

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <input checked="" type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>												
<b>Agenda Date</b>	March 22, 2021												
<b>Requested Action</b>	<p>To consider the demolition request for structures located at 322 North Plant Avenue (KAD 19999, A10298 – Survey 180 M I Leal, 3.57 acres) (Michael Vogt).</p> <ol style="list-style-type: none"> <li>I. Staff Presentation</li> <li>II. Public Hearing</li> <li>III. Make Recommendation</li> </ol>												
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Planning and Community Development Department												
<b>Background Information</b>	HLC Case Number: 2021-03-005.B												
	Zoning: R-1 Medium-Density Single-Family District												
	Contribution/ Integrity: N/A												
	<p>The property is not part of the Historic District, but structures inside the City limits that are older than 50 years and request a demolition permit need to receive approval from the Historic Landmark Commission to do so.</p> <p>The application is for the demolition of a structure located at 322 North Plant Avenue. We were not able to establish the date that the structure was built, but from the information provided by the owner we were confident the structure is older than 50 years and requires your analyses to receive a demolition permit.</p>												
	<p>The property was recently rezoned for a single family development.</p> <p>On February 29<sup>th</sup> a group of Commissioners had the opportunity to do a site visit and evaluate the condition of the structures.</p>												
<b>Item Justification</b>	<table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> <tr> <td style="text-align: center;">Recommendation</td> <td>_____</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____	Recommendation	_____
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<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	As required by State regulation, notifications were sent to the property owners within 200 ft from the subject property. 20 property owners were notified.
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached.