

South Main Street (Stone Suites)

Comp. Plan Amendment, Rezoning, and 2 SUPs



1. Comprehensive Plan Amendment

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

2. Rezoning

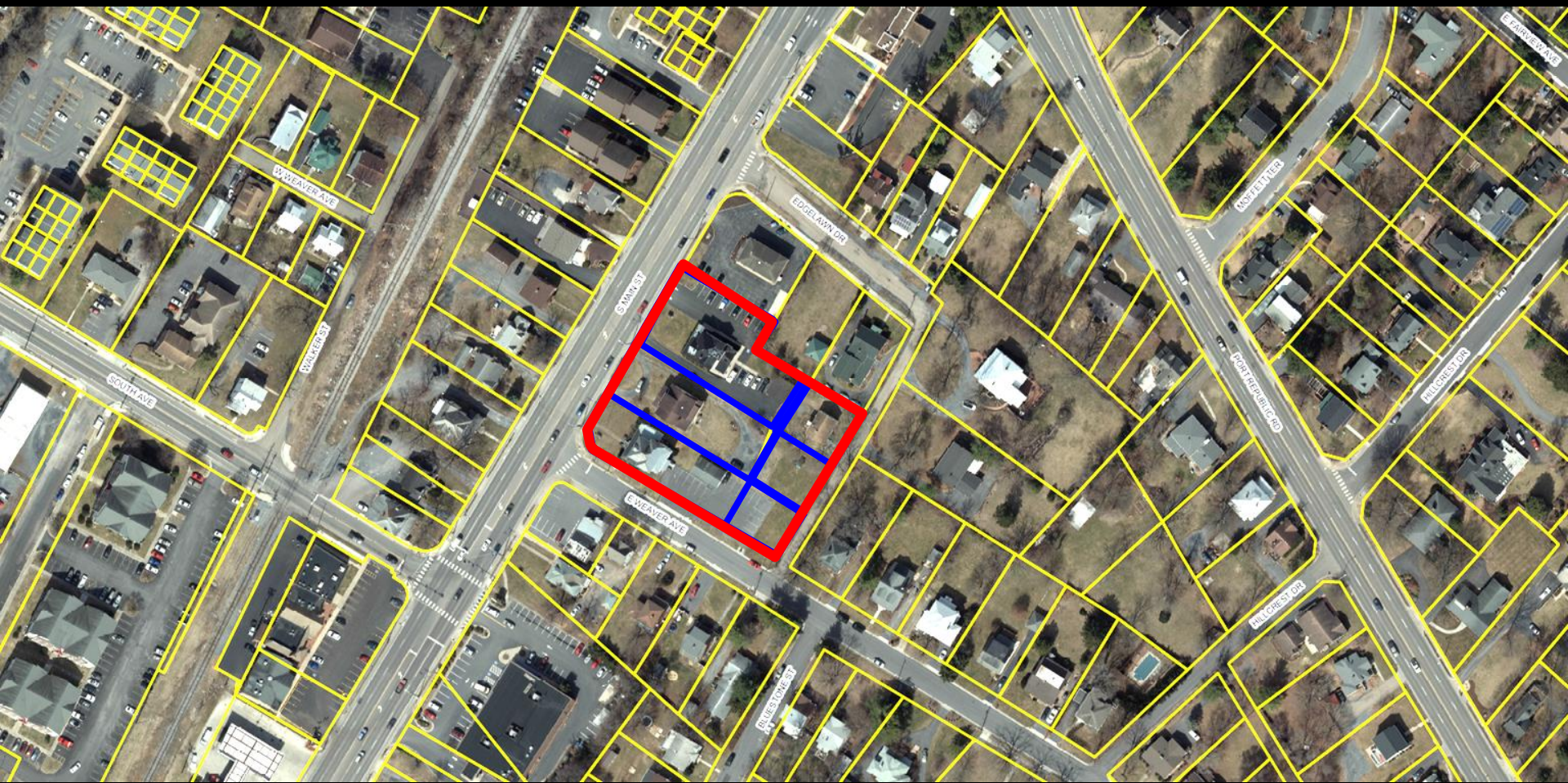
From R-1 and R-3 to R-5C

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.



WEAVER AVE

EDGELOWN DR

WESTFIELD

SOUTHGATE

WACKERLY

S MARKET ST

POPE JOHN BAPTIST RD

WALKER ST

WEAVER AVE

WALKER ST

WALKER ST

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.**

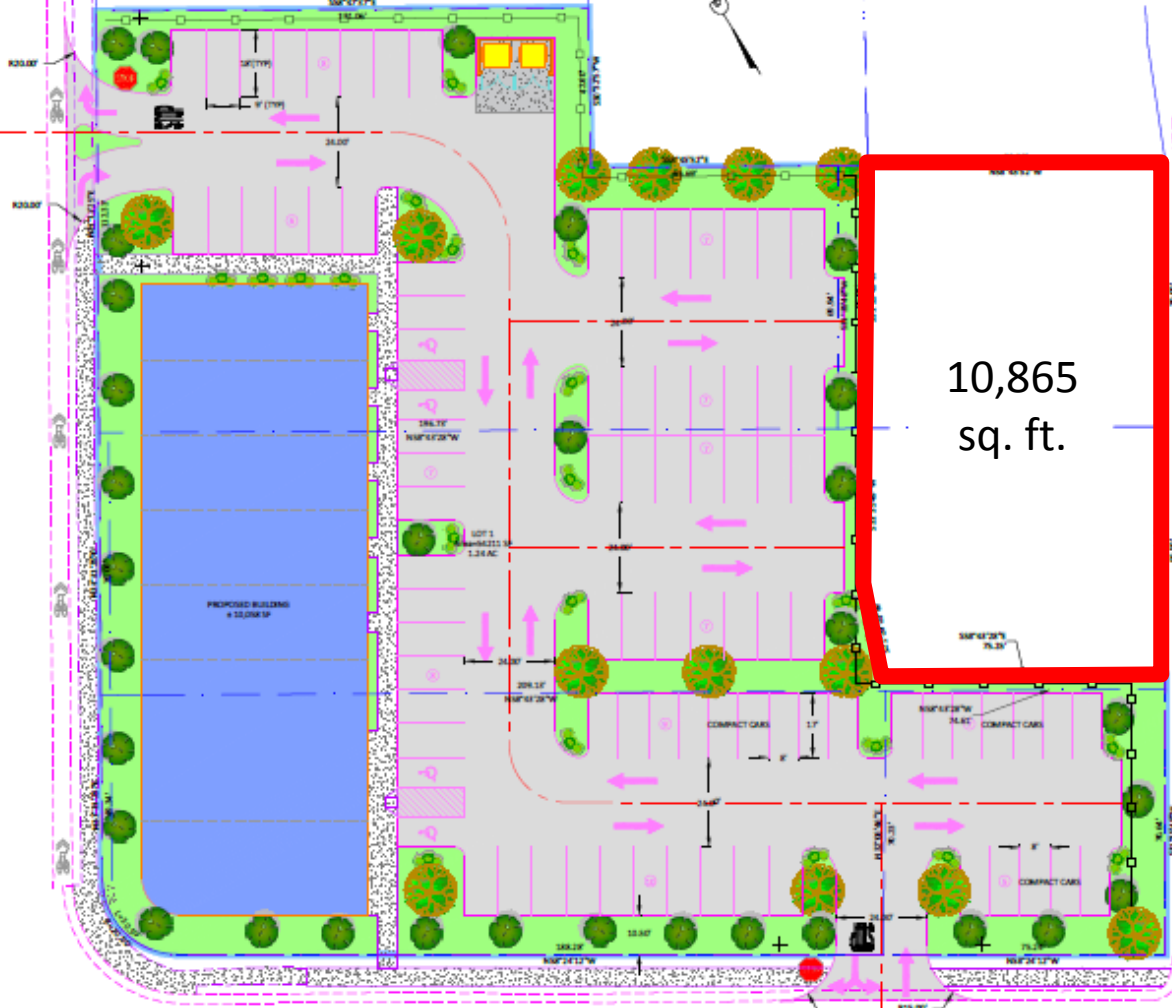
NOTE: THESE LOCATIONS ARE APPROXIMATE

10,865
sq. ft.

SOUTH MAIN STREET

EDGELOWN DRIVE

EAST WEAVER AVENUE



PROPOSED
BUILDING

1

1



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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.**



