

From: Camille Burdine <Camille.burdine@lebanontn.org>
Sent: Monday, February 18, 2019 3:24 PM
To: Council Members
Subject: 110 S Hatton

Dear Fellow Council Members,

Since several of you were not in attendance at the work session last week I wanted to let you know what my intentions are concerning the rezoning of 110 S Hatton from residential to office professional. My intention is to approve, however there are some opposing views from the planning commission (not staff), many of the neighbors, and some of my constituents. Their opposition is they want it to remain a single family residence they seem to feel they live in a residential neighborhood. We have had a neighborhood meeting, signage has been in place, and I as well as the owners of record have contacted personally all of those immediately effected. For this reason I felt I should explain my intent.

- Number one it is in our urban growth area it goes with the Comprehensive Plan.
- Our Downtown is a mixed use area.
- On the south side of W. Main beginning at Castle Heights down towards the square the first house in are all zoned OP except this property as well as some of the properties on the north side of W. Main.
- This property at one time was the Wilson Co. Archives
- This property is surrounded by commercial properties other than the southern side of the home.
- The property is very small with very little parking for a resident or an office. For that it is very limited to what it can be used for.
- Buyer is a medical billing company, no outside traffic all work is done through the internet, 3 employees, M-F 8-4:30
- Once rezoned it can not have a large sign out front in fact any signage will have to be on the building to meet codes, lot size is too small to have yard parking in front or behind. No variances can be asked for again due to lot size.
- By rezoning the property it has more restrictions than if it is a residence. It will be held by Historic Zoning both residential & commercial, Office Professional zoning, Chapter 8 guidelines (once approved) Missing Middle overlays (once approved)
- It will bring a higher price for the property which increases property value all around, raises the standards for the area (which I think we all can agree needs it), and hopefully will encourage other investors to revitalize our downtown area.
- Higher tax base for the City

As I am just getting my feet wet with being an elected official this has certainly been an eye opening experience dealing with a rezoning and going against some of my constitutes wishes. As you

know our city has a real issue right now with our zoning being too broad and truly limits the planning commission and council when making zoning recommendations. It also is very confusing to our citizens and developers. Especially those of us who live in the downtown area.

My hope is with the new comprehensive plan, chapter 8 guidelines, missing middle(downtown areas), as well as both our historic district overlays for residential and commercial will help to educate us all. With these in place will enable us to make more concise decisions for the future of our City.

I do hope you will see I have looked at this objectively and will support this rezoning.

Thank you,
Camille