



# South Main Street (Stone Suites)

## Comp. Plan Amendment, Rezoning, and 2 SUPs

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### 1. Comprehensive Plan Amendment

Change the Land Use Guide from Low Density Residential and Professional to Mixed Use Development Area

### 2. Rezoning

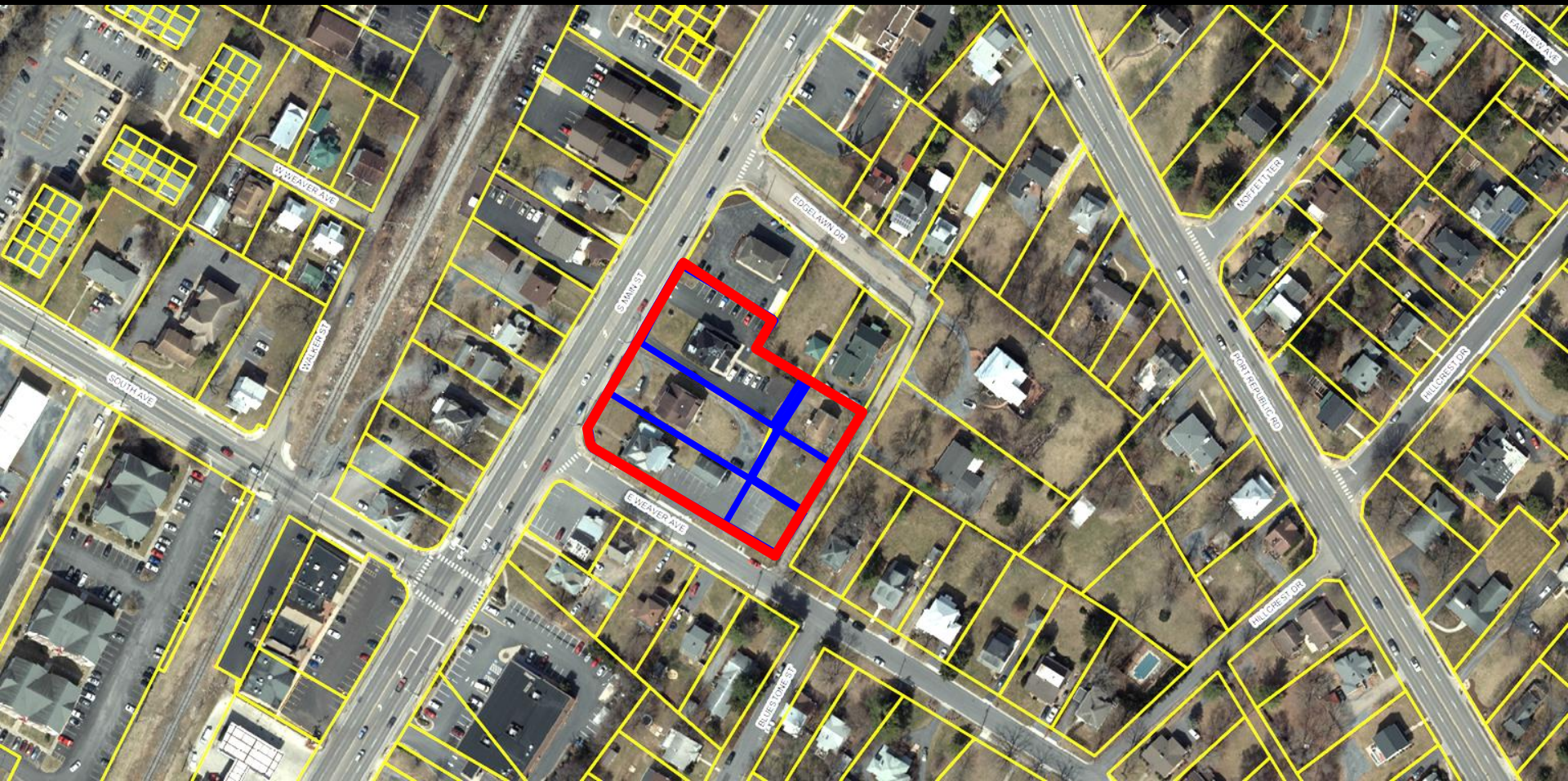
From R-1 and R-3 to R-5C

### 3. SUP

Section 10-3-55.4 (1) to allow more than 12 units within a building

### 4. SUP

Section 10-3-55.4 (4) to allow retail stores, convenience shops, personal service establishments, restaurants (without Drive-Through Facilities), and (if the amendment is approved) business and professional offices.



# Recommendations

Staff recommended approving all four applications as presented by the applicant with no suggested conditions for the SUPs.

However, PC voted to deny all four applications (6-0).

# Proffers

- 1. Any building constructed on site shall contain residential and non-residential uses. The first floor of any building shall contain only non-residential uses.**
- 2. The site shall contain no more than 22 one bedroom multiple-family units.**
- 3. No parking lot (including travel lanes and drive aisles) shall be located between any building and the following streets: South Main Street and East Weaver Avenue.**
- 4. Only one vehicular access point to South Main Street shall be permitted, and it shall be only for right-in/right-out traffic movements.**
- 5. No vehicular access shall be permitted from the site to Edgelawn Drive.**
- 6. A 6-foot opaque fence shall be installed at a minimum of 19-feet from the centerline of the existing Edgelawn Drive public street right-of-way.**
- 7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel #18-R-19 & 20.**
- 8. No structure, including accessory structures, shall be constructed within 150 feet of the shared property line of Edgelawn Drive (excluding a dumpster containment).**
- 9. Twice the number of required street trees shall be planted along Edgelawn Drive than is required by the Zoning Ordinance.**

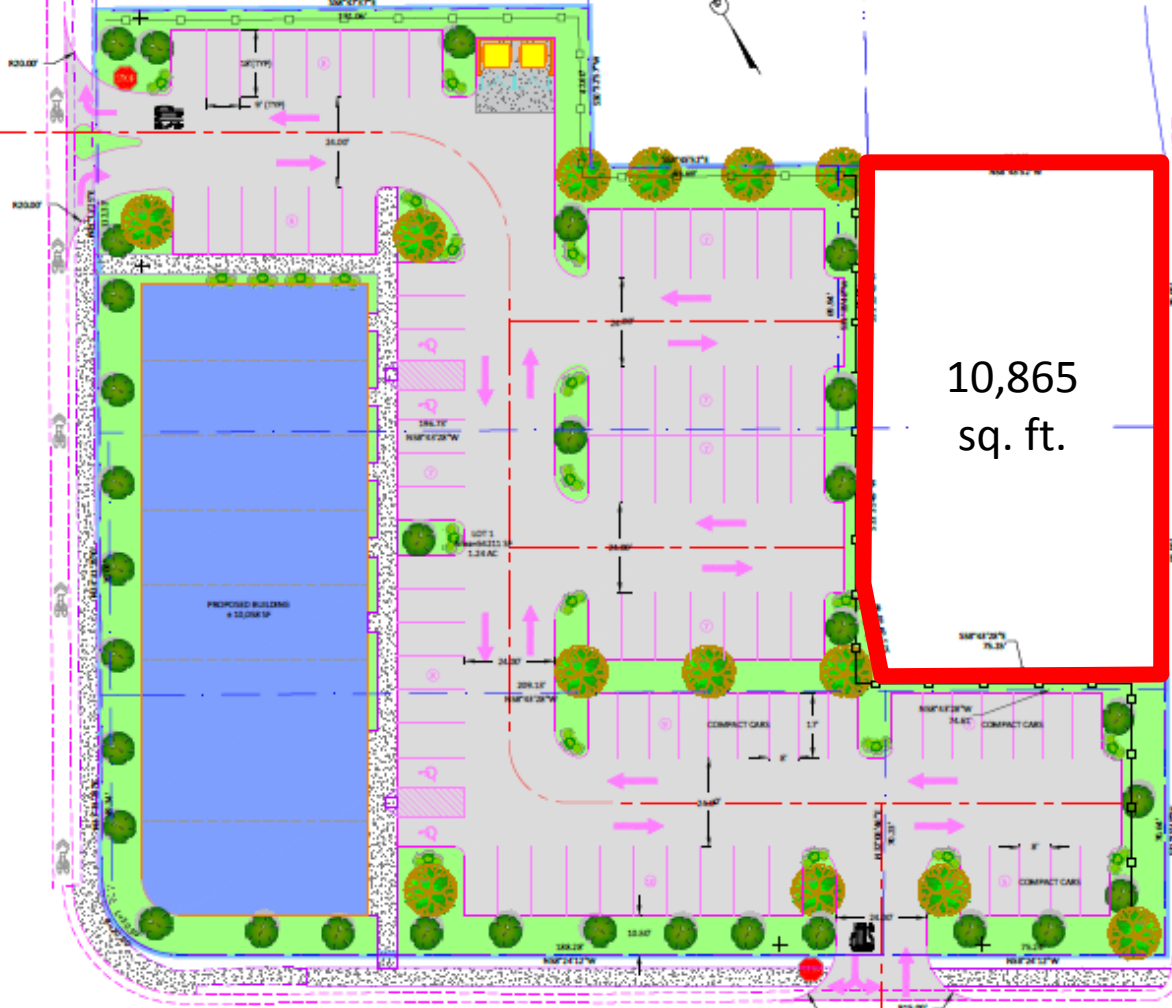
NOTE  
THIS LOCATION ARE APPROXIMATE

10,865  
sq. ft.

SOUTH MAIN STREET

EDGELOWN DRIVE

EAST WEAVER AVENUE



PROPOSED  
BUILDING

1

1



# Proffers

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- 7. A 6-foot opaque fence shall be installed along the northeastern property line adjoining tax map parcel #18-R-20.**
- 8. No structure including accessory buildings shall be constructed within 150 feet of the shared property line with Edgelawn Drive (excluding a dumpster containment).**
- 9. Twice the number of required street trees shall be planted along Edgelawn Drive than is required by the Zoning Ordinance.**





