



October 8, 2025 Planning Commission Meeting

## Title

Consider Rezoning at 320 South Main Street — Meg Rupkey, Community Development

## Summary

|                        |                                                                                                                                                                                                                      |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project name           | Elm Office Complex                                                                                                                                                                                                   |
| Address/Location       | 320 South Main Street                                                                                                                                                                                                |
| Tax Map Parcels        | 26-K-5                                                                                                                                                                                                               |
| Total Land Area        | +/- 11,146 square feet                                                                                                                                                                                               |
| Property Owner         | Price & Price LLC                                                                                                                                                                                                    |
| Owner's Representative | Edmund and Marshall Price                                                                                                                                                                                            |
| Present Zoning         | B-2, General Business District                                                                                                                                                                                       |
| Proposed Zoning        | B-1C, Central Business District Conditional                                                                                                                                                                          |
| Planning Commission    | July 9, 2025 (Original Invalid Public Hearing Date)<br>October 8, 2025 (Public Hearing Date)                                                                                                                         |
| City Council           | August 12, 2025 (Invalid First Reading/Public Hearing)<br>August 26, 2025 (Invalid Second Reading)<br>Anticipated November 12, 2025 (First Reading/Public Hearing)<br>Anticipated November 25, 2025 (Second Reading) |

## Recommendation

Option 1. Recommend approval of the rezoning request.

## Fiscal Impact

N/A

## Context & Analysis

Due to an error in advertising for the Planning Commission public hearing that was held on July 9, 2025, for the rezoning of the property addressed as 320 South Main Street, a new public hearing must be held for the request. This ensures compliance with notification requirements and provides the opportunity for all interested parties to attend and comment on the request.

There are no changes to the application or to the staff report that was presented on July 9. Please refer to the attached July 9, 2025, staff memorandum for staff's analysis of the rezoning request and recommendation.

**Options**

1. Recommend approval of the rezoning request.
2. Recommend denial of the rezoning request.

**Attachments**

- Site maps
- July 9, 2025 Staff Memorandum
- Application and supporting documents