



Case ZC26-001

PRESENTED TO CC– 4.6.2026

TONY MCILWAIN

DEVELOPMENT SERVICES DIRECTOR

ZC – 116 N Clark ST

Location:

- 116 N Clark ST

Applicant:

- Chamberlyn Smith (Blue Swirl LLC)
- Johnathan Cook (Owner)

Item for approval:

Zoning Change from “SF7” Single-family to “CC” Central Commercial (Case ZC26-001).



Zoning

SF7, Single-Family

Comprehensive Plan

Old Town



CC, Central Commercial Land Usage

Allowed by-right

Art gallery or museum
Bakery
Bed and Breakfast
College or University
Convenience store (no auto fuel sales)
Personal services
Motel or hotel
Office business and professional
Religious institution
Retail uses
Restaurant (not drive-in or drive-up)
Schools (not business or trade)
Studio, health and fitness

Specific Use Permit required

Amusement, commercial (indoor)
Community center (private)
Greenhouse or nursery
Taxidermy shop

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Public Hearing Notice:

- Public notices were mailed to property owners (based on current JCAD records) within 300 feet of subject property.
- Published in the newspaper.
- Sign Posted on the property.
- At this time staff has received no formal opposition



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Staff Recommendation:

- Staff has determined that the requested zoning district aligns with the Comprehensive Plan based on the requested district, adjacent zoning, and proximity to existing Old Town non-residential uses.
- Staff recommends approval of the ordinance for a zoning change.



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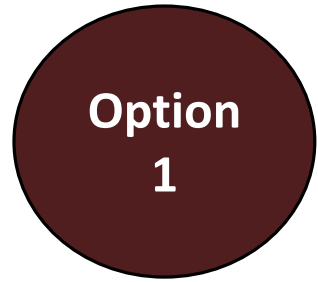
P&Z Summary:

- Recommended approval unanimously (8-0)
- One commissioner asked about previous uses at the site (religious institution) and the process for new tenants moving into a site (Certificate of Occupancy process).
- No speakers

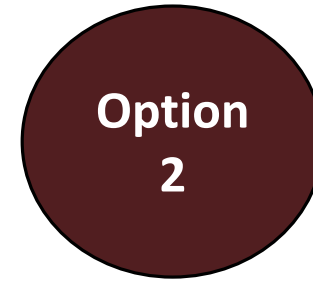
Staff Recommendation:

- Staff has determined that the requested zoning and use align with the Comprehensive Plan.
- Staff recommends approval of the ordinance for a zoning change.





**Recommend
Approval**



**Recommend
Denial**



Questions / Comments

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