

MEMO



TO: Mayor Hahs and Members of the Board of Aldermen
FROM: Larry Miller, Building & Planning Manager
DATE: April 11, 2023
SUBJECT: Comprehensive Rezoning E Main Street and S Georgia Street

- Three properties are currently zoned I-2 Heavy Industrial District and are now used as single-family residences. This falls under nonconforming use, and all nonconforming uses that are more than 65% destroyed must comply with the zoning district's regulations. This means they could not build back as a single family since it is an I-2 Heavy Industrial District.
- Banks do not want to lend money for these types of nonconforming uses.
- Rezoning to a C-3 Central Business District would allow these properties to continue as single-family residences.