

- Reduction in footage for the rear yard setback from 55 feet to 15 feet. Reduction in the rear yard setback is 25 feet.

With this request, the following factors should be considered: 1) The frontage on Baytree Road. 2) The potential impacts to the existing community commercial neighbors to the east, west, and north. 3) The potential traffic impact. 4) The potential impact on water, sewer, police and fire protection. 5) The proposed zoning change is not suitable in view of the zoning and development of adjacent and/or nearby properties and can cause an adversely influence of existing conditions in the city which is why the property should not be redistricted. 6) The proposed zoning change is out of scale with the needs of the City of Remerton. 7) The potential economic impact generated from rezoning said property from Community Commercial to Multi-Family. 8). The potential increase in noise complaints.

Overall, staff is not supportive of the request to rezone 1201 Baytree Road, Remerton GA from being zoned community commercial to a multi-family zoning based on the factors listed above.

Speaking in favor of the request:

- Jack Langdale

Mr. Langdale stated he is the attorney for the property owner and offered to answer any questions the Commissioners may have. Mr. Langdale discussed the zoning of the surrounding neighborhood, the compatibility of the project with the neighborhood, the current condition of the building, and addressed the possibility of noise complaints.

No one spoke against the request.

Commissioner Bailey ask if the owner was open to mixed use. Mr. Langdale replied that given the unoccupied mixed-use buildings in the neighborhood, the owner would rather not proceed in that direction.

Commissioner Miller asked Ms. Freeman what the concerns of staff were. Ms. Freeman replied the loss of one more commercial property concerned the city council.

Commissioner Bailey asked Ms. Freeman if traffic on Baytree Road was a concern (yes); would there be a water/sewer impact (minimal); and if public safety would be impacted (heavily).

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented, with the condition of no outlet for traffic on to Baytree Road. Commissioner Willis second. All in favor, no one opposed. Motion carried.