

7/31/2026

Hi Bill and Michelle,

We wanted to register our comments and concerns regarding the proposed zoning change for 200 Bluff Street. While we do not have any concerns about the SPA use being considered by the current buyer, changing the zoning to LR opens the door to many potential future uses that could dramatically alter the character and charm of the Hays Historic District.

At the Planning & Zoning meeting, where the commission recommended approval of the zoning change, there was discussion that the area consists primarily of STR properties. While there are certainly a number of short-term rental properties in the area, many homes continue to be occupied as full-time residences, including 445 Hays Street, where my wife and I live.

Approving this zoning change will set a precedent in which nearly every property owner will be incentivized to pursue LR zoning in order to maximize their property's value through its highest and best use.

Could the Council consider a Conditional Use Permit or an overlay for this property that would allow the buyer to operate a spa while preventing some of the less desirable uses otherwise permitted under LR zoning? Among the uses permitted in LR are many that would significantly change—and potentially destroy—the charm of the Hays Historic District. While the SPA may end up having no negative impact they will not own the property forever and future uses may have a significant negative impact.

We are actually excited about the possibility of a new owner at 200 Bluff Street refurbishing and restoring the home to its full glory. I hope the Council can find a way to allow the proposed use without opening the floodgates to a wide range of future commercial uses that could be detrimental to the entire Hays Historic District by rezoning the property to LR.

The buyers asking for the zoning change without even knowing if the Historic Preservation Commission would approve a COA is also of concern. I hope they understand that the zoning change alone is only one step of the process.

I also wanted to point out that there is currently a business operating at 112 South Bluff, and I believe it was allowed through a CUP. The neighbors have struggled with this business because the area on the south end of the property is often left in poor condition, and many of us regularly pick up trash that blows into our yards and the street. See the photos below. This is sure to be a more common occurrence if many of the properties in the District are granted the LR zoning change from SF.

If the entire area is rezoned to LR, it won't be long before it ceases to be a desirable place to live, and many of us may ultimately feel compelled to rezone and sell the homes we love and enjoy.

Thank you for your consideration of this matter. Please let me know if you have any questions.

Thanks-

Steve and Hollie Mallett

