



**PLANNING AND ZONING COMMISSION**  
**September 12, 2024**  
**STAFF REPORT**

**CASE NUMBER**

RZ-2024-0151

**PROJECT NAME**

2025 Butler Rd

**SITE DATA**

- acres

**REQUEST**

Rezoning

**ZONING/DISTRICT**

B-3 (Community Business District)  
within the State Route 119 Overlay

**COMP PLAN FLUM**

**Parcel ID**

23 6 14 3 002 013.000

**LOCATION**

2025 Butler Rd

**ENGINEER**

**OWNER/DEVELOPER**

Wedgeworth Brothers LLC

**DESCRIPTION OF USE**

Requesting to zone B-4 (General  
Business District) within the State  
Route 119 Overlay

**ZONING/REGULATIONS ANALYSIS**

This is an existing residential home that they want to change into the office of for the Pest Control. The land that they have already rezoned has some challenges and the need to move sooner than expected so they are wanting to utilize the existing building to place the office. The property line is 500 feet from the centerline from State Route 119. There is some B-4 across the street on Butler. The use itself does not worry me but other uses within the zoning could be not as welcomed such as:

Major Automobile Repair  
Warehouse  
Recycle Collection center

**DIRECTION**

**ADJACENT LAND USE**

**ZONING**

N

B-4

E

B-3

S

R-3

W

B-3 and then M-2

**NEXT STEPS IF RECOMMENDED**

City Council Public hearing