

Mr. Inman presented an updated site plan showing changes to parking and increased radii for emergency vehicles. He stated each unit would have 2 parking spots available to them. He also explained that the intent is the units will be “short-term homes” for college students or traveling nurses. Mr. Inman further stated that single R-10 residential lots would not be cost effective nor economically viable. The site plan depicts the homes sitting in the middle of the property, providing the best possible buffering, and the applicant has met with the City Arborist.

Commissioner Bailey asked about the proposed sizes of the units. Mr. Inman responded that they will be ~ 980 sq ft - ~1080 sq ft. Commissioner Hightower asked for confirmation that the 2 large trees on the back of the lot will remain. Mr. Inman confirmed. He also stated that there is no intent to clear any more trees. Commissioner Bailey inquired about the possibility of a privacy fence around the entire perimeter of the property. Mr. Inman stated the intent is only for the back of the property.

Speaking in opposition to the request:

- Chasity Luke – 303 Betty Jo Dr.
- Mark Heffelfinger – 305 Betty Jo Dr.
- Charles Hinke – 604 Smithbriar Dr.
- Ann Anderson – 400 Eager Rd.

Concerns of the speakers included density issues, conflict with the existing character of the area, and the transient nature of the prospective residents.

Commissioner Bailey asked the total number of doors in the 2020 request. Mr. Martin responded 15 units were requested. Commissioner Willis asked if any surrounding properties contain 2-story structures. Mr. Martin stated he did not have that information. Further discussion included clarification about the requested zoning and the recommendation of staff.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request of R-6 zoning by the applicant. Commissioner Hightower second. After discussion of the motion, three (3) voted in favor, and six (6) opposed (Bythwood, Foreman, Graham, J. Miller, Webb, Willis). (3-6). Motion failed.

Motion by Commissioner Willis to recommend denial of the applicant’s request to rezone from R-15 to R-6. Commissioner Bythwood second. Six (6) voted in favor, and three (3) opposed (Rountree, Bailey, Hightower). (6-3) Motion carried.

Agenda Item #8

HA-2025-07 Rick Williams (Exit 29 - Hahira)
Variances to replace a billboard in C-H zoning