



MEMORANDUM

To: Mayor and City Council

From: Mindi Hurley, Director of Community Development

Date: December 13, 2022

Reference: Public Hearing: Consideration by City Council on the removal of the buildings located at 509 W. Bethel Road, subject to Section 12-28A-10 and Section 12-28A-11 of the Code of Ordinances, on 0.946 acres of land located on the southwest corner of Main Street and W. Bethel Road.

2040: Create Business & Innovation Nodes

Introduction:

This agenda item is predicated on the result of the zone change request for PD-250R27-H, relating to the creation of 7 lots (three (3) mixed-use office/residential, two (2) mixed-use retail/residential, one (1) retail building and one (1) common parking lot), on 0.946 acres of land located on the southwest corner of Main Street and W. Bethel Road. If the zone change request for PD-250R27-H is approved by City Council, then a decision must be made by Council relating to the existing buildings located on-site. If the zone change request is denied, then this item is a moot point and needs no action.

Background:

The property under discussion for this zoning request is the 0.946-acre lot located at the end of southwest corner of W. Bethel Road and Main Street. Section 12-28A-10 of the Code of Ordinances addresses the demolition of buildings in the Historic District. Planning and Zoning Commission and City Council approval is required for moving buildings in or out of the Historic District. This can be found in Section 12-28A-11 of the Code of Ordinances.

On November 17, 2022, the Planning and Zoning Commission recommended APPROVAL (5-1) of PD-250R27- H, subject to conditions, which included that the demolition or removal of the buildings shall require City Council consideration. City Council must determine whether the building can be demolished or moved within or outside of the district.

Legal Review:

City Attorney has reviewed this item.

Fiscal Impact:

None

Recommendation:

The Planning and Zoning Commission recommended APPROVAL of the PD request subject to development conditions which included a condition which stated that “The demolition or removal of the buildings shall require City Council Consideration.”

Attachments:

1. Detail Site Plan
2. Aerial Exhibit