

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented. Commissioner Webb second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #6

LP-2023-04-28B Cody Califf and John Green, 0.24 acre (Tract 3) and a portion of Map & Parcel 0223A, 0.29 acre - Request to rezone from R-15 (Single -Family Residential) to C-C (Community Commercial).

Mrs. Hylton presented the case in which the applicants, are requesting to rezone a 0.24-acre, tract 3, and a 0.29- acre tract, also known as a portion of Map/Parcel 0223A, from R-15, Single-Family Residential (15,000 Sq. ft.), to C-C, Community Commercial, for future C-C, Community Commercial Use.

Staff is recommending approval to the City Council.

Speaking in favor:

Mr. John Green, Prospective buyer, 2302 Memorial Dr., Waycross, GA

Mr. Green stated he was present to answer any questions the commissioners might have.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented. Commissioner Webb second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #7

VA-2023-09 Machouse Investment, LLC, 212-216 W. Alden Ave. and 207-209 W. Cranford Ave. Planned Development for a Residential development in R-6 and DR-10 zoning. *** *This is a TABLED item from the 5/22 GLPC meeting and the 6/8 City Council meeting. It has been fully readvertised for this month's review cycle. The applicant's proposed master plan has been revised under a slightly different layout which featured one less lot than originally proposed.****

Mr. Martin presented the case in which Machouse Investments LLC is requesting a Planned Development Approval for a non-conventional single-family Residential development on 2.20 acres that is split-zoned Single-Family Residential (R-6) (1.08 acres) and Duplex Residential (DR-10) (1.12 acres). The subject property comprises a group of four (4) contiguous parcels located at 212 – 216 West Alden Avenue as well as 207 - 209 West Cranford Avenue. These are all located east of North Oak Street, between West Alden and West Cranford Avenues, and are located within the local Historic District. Two of the existing parcels currently contain historic single-family residences, while the other two are currently vacant. The applicant is proposing to collectively replat all of the properties into 10 individual lots for single-family homes in accordance with an overall master plan. Two of the re-platted lots would contain the existing historic houses. Each of the other lots would contain a new single-family residence ranging from 1,600 3,200-sf, and each will be individually reviewed and approved by the Historic Preservation Commission (HPC) for