

## REPORT TO THE HISTORIC DISTRICT COMMISSION

**DATE:** May 28, 2026

**SUBJECT:** Case #260914 - South Center Subdivision - Request approval of a Certificate of Appropriateness (CofA) for a Final Plat for one (1) lot on 0.70 acres, located at 215 S. Center Street

### **INTRODUCTION:**

- McCarty Granberry Engineering (John McCarty, P.E.) on behalf of property owner McLemore & Co., Realty (David McLemore) is requesting approval of a Certificate of Appropriateness from the Historic District Commission (HDC) for a Final Subdivision Plat located at 215 S. Center Street (see Exhibits 3 & 5).
- The subject property (see Exhibit 1), which Lot 2 in the South Center Subdivision and 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 structures, finding they 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 HDC held a work session on February 26, 2026, to discuss changes to the elevations and site details.
- After the work session, revised drawings were emailed to the HDC members and staff collected feedback and sent them to the applicant.
- The Final Site Plan elevations and site details were reviewed and the CofA was conditionally approved by HDC on April 23, 2026, with the exception of the brick color.
- An on-site meeting will be scheduled in June (2026) to review a mockup of the brick to determine if the proposed color is appropriate.
- The Final Site Plan and Development Agreement for the subject property will be placed on a Board of Mayor and Aldermen (BMA) agenda at a later date.

### **KEY POINTS:**

**1. The original South Center Subdivision Plat was approved in 1986 with two (2) lots (see Exhibit 4).**

- Lot 2 is being re-recorded to add a utility easement, show building envelopes allowed by the CB

zoning district and dedicate right-of-way (1,478 square feet) along S. Center Street for on-street parking (see Exhibit 5).

- Since right-of-way is being dedicated to the Town, Lot 2 will be reduced to 0.67 acres.

**2. The applicant intends to develop the CB: Central Business zoned property to construct a three-story, mixed-use building after the existing structures are demolished (see Exhibit 3).**

- The CB: Central Business zoning district has “form based” development standards based on the proposed use.
- The property is within Special Area 2 of the Downtown Small Area Plan, which anticipates non-residential and mixed-use buildings built close to the commercial sidewalks.
- As the proposed building is a mixed-use “building type”, the following setbacks are as follows:
  - Front Facade Zone: 0 - 15 feet (measured from the back of the public sidewalk)
  - Side Yard Setback: 0 feet
  - Rear Yard Setback: 0 feet
- The proposed building, determined by the HDC in January 2026 to be appropriate, is placed within the front facade zone along S. Center Street and W. South Street and built adjacent to the proposed sidewalks.
- The Historic District Guidelines state, the "setback and spacing for new construction in downtown should relate to the majority of surrounding historic commercial buildings."
- Two non-residential buildings to the east (198 S. Center Street and 220 S. Center Street) are built adjacent to the commercial sidewalk. The buildings to the north are set back farther from the street than the proposed building, but are nonconforming to the intent of the Design Guidelines for commercial buildings.

**3. Existing trees on the site will be removed (see Exhibit 6).**

- Currently, there are fourteen (14) trees of various sizes on site, with one (1) tree being a specimen tree.
- Minimum trees plantings are not required for properties zoned CB; however, the applicant proposes foundation plantings and small-growing trees in planters and tree pits. These improvements will be maintained by the property owner.

**STAFF RECOMMENDATION:** Approval is recommended for the Certificate of Appropriateness (CofA) for a Final Subdivision Plat, with the conditions of approval, as it is consistent with the local Historic District Guidelines and the Zoning Regulations.

**ATTACHMENTS:**

[Exhibit 1 Vicinity Map & Contact Information 4.10.26.pdf](#)

[Exhibit 2 Conditions of Approval 4.17.26.pdf](#)

[Exhibit 3 Cover Letter 4.16.26.pdf](#)

[Exhibit 4 South Center Final Subdivision Plat Original 2.12.86.pdf](#)

[Exhibit 5 Final Subdivision Plat 4.16.26.pdf](#)

[Exhibit 6 Tree Removal & Protection Plan 4.16.26.pdf](#)

**PROPOSED MOTION:**

To approve a Certificate of Appropriateness for a one (1) lot Final Subdivision Plat (South Center Subdivision) located at 215 S. Center Street, subject to the conditions in Exhibit 2.