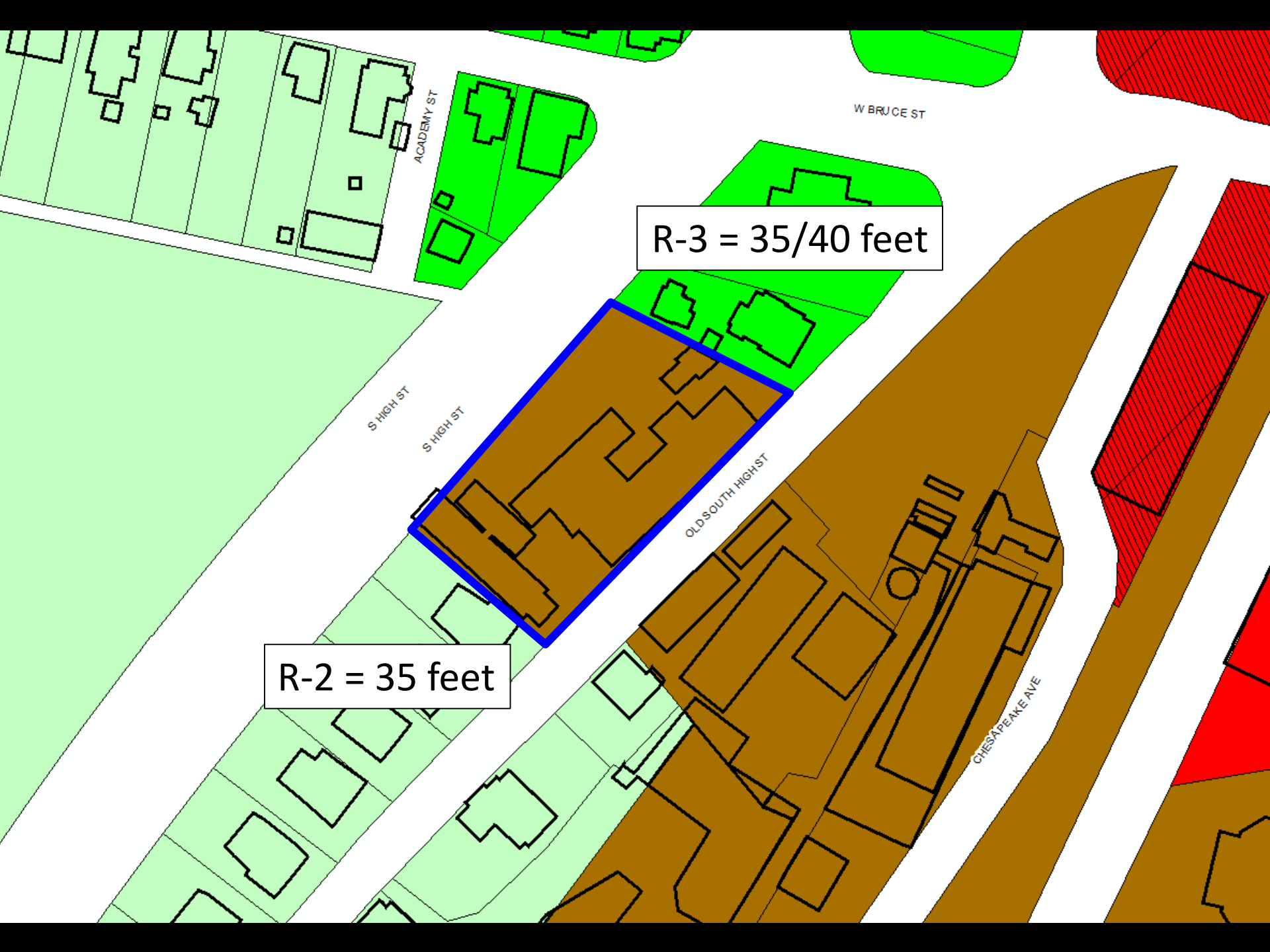




# Submitted Proffers

1. The maximum building height is forty feet.
2. There shall be no less than fifteen parking spaces located on the property.





R-3 = 35/40 feet

R-2 = 35 feet



L=19.04, R=2843.29  
Δ=0°23'00.91"  
C=19.04 S42° 04' 56.67"W

S. R. 42 / SOUTH HIGH STREET  
(85' WIDE R/W)

EX. ENTRANCE TO BE CLOSED

ILEX, LLC  
TM: 25-(G)-16  
ZONE: R-2  
USE: RESIDENTIAL-SINGLE  
FAMILY DETACHED

EX. PROPERTY LINE (TYP)

EX. BUILDING  
(TYP)

ACCESSIBLE PARKING

PROPOSED  
PARKING LOT  
24 SPACES

EX. FENCE

EVELYN P. TUTWILER  
TM: 25-(G)-18  
ZONE: R-3  
USE:  
RESIDENTIAL-MULTI-FAMILY

C-SIDE L C  
TM: 25-(G)-17  
ZONE: M-1  
USE: VACANT (PRIOR  
COMMERCIAL-RETAIL  
SERVICE)

COMPACT  
SPACES

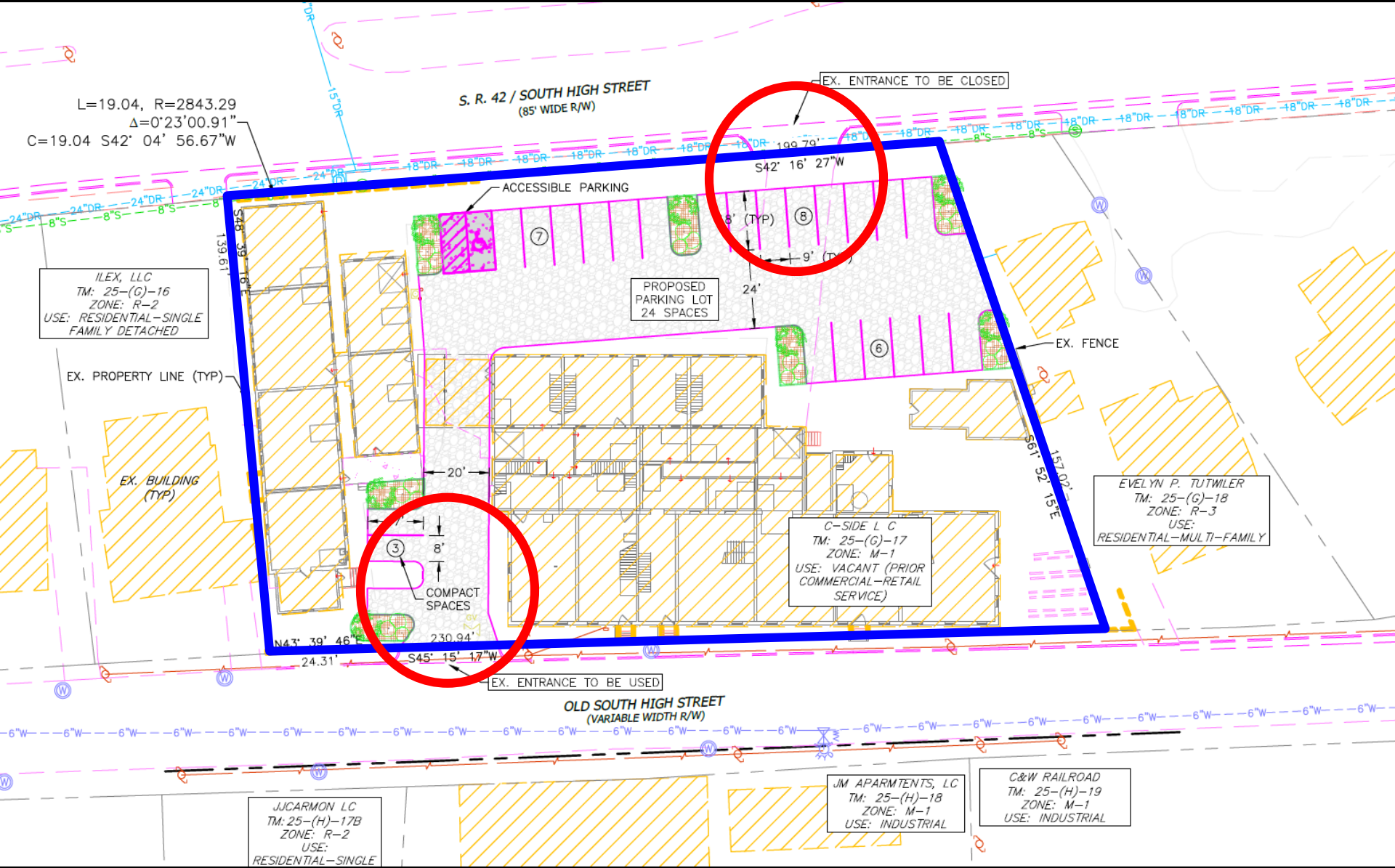
EX. ENTRANCE TO BE USED

OLD SOUTH HIGH STREET  
(VARIABLE WIDTH R/W)

JJCARMON LC  
TM: 25-(H)-17B  
ZONE: R-2  
USE:  
RESIDENTIAL-SINGLE

JM APARTMENTS, LC  
TM: 25-(H)-18  
ZONE: M-1  
USE: INDUSTRIAL

C&W RAILROAD  
TM: 25-(H)-19  
ZONE: M-1  
USE: INDUSTRIAL





# Recommendation

**Staff and Planning Commission recommended approval (6-0) for the rezoning.**



