

SNC Zoning Meeting 2-4-2016 Started 6:30 Ended 7:50

Request to hear arguments or make the case to rezone the Former Masons Lodge Project at 315 S Maple Street from RG to C-1 (commercial).

Michael Pate and Allen Rutter are contractors asking for rezoning.

Andrew Livengood with City Zoning in attendance

Project is to construct two attached single family townhomes on property. RG zone requires 50ft/unit property line. This has only 40/unit.

Pate showed pictures of the property now and what the townhomes would look like when they are finished.

Discussion: Single family home is not economically feasible. Two units individually owned with common ownership of surrounding property not feasible. Two non-conforming lots can not be created.

Pate and Rutter are willing to put deed restriction on property to only allow for residence-no commercial. That can only happen once the zoning is changed to C-1. So SNC would have to rely on their word that they would do a deed restriction.

Discussion: Can SNC enter into a binding agreement with Pate and Rutter to effect a deed restriction. And could SNC sue for breach of contract should they not create the deed restriction.

General consensus: SNC would like to see the project go forward but the question of enforcement is the main issue.

Neighborhood input: Several residents spoke about the project appearing to be a duplex. there were conjecture about what they means: students, frat house, parking, etc etc Three people made points about duplex, David, Raymond and Savannah.

Since no quorum and no consensus, will put on agenda for March meeting.

Ask a real estate attorney to attend.

Find out if SNC can enter into a binding agreement. We are not a 501 C whatever

Much discussion about flow of zoning and BZA.

One other point made is that a C-1 zone would allow for businesses to creep into the Shandon Neighborhood because of the precedent set. John myrick made this point.