

Commissioner Wildes stated he understands the City of Remerton's concern of losing commercial business, but multi-family use is essential.

Agenda Item #6

COA-2022-01: MCL Investment Properties, LLC, 1201 Baytree Road, COA Demolition of existing structure and New construction for M-F units

This case represents a rezone request to change the existing zoning from Community Commercial to Multi Family requirement on ~0.47 acres at 1706 Poplar Street, Remerton GA (formerly known as the back parking lot for CJ's 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.
- 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 factor should be considered: 1) The property to the east, west, and south are zoned multi-family and this will separate with property from being an isolated district consisting of one parcel.

Overall, staff is supportive of the request for COA solely on the vote to approve the rezone request at 1201 Baytree Road, Remerton GA to demolish the current main structure and replace it with new construction for Multi-family.

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.

No one spoke against the request.