

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: February 23, 2026
FROM: Donquetta M. Singleton, AICP, Assistant Town Planner
SUBJECT: Preliminary Site Plan for Center Street Lofts, Case #252101

INTRODUCTION:

McCarty Granberry Engineering (John McCarty, P.E.) on behalf of property owner McLemore & Co., Realty (David McLemore) requests approval of a Preliminary Site Plan for a mixed-used building located at 215 S. Center Street (see Exhibits 4 & 7). The subject property (see Exhibit 1), Lot 2 in the South Center Subdivision, is zoned CB: Central Business. It is surrounded by CB zoning to the north and south (across West South Street), MPO: Medical Professional Office to the west, and MU: Mixed Use to the east across South Center Street.

BACKGROUND:

The subject property is within the Local Historic Overlay established in 1989 and is individually listed on the National Register of Historic Places. The building was constructed around 1876 and rebuilt around 1898-99. Center Street enhancements were completed in 2020, adding wider sidewalks, decorative hardscape elements, on-street parking, and landscaping. The building was used as a restaurant (Gus's World Famous Fried Chicken) from 2008 to 2022 but is now vacant. A Certificate of Economic Hardship was conditionally granted by the HDC on August 28, 2025, to demolish the structure conditioned on the replacement structure being approved. The HDC conditionally approved the CofA and recommended approval of the Preliminary Site Plan on January 22, 2026; however, a Work Session was requested related to the architectural aspects of the project (see Exhibit 2). The applicant will be required to come back to the HDC during the Final Site Plan process. The Planning Commission (PC) recommended approval on February 5, 2026, with conditions (see Exhibit 3).

DISCUSSION:

1. Project Overview & Building Design

The replacement structure is a four-story, mixed-use building on a 0.67-acre tract, designed to mirror the historic commercial aesthetic of the Town Square (Exhibits 4 & 7).

- Building Specs: 35 feet tall with a 6,747 sq. ft. footprint.
- Visual Massing: To maintain the streetscape scale, the rooftop amenity area and elevator/stairwell are recessed from the main parapet, giving the building a three-story appearance from the sidewalk.
- Use & Density: Ground Floor: Retail and office.
 - Upper Floors: 12 dwelling units.
 - Density: 17.14 DUA (within the 18 DUA maximum allowed for Special Area 2).

• Zoning Compliance (CB District)

The project meets all required setbacks for a mixed-use building:

- Front Facade Zone - 0 – 15 feet
- Side Yard - 0 feet
- Rear Yard - 0 feet

2. Architectural Review & Landscaping

The final architectural plans are not approved yet. These will be reviewed by the HDC and BMA during the Final Site Plan stage.

- **Materials:** The building is primarily brick with select fiber cement siding. A work session is required to finalize the "Glen-Gery Burch" light brick veneer, massing, and exterior details.
- **Landscaping:** While the CB district does not require minimum tree plantings, the applicant will use foundation plantings and tree pits. Existing trees will be removed, and overhead utility lines prevent new street trees on the frontages.
- **Enhancements:** Site features and traditional lighting will be used to "soften" the building's foundation.

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 5).

- **Trip Generation:** Daily trips are expected to drop from 318 ADT (previous use) to approximately 242 ADT.
- **Access:** A single entrance will be located on West South Street.
- **Parking:** Although the CB District has no minimum requirements, the project provides 39 off-street spaces (16 ungated, 23 gated).
- **Public Improvements:** The applicant will add five angled on-street spaces and a wider commercial sidewalk on South Center Street. A Final Plat is required for right-of-way and easement dedication.

4. Stormwater & Utilities

- **Stormwater:** 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, and the Town's upcoming FY 26–27 Phase 5 improvements will further enhance capacity.
- **Utilities:** A hydraulic study confirms that existing water and sewer infrastructure can adequately support the development.

STAFF RECOMMENDATION: Approval of the Preliminary Site Plan is recommended because, with the conditions of approval, the site will be consistent with the Zoning Regulations and the HDC's conditional Certificate of Appropriateness.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map & Contact Information - 1-16-26.pdf](#)

[Exhibit 2 - Historic District Conditions of Approval - 1-22-26.pdf](#)

[Exhibit 3 - Planning Commission Conditions of Approval - 2-5-26.pdf](#)

[Exhibit 4 - Cover Letter - 12-22-25.pdf](#)

[Exhibit 5 - Traffic Letter - 12-22-25.pdf](#)

[Exhibit 6 - Drainage Narrative - 12-22-25.pdf](#)

[Exhibit 7 - Preliminary Site Plan - 12-29-25.pdf](#)

PROPOSED MOTION:

To approve a Preliminary Site Plan for a 6,747 square-foot, four-story, mixed-use building at 215 South Center Street, subject to the conditions in Exhibits 2 & 3.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						