

RZ06-1  
Request of Michael Sherfey & Robert Jenkins  
To Rezone .164 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 16 North Lee Street.

**Proposed Uses and Proffers**

Through voluntary proffers, the applicants have eliminated a number of B1 uses. The applicants intend to use the existing structure on the site as the location of a mortgage broker office and an insurance office.

A copy of the proffers is attached.

**Zoning and Existing Land Use**

The site is zoned R3, and historically has been the location of several professional office activities. Professional office uses are by-right in the R3 district. The uses that are proposed for the site by the applicants – a mortgage broker office and insurance office – are permitted by-right in the R3 district. The mortgage broker office will be located on the first floor, and the insurance agency will be located in the basement area.

The applicants have expressed an interest in rezoning the property in order to use the B1 signage standards. Under the R3 sign standards a single four square foot sign is allowable for the entire structure.

Whereas the B1 sign standards allow for one square foot per linear foot of building width on which the sign is attached (wall sign), with a maximum of 60 square feet. A survey of the applicants' building footprint measures 50.2 feet by 30.5 feet.

In the B1 district a ground mounted sign could be one square feet per three linear feet of lot width on the side where the sign is to be located. The lot must have a minimum of 100 feet of lot width in order to use this standard.

**Adjoining Properties and Uses**

<b>Direction from Site</b>	<b>Zoning</b>	<b>Existing Land Use</b>
North	R3	Residence
South	B1	Auto Body Shop
East	R3	Residence
West	R5	Residence

**Floodplain**

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

**Roads/Road Access**

The site fronts on North Lee Street and the mortgage office's parking would be located just off of North Lee Street. Access to the insurance office would be obtained via North Alley, located adjacent to the site. If this site is rezoned to B1 the applicants would be required to submit a site plan in accordance with section 515 of the Town's code before this zoning change is effectuated. This site plan would address site specific access and parking issues.

**Considerations**

- The structure located on the site appears to be originally constructed for residential purposes, but has historically been used as the location of professional office activities. The structure has approximately 3,000 square feet of finished floor space.

**Staff Recommendation:** Approval

May 4, 2006

The site has historically been the location of professional office uses. The site is adjacent to residential and business uses. Proffers submitted by the applicants ensure a high degree of predictability in regard to future permitted uses. Allowing the applicants to rezone the site in order to use the B1 sign standards is not expected to negatively impact the surrounding area.

**Planning Commission:** Approval

May 10, 2006

The Planning Commission concurred with staff's recommendation and voted to approve the request by a 5 – 0 vote.

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