

# Case ZC26-001

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PRESENTED TO P&Z– 3.10.26

LIDON PEARCE, CNU-A, AICP

PRINCIPAL PLANNER

# 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.





**Recommend  
Approval**



**Recommend  
Denial**



# Questions / Comments

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