

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 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; 4) 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 supportive of the PUD request 2022-01 at 1201 Baytree Road, 1706 and 1708 Poplar Street, Remerton GA based solely on the approval of the rezone request of 1201 Baytree Road, Remerton GA.

No one spoke in favor of nor against the request.

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

### **Agenda Item #9**

COA-2022-02: MCL Investment Properties, LLC, 1706 Poplar Street, COA for New construction for M-F units

This case represents a COA request to demolish the current structure and replace it with a Multi Family development on ~0.47 acres 1706 Poplar Street, Remerton, GA (currently known as back parking lot 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