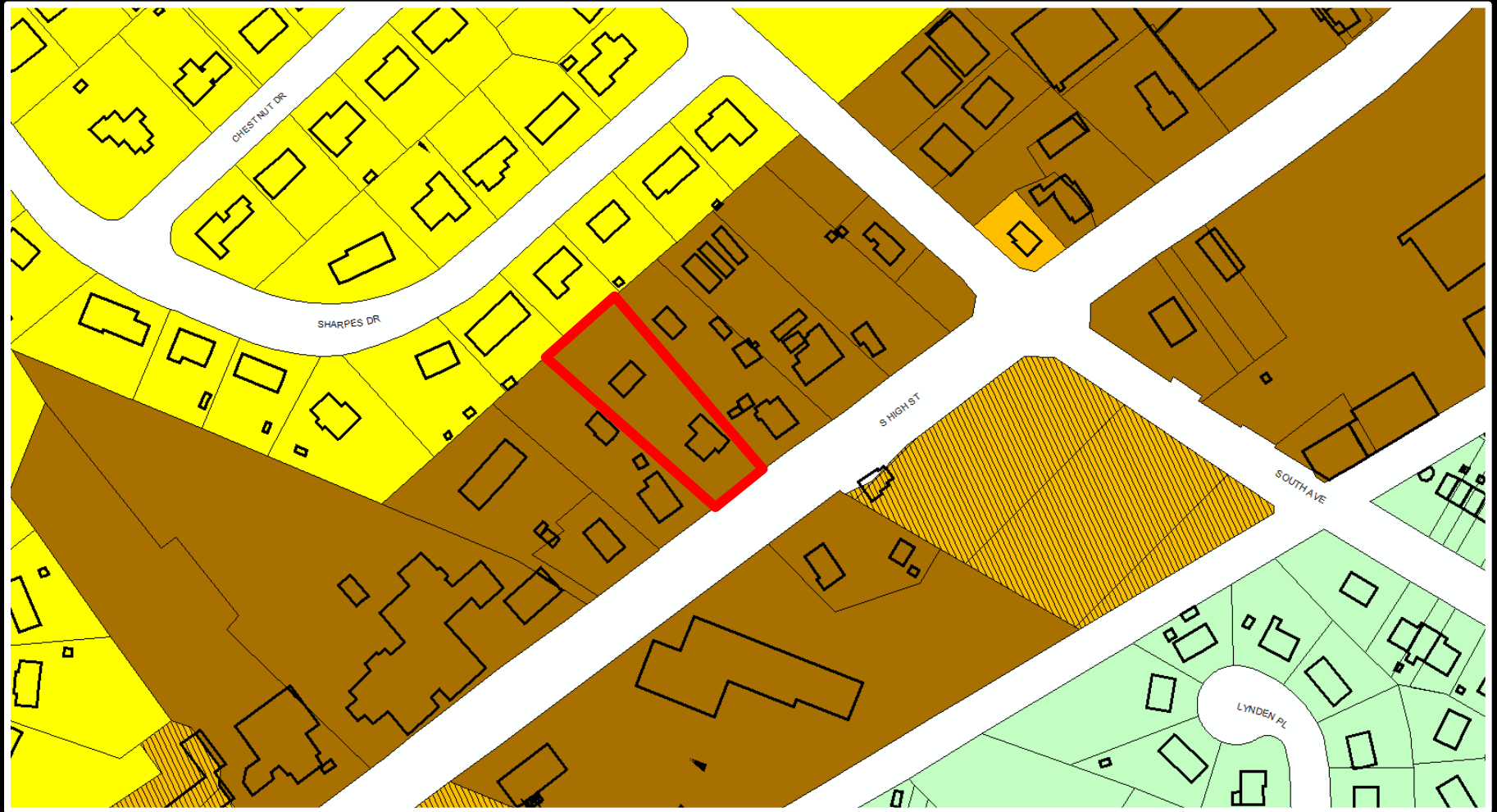




# Rezoning – M-1 to B-2C

## 1123 South High Street





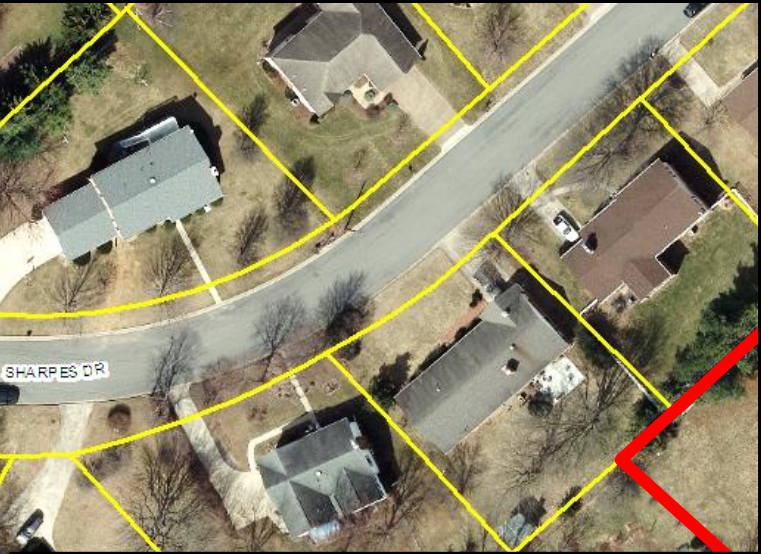
CHESTNUT DR

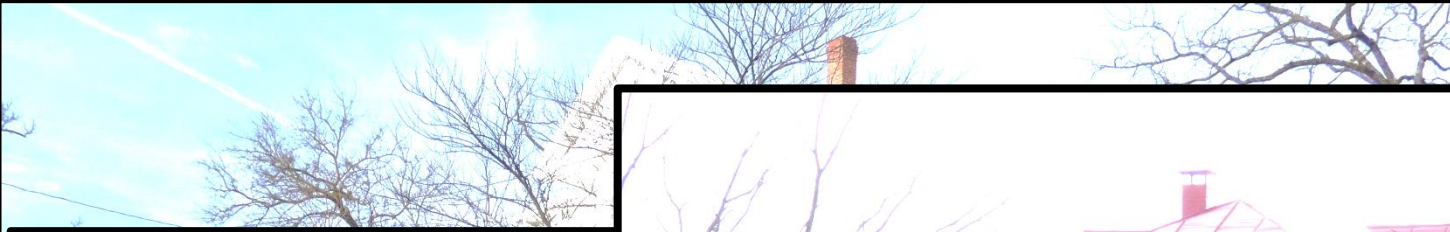
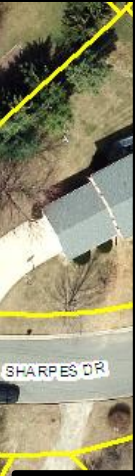
SHARPES DR

S PINE ST

SOUTH AVE

LYNDEN PL





# Proffers

- The site shall allow all uses except: vehicle sales, vehicle repair, gas stations, and stand alone parking lots.
- Special use permits shall be permitted as approved by City Council.
- When redevelopment triggers an engineered comprehensive site plan, the site shall include at minimum a 10-foot landscaping buffer with trees or other plants installed and maintained with the intent to form a dense screen. Landscaping shall be 6 ft. in height at the time of planting, installed at a minimum of 5 ft. on center, and located along the rear, western side of the property adjacent to the R-1 zoned properties.

SMITH PATRICIA BOWMAN  
& HOYT DEAN SMITH  
1117 S. HIGH ST  
TM: 20-B-6  
ZONED: M-1  
AREA: 0.60 AC



EXISTING PROPERTY LINE S43°04'41.37"E  
290.805'

1123 S. HIGH ST  
TM: 20-B-6A  
ZONED: M-1  
AREA: 0.65 AC

KRAMER JAMES A  
JULIA F  
1124 SHARPES DR  
TM: 20-M-4  
ZONE: R-1  
AREA: 0.26 AC



EXISTING LAWN

PROPOSED PARKING

PROPOSED HANDICAP PARKING LOCATION

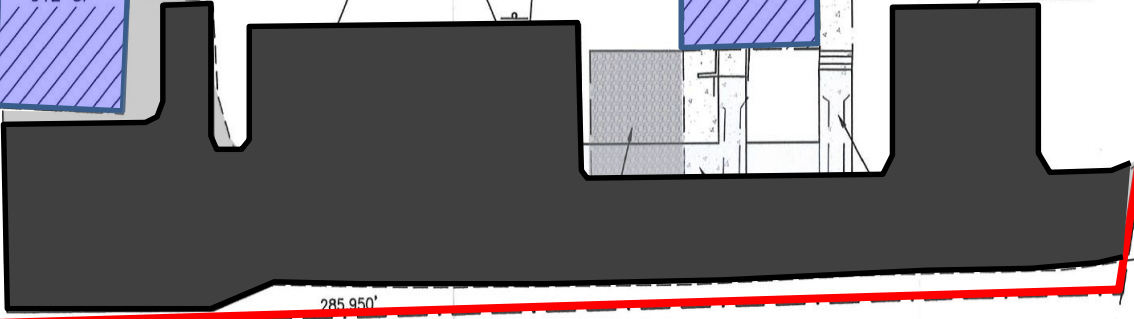


EXISTING PATIO

EXISTING CONCRETE PORCH

PROPOSED PARKING

WEB J.B. JOHN  
ELIZABETH B  
1130 SHARPES DR  
TM: 20-M-5  
ZONE: R-1  
AREA: 0.28 AC

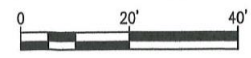


285.950'  
N49°07'00.00"W

PACKER DANIEL  
GROVE AND JAMES  
FRANKLIN  
1133 S. HIGH ST  
TM: 20-B-5  
ZONED: M-1  
AREA: 0.57 AC

EXISTING ADJACENT BUILDING (TYP)

EXISTING SIDEWALK  
SOUTH HIGH ST  
(US RT 42)



EXISTING FENCE  
N48°25'00.00"E  
110.580'

81.000'  
S53°32'00.00"W

# Recommendation

**Staff and Planning Commission (4-0) recommend approving the rezoning as submitted.**