

RZ06-05
Request of Robert Brown
To Rezone .16 Acres
From R3 (High-Density Residential)
To B1-C (Business with Conditions)

Location

The site is located just to the north of the intersection of West Main Street and North Lee Street. The address of the property is 13 Jackson Street.

Proposed Uses and Proffers

Through voluntary proffers, the applicant has eliminated a number of B1 uses. The applicant has expressed an interest in potentially using the site for an office use – which would serve to support the applicant’s other business activities. The applicant has not made a definitive decision in regard to future uses of the site. Possibilities include professional offices, and – though not likely – a catering operation (commercial kitchen).

A complete copy of the proffers is attached.

Zoning and Existing Land Use

The parcel is zoned R3 (High-Density Residential), and a one-story block building is located on the site. The block building’s dimensions are 60’ x 30’. The applicant has indicated that the building has been used as a storage facility for his restaurant, Taste Freeze, located nearby on West Main Street.

Adjoining Properties and Uses

Direction from Site	Zoning	Existing Land Use
North	R3	Residence
South	B1	Auto Body Shop
East	R3	Residence
West	B1	Professional Office

Floodplain

No portion of the site is located in a 100-year floodplain.

Roads/Road Access

The parcel is located between North Allen and Jackson Street – just behind a professional office building (Jenkins Insurance). Access to the parcel would be obtained via North Alley, located south of the parcel. If this site is rezoned the applicant would be required to submit a site plan - in accordance with section 515 of the Town’s code - before a

specific B1 use would be allowed to operate on the site. This site plan would address site specific access and parking issues.

Considerations

- According to the applicant the block building located on the parcel was constructed in 1957. Historically, this building has been used for storage.

Staff Recommendation: Approval

November 6, 2006

The site is adjacent to a B1-zoned professional office, and the applicant has expressed an interest in utilizing the existing structure on the site as the location of an office use. Additionally, proffers submitted by the applicants ensure a high degree of predictability in regard to future permitted uses. Rezoning the parcel to B1 (with conditions) is not expected to negatively impact the surrounding area.

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Robert Brown
R3 to B1-C