

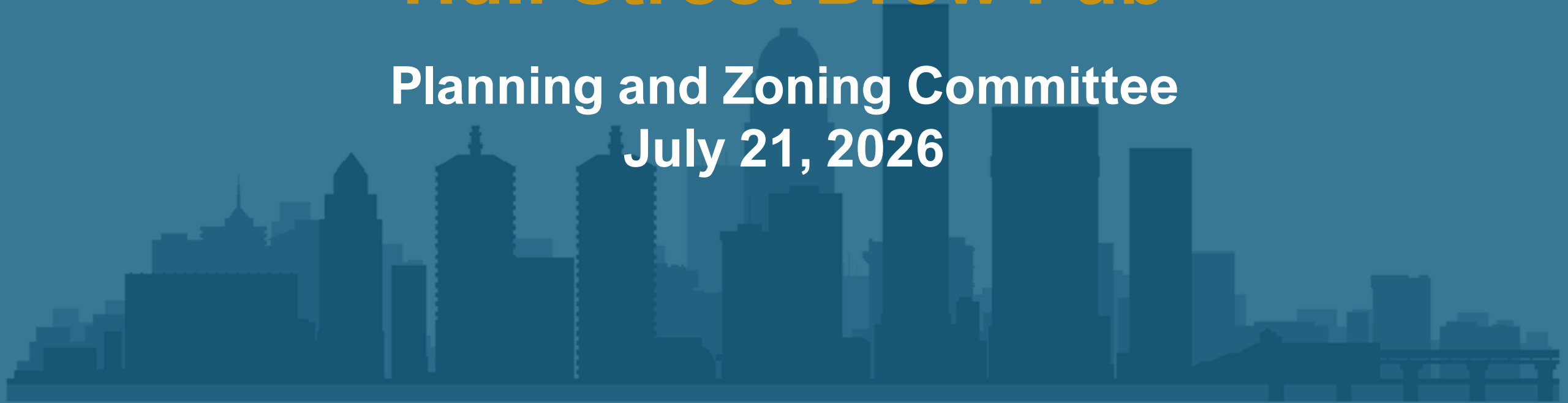
O-166-26

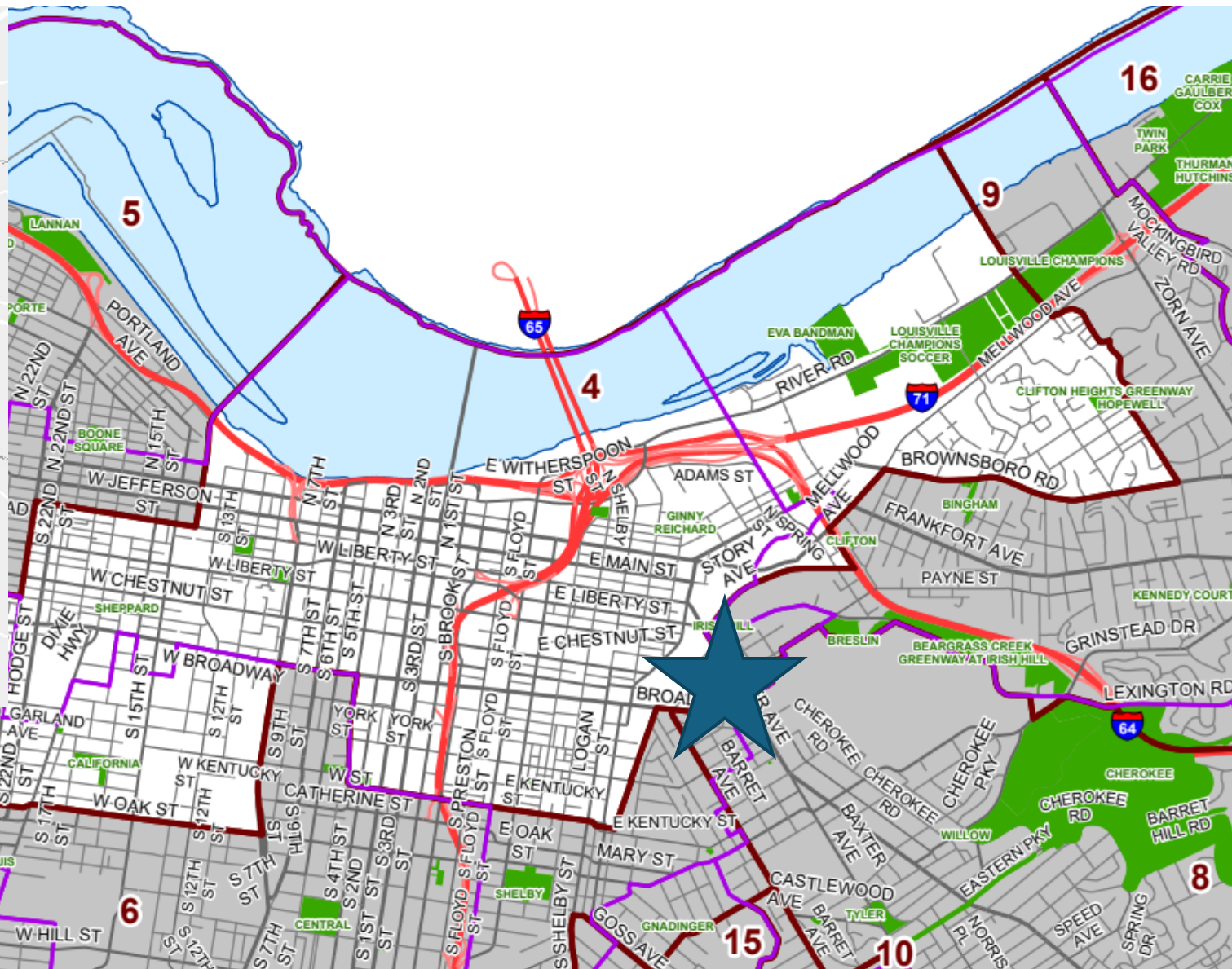
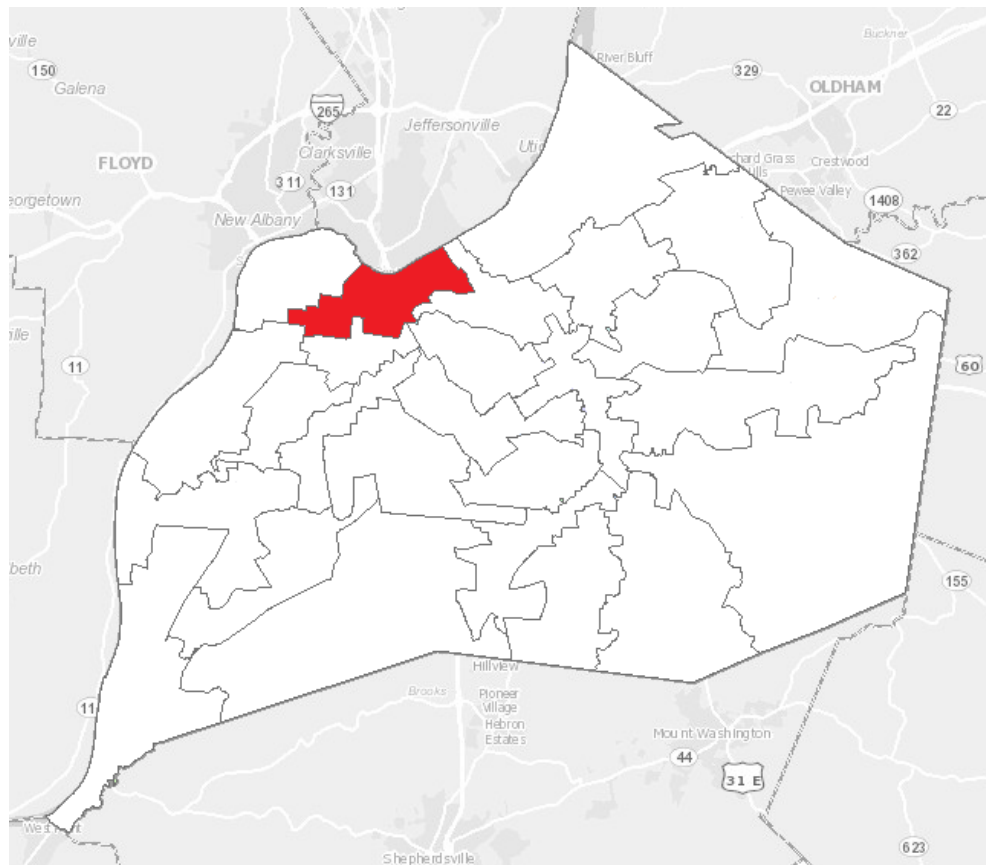
25-ZONE-0097

Hull Street Brew Pub

Planning and Zoning Committee

July 21, 2026

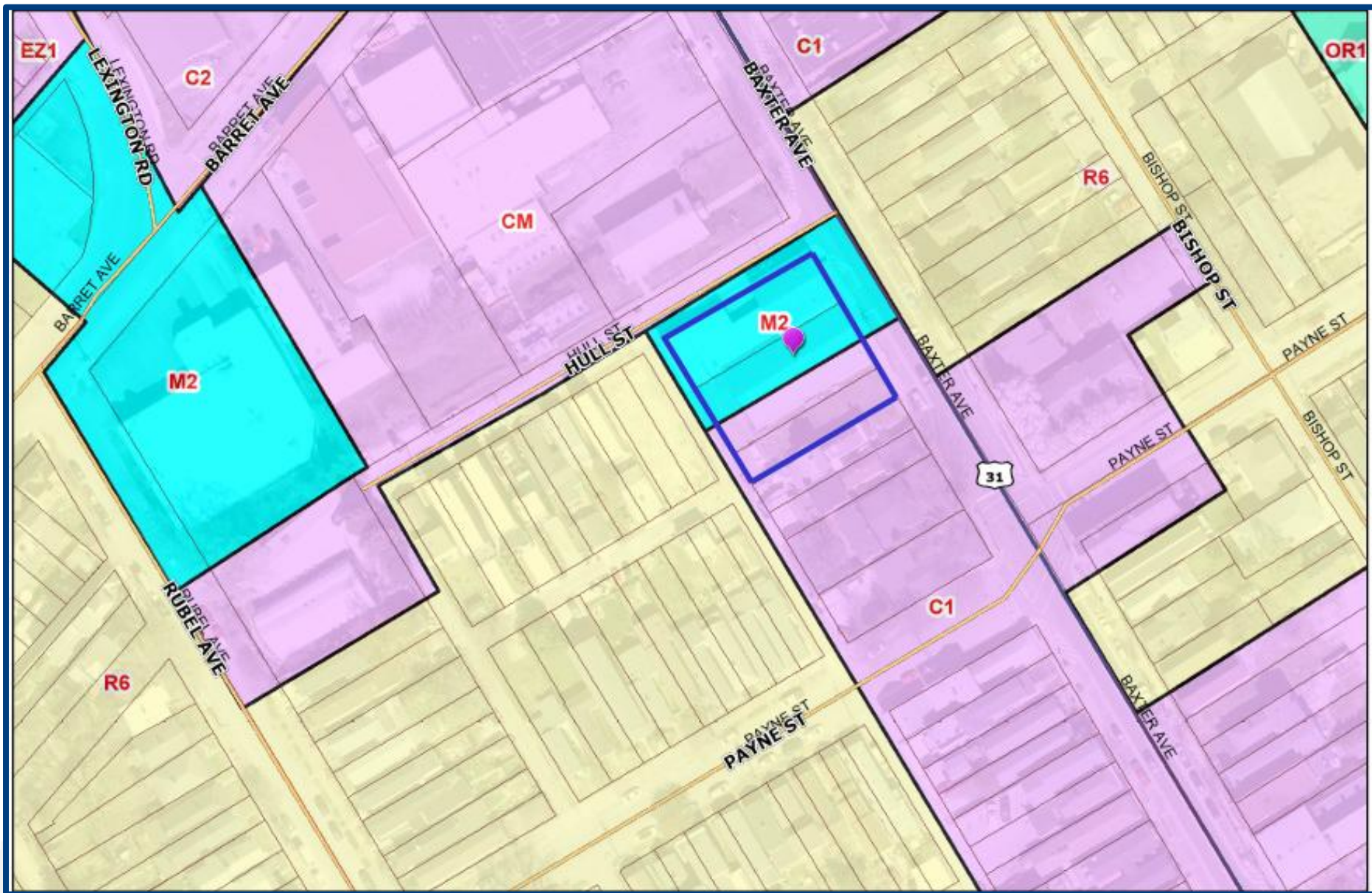




- 524 Baxter Avenue
- 4- Ken Herndon



- Existing Use: Industrial
- Proposed Use: Commercial/Residential



- Existing Zoning: M-2 & C-1/TN
- Proposed Zoning: C-2/TN

REQUESTS



- Change in Zoning from M-2 Industrial & C-1 Commercial to C-2 Commercial
- Detailed District Development Plan with binding elements

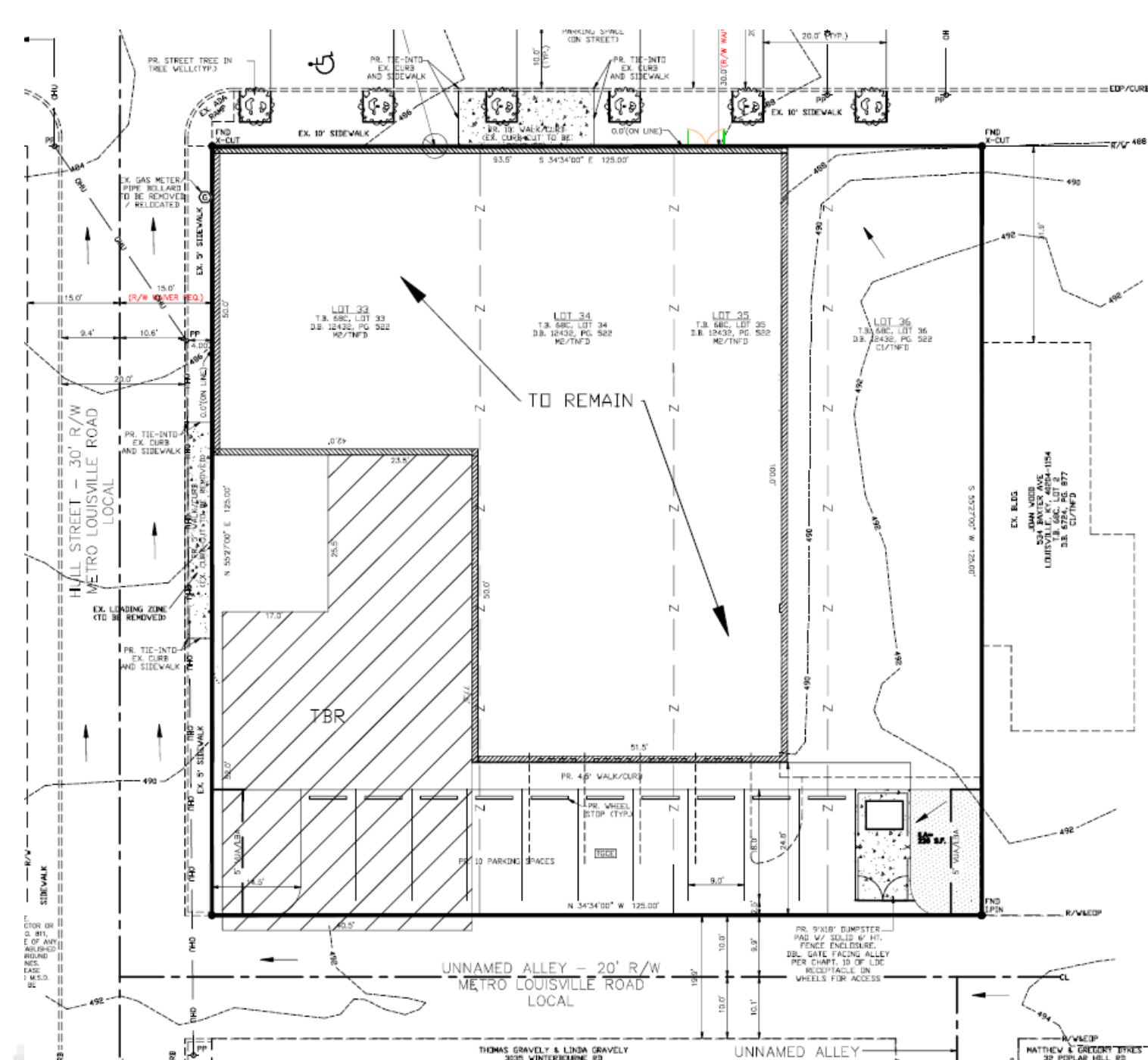


CASE SUMMARY



- 0.36 acres
- Existing structure to be converted into dwelling units and a C-2 use
- No new construction





PROJECT DATA:

PROPERTY SIZE = 15,625 S.F.
0.36 AC.
PROPOSED ZONING = C2 (TNFD)
EXISTING ZONING = M2/C1 (TNFD)
T.B. 68C, LOTS 33, 34, 35 & 36
D.B. 12432, PG. 522

EX. BUILDING 9,955 S.F. ± (1 STORY)
PROPOSED FOOTPRINT SIZE
7,250 S.F. ±

524, 528, 530, 532 BAXTER AVE.

PROPERTY SIZE
EXISTING USE
EXISTING ZONING
EXISTING FORM DISTRICT
PROPOSED USE
PROPOSED ZONING
PROPOSED FORM DISTRICT
EXISTING BUILDING

PROPOSED HEIGHT
FLOOR AREA RATIO (F.A.R.)
MAX. DENSITY ALLOWED

MIN. FRONT / STREET YARD
MIN. SIDE YARD
MIN. REAR YARD

MAX. BUILDING HEIGHT

MIN. BICYCLE PARKING SPACES
PROVIDED BICYCLE PARKING SPACES
VEHICLE USE AREA
INTERIOR LANDSCAPE AREA REQ. (2.5%)
INTERIOR LANDSCAPE ARE PROVIDED

15,625 S.F. / 0.36 AC.
ALLIANCE MACHINE TOOL COMPANY
M2 / C1
TRADITIONAL NEIGHBORHOOD FORM DISTRICT
HULL STREET BREW PUB, AND RESIDENTIAL USE
C2
UNCHANGED
9,955 S.F. ± (1 STORY)

UNCHANGED
2.02 F.A.R. (5.0)
145 DWELLING UNIT PER ACRES
(PROVIDED 8.33 DWELLING UNIT PER ACRES)

0' FRONT YARD (CORNER LOT) (PROVIDED 0')
10'/5' (PROVIDED 11.6' SOUTH)
5'/15' (NOT APPLICABLE DOUBLE
STREET FRONTAGE)

45' (PROVIDED 45.00' / 3 STORIES)



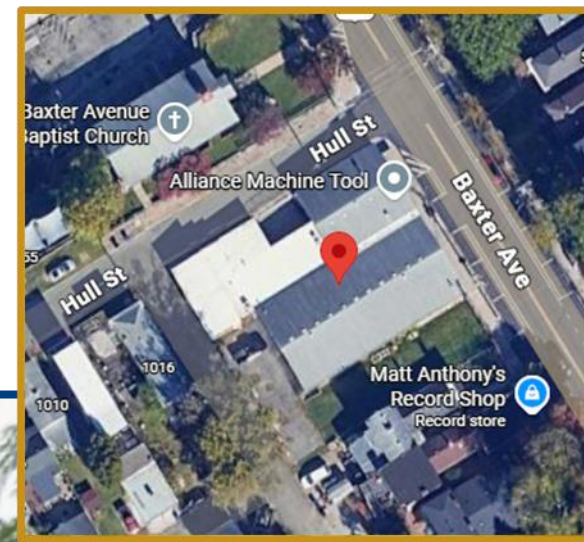
SUBJECT PROPERTY

Front, Baxter Ave



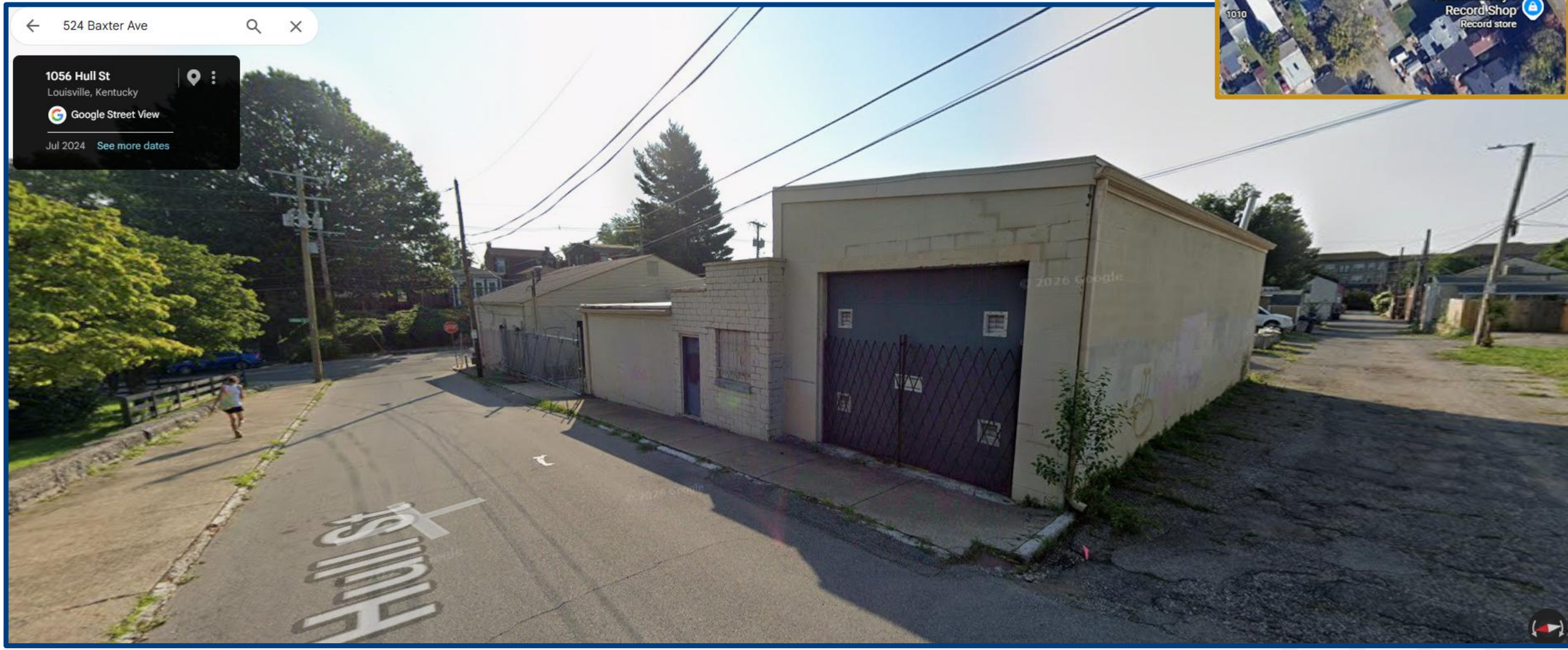
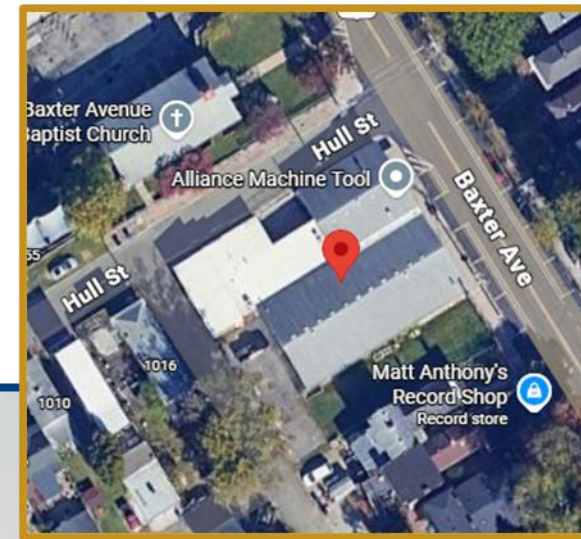
SUBJECT PROPERTY

Corner View, Baxter Ave & Hull St



SUBJECT PROPERTY

Corner View, Hull St & Unnamed Alley



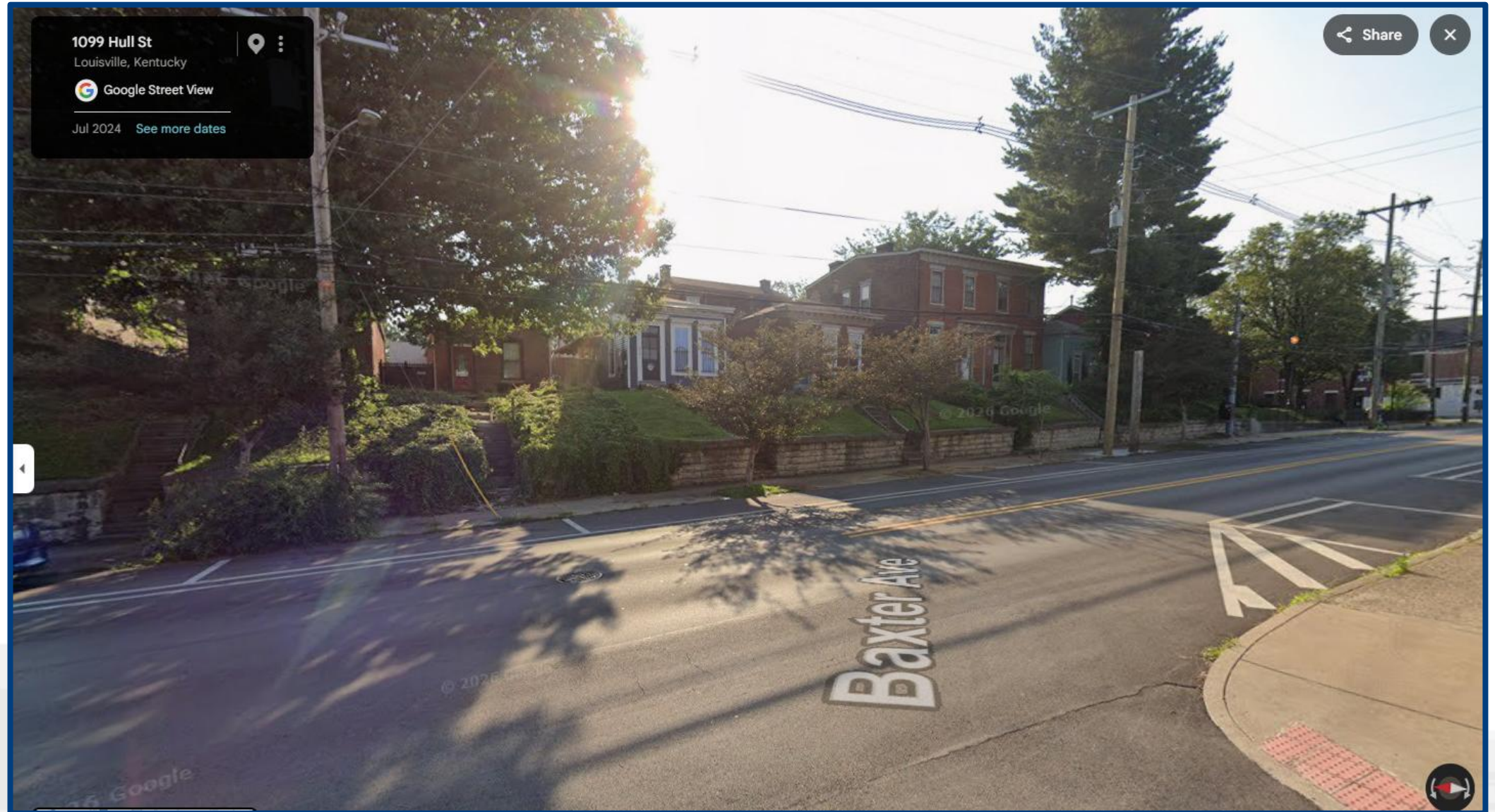
SUBJECT PROPERTY

Rear, Unnamed Alley



ADJACENT PROPERTY

Directly Across, Baxter Ave & Hull St Intersection



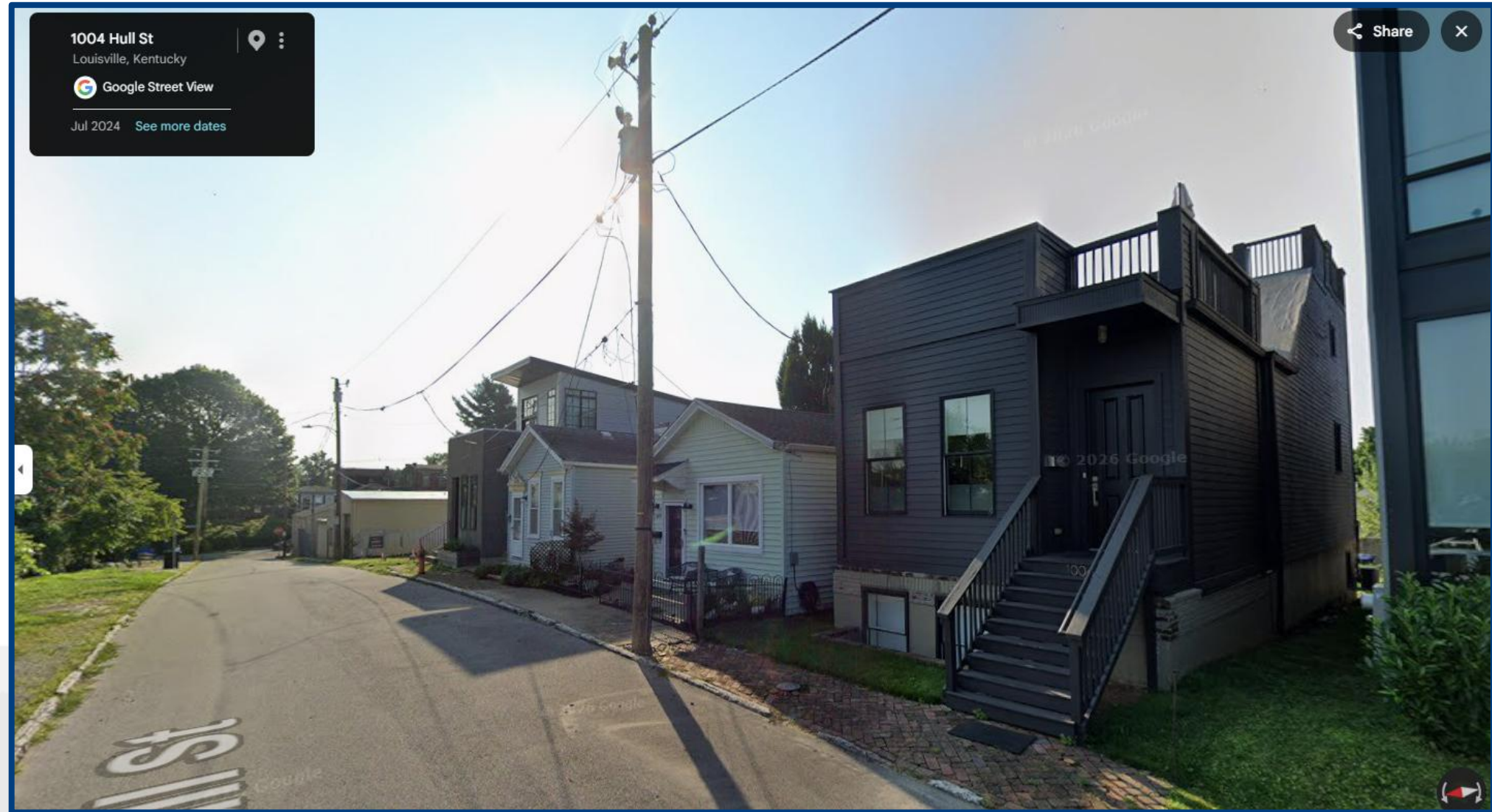
ADJACENT PROPERTY

Directly Across Side, Hull St



ADJACENT PROPERTY

Directly Across Rear, Hull St



PUBLIC MEETINGS



- Neighborhood Meeting on September 18, 2025
- Planning Commission Public Hearing on May 7, 2026
 - Motion to Recommend approval of the change in zoning from M-2 & C-1 to C-2 passed by a vote of 7-2

