

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: August 17, 2026

FROM: Donquetta M. Singleton, AICP, Assistant Town Planner

SUBJECT: Final Site Plan and Development Agreement for South Street Subdivision, Lot 1, Center Street Lofts – 215 South Center Street, Case #260768

INTRODUCTION:

McCarty Granberry Engineering (John McCarty, P.E.) on behalf of property owner McLemore & Co., Realty (David McLemore) requests approval of a Final Site Plan and Development Agreement for a mixed-used building located at 215 S. Center Street (South Street Subdivision, Lot - Center Street Lofts) (see Exhibits 3 & 6). The subject property is zoned CB: Central Business. It is surrounded by CB zoning to the north and south (across W. South Street), MPO: Medical Professional Office to the west, and MU: Mixed Use to the east across S. Center Street.

BACKGROUND:

The subject property is within the Local Historic Overlay established in 1989 but not the National Register District. The property, known as the Joseph A. Campbell House, is individually listed on the National Register of Historic Places. In December 2019, the HDC denied a Certificate of Appropriateness (CofA) for demolition of the structure, finding it still had historic significance. A Certificate of Economic Hardship was conditionally granted by the HDC on August 28, 2025, to demolish the structure; however, it has not been demolished at this time. On January 22, 2026, the HDC conditionally approved a CofA for a Preliminary Site Plan for a mixed-use building at 215 S. Center Street; however, the HDC requested to review the changes to elevations and other site details with the Final Site Plan. The Board of Mayor and Aldermen (BMA) conditionally approved the Preliminary Site Plan on February 23, 2026. The HDC held a work session on February 26, 2026, to discuss changes to the architectural elevations and site details. A CofA for a Final Plat was approved on May 28, 2026, by HDC. The brick colors for the exterior elevations were approved by the HDC on June 17, 2026.

DISCUSSION:

1. Project Overview & Site Design:

- The proposed 3-story building has a footprint of 6,400 square feet on a 0.67-acre tract. Approximately 3,228 square feet will be retail use, and 3,212 square feet will be office use.
- Twelve (12) "loft" dwelling units are proposed above the retail and office spaces.
- The CB: Central Business zoning district has development standards and bulk requirements based on the proposed use.
- The building is placed within the front facade zone along S. Center Street and W. South Street and built adjacent to the proposed sidewalks.

2. Architectural Review & Landscaping:

- The three-story building was designed to incorporate elements of commercial buildings within the Historic District. It does not copy the design of the Town Square commercial buildings, but instead takes cues (materials, colors, storefront openings, windows, decorative elements, etc.) from the historic facades around the Town Square and reintroduces and reinterprets these

traditional elements on a new building.

- The CB district does not require minimum tree plantings; however, the applicant will use foundation plantings and tree pits. Existing trees will be removed as overhead utility lines prevent new street trees on the frontages.
- Other site features include traditional lighting, landscape planters and fencing.

3. Traffic, Parking, & Access:

- The site will be reconfigured to meet the needs of mixed-use, reducing the impact on the local roadway network when compared to the previous use (Exhibit 6).
- Daily trips are expected to drop from 318 ADT (previous use) to approximately 242 ADT (Exhibit 5).
- A single entrance will be located on West South Street.
- Although the CB District has no minimum requirements, the project provides 39 off-street spaces (16 ungated, 23 gated).
- The applicant will add five angled on-street spaces and a wider commercial sidewalk on South Center Street. A separately pending Final Plat will dedicate the needed public right-of-way and easements.

4. Stormwater, Sewer & Water:

- On-site detention is not required. Runoff will drain to Nonconnah Creek via Lateral C. While the project increases impervious surfaces, the system is designed to convey runoff safely (see Exhibit 4).
- A hydraulic study confirms existing water, and sewer infrastructure can adequately support the development.

5. The Final Site Plan Package includes civil drawings, landscape plans, and building elevations as an attachment to the Development Agreement (see Exhibit 1).

- The Development Agreement requires the developer to provide a letter of credit equal to 25% of the cost of private site improvements (\$102,000.00) and 100% of the cost of public improvements (\$73,000.00) for a total surety of \$175,000.00.
- The Final Site Plan is included in the Development Agreement which grants authorization of the applicant to construct the project in accordance with its terms and conditions of approval. Development Fees are listed on page 21 of Exhibit 1.

STAFF RECOMMENDATION: Staff recommends approval of the Final Site Plan and Development Agreement, subject to the conditions of approval in Exhibit 1, the site will be consistent with the Zoning Regulations and the local Historic District Guidelines.

ATTACHMENTS:

[Exhibit 1 - Development Agreement - 7-28-26.pdf](#)

[Exhibit 2 - Vicinity Map & Contact Information - 4-10-26.pdf](#)

[Exhibit 3 - Cover Letter - 6-1-26.pdf](#)

[Exhibit 4 - Drainage Narrative - 1-19-26.pdf](#)

[Exhibit 5 - Trip Generation Letter - 1-19-26.pdf](#)

[Exhibit 6 - Final Site Plan Package - 5-28-26.pdf](#)

PROPOSED MOTION:

To approve a Final Site Plan and Development Agreement for South Center Subdivision, Lot 2 (Center Street Lofts), located at 215 S. Center Street, subject to the conditions in Exhibit 1.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						