

Family Residential (6,000 sq. ft) to M-2, Manufacturing. Applicant requests that the property be rezoned to M-2, Manufacturing. The applicant will be constructing a 7,000 sq. ft building, and all manufacturing will be conducted inside the structure. Daily tasks will consist of welding and manufacturing components and assembling the product line for water and pumps. There will also be 600 sq. ft of office space within the structure.

Staff recommends approval of LP 2022-03-08 rezoning request to rezone the property from R-6, Multi-Family Residential to M-2, Manufacturing, to construct a 7,000 sq. ft building for welding and manufacturing components and assembling the product line for water and pumps.

No one spoke in favor or nor against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Jefferson to recommend approval of the request as presented. Commissioner Hightower second. All in favor, no one opposed. Motion carried.

**Agenda Item #4**

DA-SE-2022-01, T. M. Daniels, Special Exception ( Day Care Center), 3737 U.S. Highway 41 South, 0190 240D, 1.3-acres, A-U zoning district

This application was withdrawn by the applicant.

**Agenda Item #5**

RE-2022-01: MCL Investment Properties, LLC, 1201 Baytree Road, Rezone 0.80 acres from C-C to M-F

This case represents a rezone request to change the existing zoning from Community Commercial to Multi Family requirement on ~0.80 acres 1201 Baytree Road, Remerton, GA (currently known as CJs Pub & Pool). The main motivation behind the request is to combine 1201 Baytree Road, 1706 and 1708 Poplar Street to create a multiple building apartment complex that will be a total of ~1.49 acres that will include 36 units (72 bedrooms) for the proposed new construction. Concerning the 2030 Comprehensive Plan Map, the subject property is within the Remerton Mill Town Character Areas at which multi-family can be used as a permitted zoning.

Additional development standards are proposed for the entire project of 1.49 acres+/-:

- Increase in density from the allotted number of units of 18 units to 36 units. Density increase will be 18 units.
- Reduction in footage for the front yard setback from 80 feet to 64 feet. Reduction in the front yard setback is 16 feet.