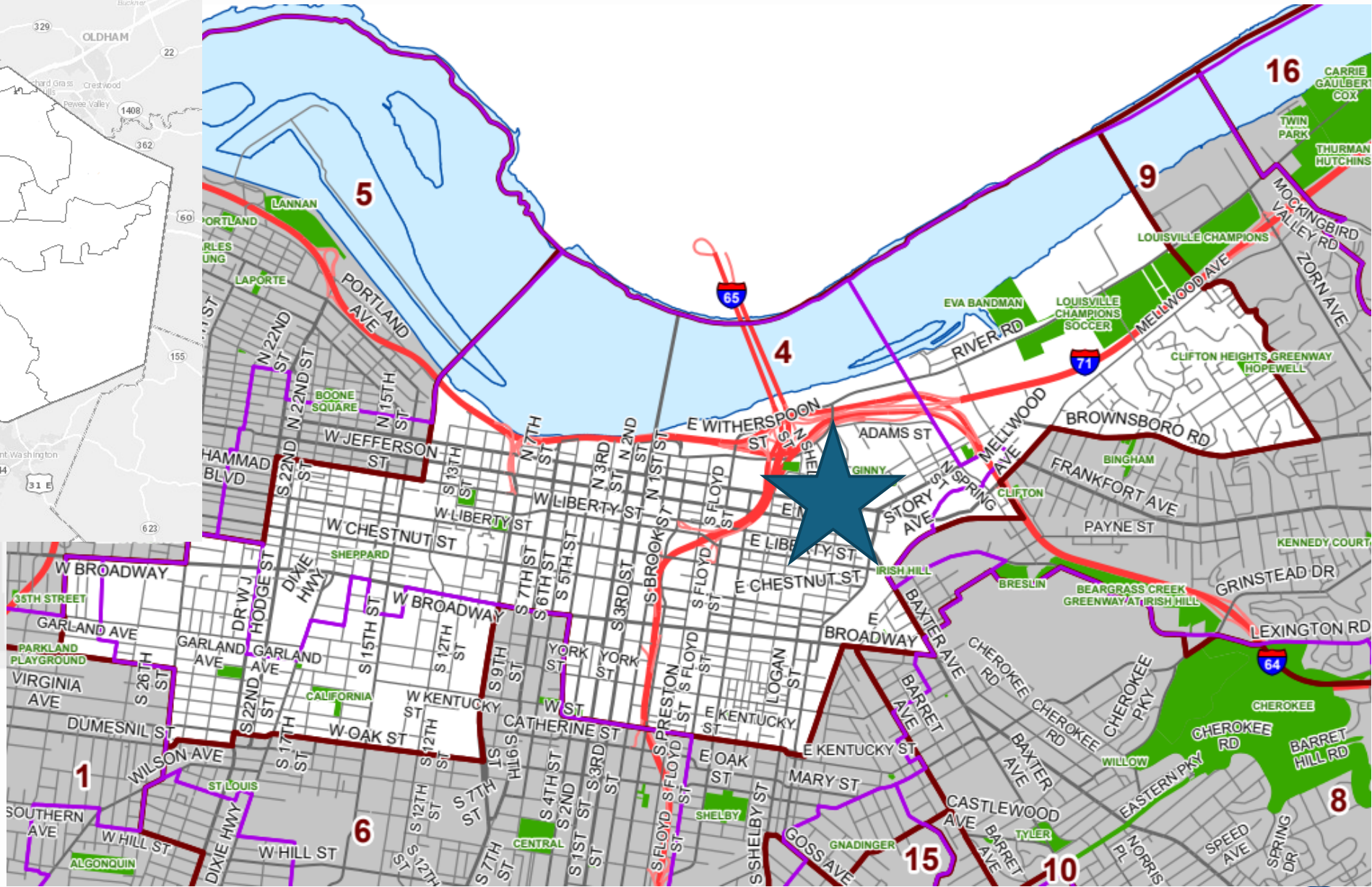
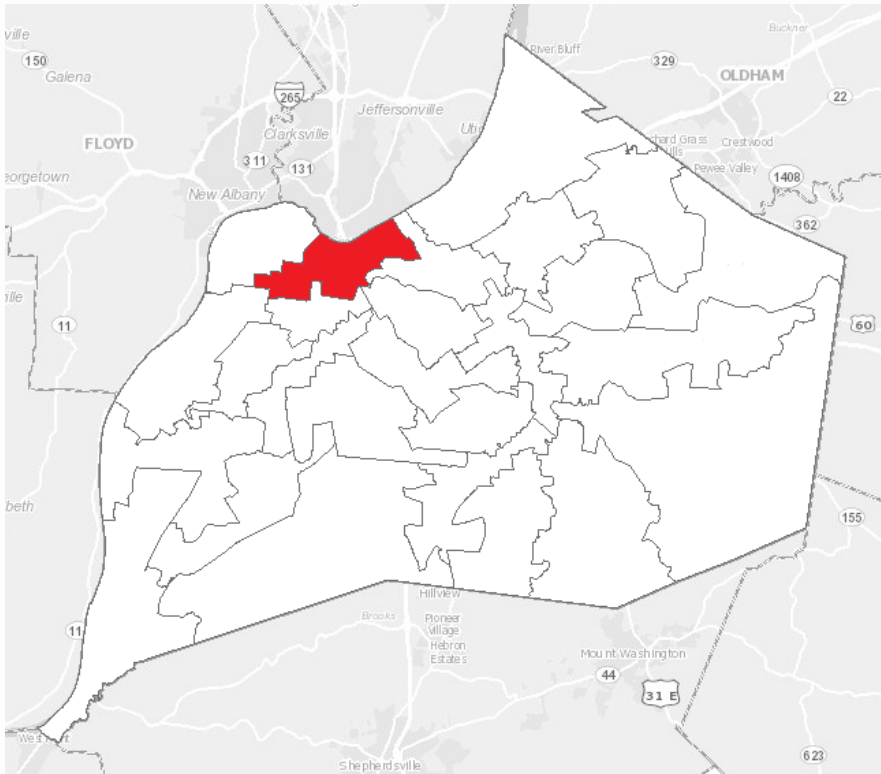


O-143-025
24-ZONE-0132
Parking Lot

Planning and Zoning Committee
June 17, 2025





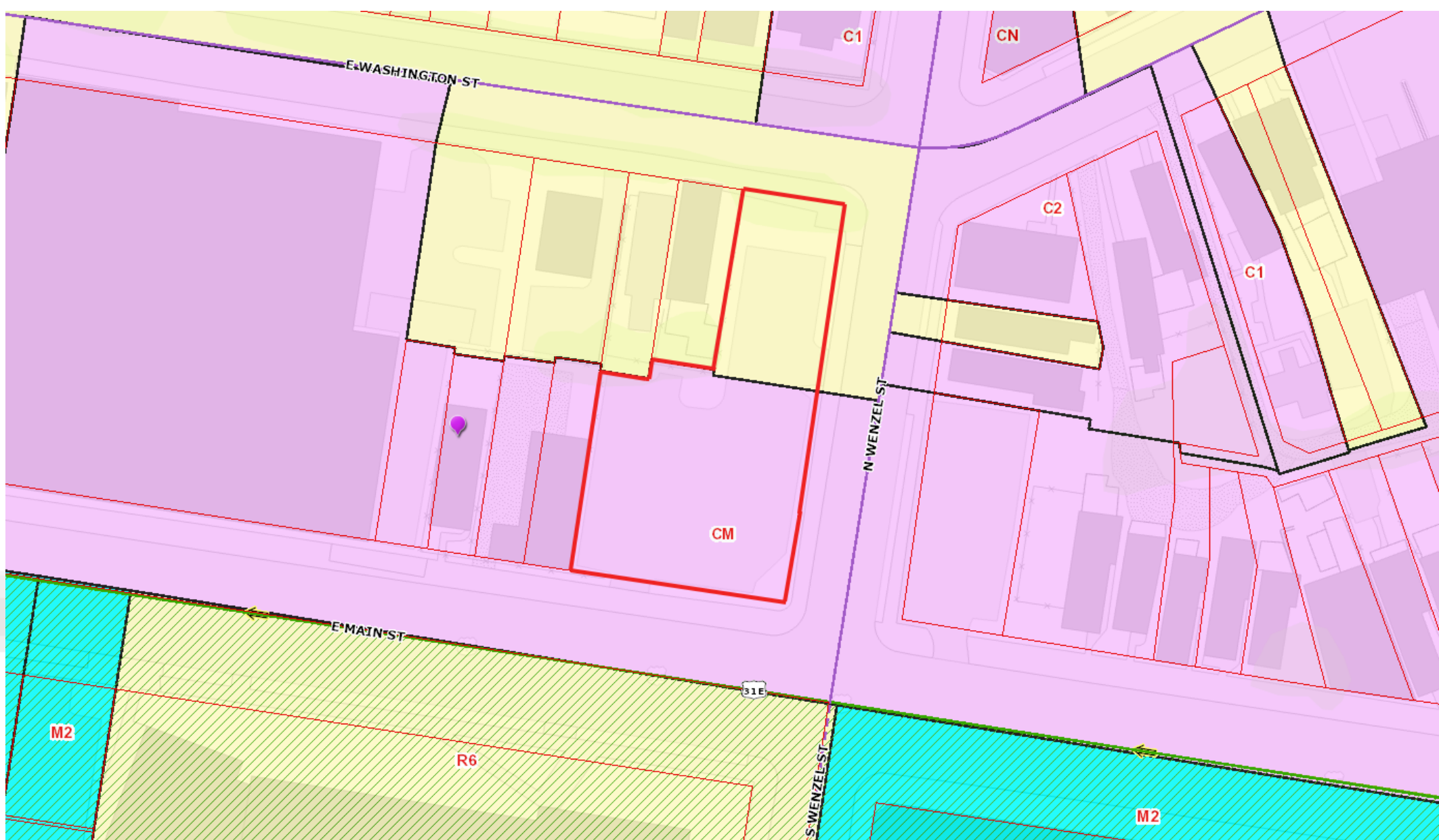
941 E Main Street
District 4– Ken Herndon





Existing: Commercial
Proposed: Commercial





Existing: R-6 & C-M/TN
Proposed: C-2/TN



REQUESTS

- **Change in zoning from R-6 multi-family residential and CM commercial manufacturing to C-2 commercial**
- **Waiver**
- **Detailed District Development plan with binding elements**

CASE SUMMARY

- Existing parking lot previously served the Plumbers Supply building
- Rezone to C-2 to allow for the continued use of the existing parking lot.



60' PUBLIC RIGHT OF WAY

IRON PIPE FOUND

REBECCA ARTERBURN
DB 10890 PG 414

UNCLE KARL DYSON LLC
D8 11211 PG 147

HILLTECH PROPERTIES LTD.
DB 11560 PG 380

WERST REALTY, LLC
DB 10000 PG 699
0.382 ACRES +/-

CURB INLET
W/ MANHOLE
TOP = 454.25

NORTH WENZEL STREET
60' PUBLIC RIGHT OF WAY

MAG NAIL
FOUND

STORM SEWER
MANHOLE-
RIM = 453.07

SAN. SEWER
MANHOLE
RIM = 453.48

SAN. SEWER
MANHOLE
RINT = 453.62

SAN. SEWER
MANHOLE
RIM = 453.63

SAN. SEWER
MANHOLE
RIM = 454.66

SAN
MA
RIM

WATER

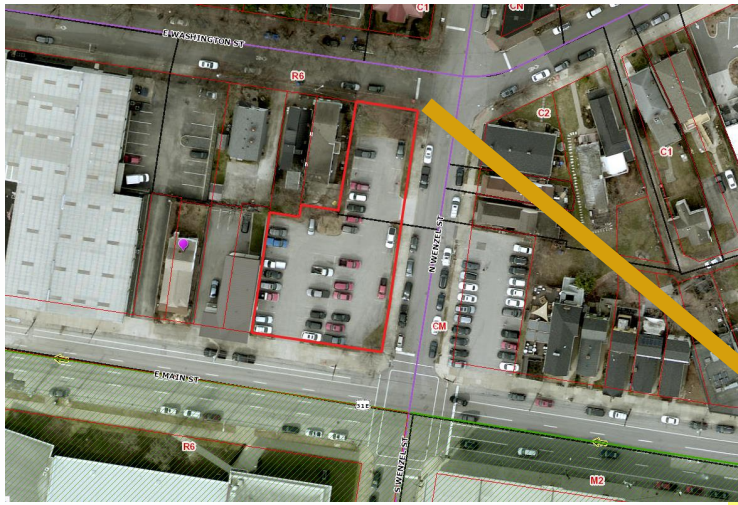
SUBJECT PROPERTY



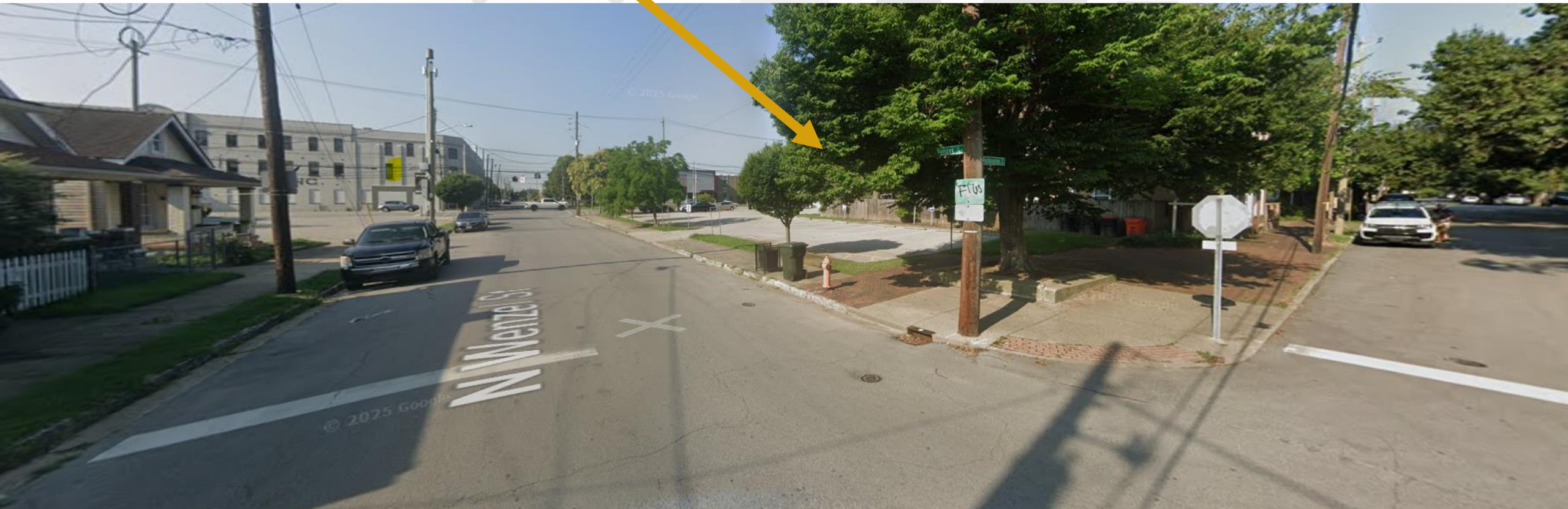
EXISTING PARKING LOT
Corner of Main Street and N Wenzel St



SUBJECT PROPERTY



EXISTING PARKING LOT
Washington Street and N Wenzel St



ADJACENT PROPERTY



Intersection of E Washington Street and N Wenzel St



ADJACENT PROPERTY



Intersection of E Main Street and N Wenzel St



PUBLIC MEETINGS

- ❖ Neighborhood Meeting on September 26, 2024
- ❖ LD&T Meeting on May 8, 2025
- ❖ Planning Commission Public Hearing on May 29, 2025
 - ❖ Motion to recommend approval of the change in zoning from R-6 & C-M to C-2 passed by a vote of 9-0

