



Agenda Item Report

Meeting Type: City Council

Meeting Date: August 6, 2025

Item Title: Zoning Map Amendment from B2 to B3 -105 Dix Street

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter:

The Plan Commission recommended approval of this zoning map amendment with conditions. The request is to allow a split of the property that has two different businesses on one lot. A zoning change to B3 allows for smaller lots. A shared parking agreement and council approval for two businesses to share one driveway is recommended by the Plan Commission

List all Supporting Documentation Attached:

- Zoning Map
- Zoning Map Amendment Ordinance

Action Requested: Approval of the zoning map amendment with conditions to include:

1. Petitioner to provide evidence of a shared parking lot easement for both parcels that is recorded at Columbia County
2. A shared driveway easement for both parcels that is recorded at Columbia County
3. Approval from the City Council for a shared driveway