

**COMMISSION PRE-MEETING  
& HEARING SUMMARY OF  
MINUTES**

**June 13, 2022**



**COMMISSION HEARING and AGENDA PREVIEW MEETING**  
**Monday, June 13, 2022,**

<u>THE COMMISSION</u>	Commission Hearing Regular called Session (1:36 p.m.)	
	PRESENT	ABSENT
Jeane H. Easom <i>Chair</i>	√	
Bryan Scott <i>Vice Chair</i>	√	
Gary Bechtel <i>Commissioner</i>		√
Tim Jones <i>Commissioner</i>	√	
Josh Rogers <i>Commissioner</i>	√	
<u>STAFF AND ADVISORY PERSONNEL</u>	Commission Hearing Regular called Session (1:36 p.m.)	
Jeffrey C. Ruggieri <i>Executive Director</i>	√	
Butch Sementilli <i>Assistant Zoning Director</i>	√	
Margaret Peth <i>Development Review Officer</i>	√	
Michael Greenwald <i>Planning Director</i>		
Sheila Burns <i>Commission Secretary</i>	√	
Pope Langstaff <i>Commission Attorney</i>	√	
<u>MEDIA STAFF AND AFFILIATION</u>	Commission Hearing Regular called Session (1:36 p.m.)	
	PRESENT	ABSENT
<i>The Macon Telegraph</i>	√	
<i>WGXA, Channel 24 News</i>		√
	APPROVED	DISAPPROVED
<i>Pre-meeting agenda review minutes/ Regular hearing minutes were duly signed by the presiding officer and approved by the Commission.</i>	May 23, 2022, Regular & Pre-Meeting Minutes were approved.	



*These are the official summary minutes of the Macon-Bibb County Planning and Zoning Commission in a public hearing on the date shown below and contain the official results of the hearing. The contents of this document have been checked for completeness and accuracy and meet the minimum requirements of Georgia State Law. They are not intended to be and should not be construed as a verbatim transcript.*

*The following are minutes for the June 13, 2022, pre-meeting and hearing of the Macon-Bibb County Planning and Zoning Commission held in the conference room at 200 Cherry St (Terminal Station) Suite 300, Macon, GA, 31201. The pre-meeting began at approximately 12:36 p.m. and the hearing at 1:31 p.m. Those wishing to address the Commission, applicants as well as those in support or opposition, were sworn in by the Commission Secretary and notary, Sheila Burns when the item was called.*

The Macon-Bibb County Planning & Zoning Commission pre-meeting was held on Monday, June 13, 2022, at approximately 12:36 P.M.

**MEMBERS OF THE PLANNING & ZONING COMMISSION PRESENT:**

**Ms. Jeane Easom**  
**Mr. Josh Rogers**  
**Mr. Tim Jones**  
**Mr. Brian Scott**

**MEMBERS OF THE PLANNING & ZONING STAFF PRESENT:**

**Mr. Jeffrey Ruggieri, Executive Director**  
**Mr. Butch Sementilli, Asst. Zoning Director**  
**Ms. Sheila Burns, Development Review Officer**

**1. Call to Order:**

Chairperson Jeane Easom called the pre-meeting to order at approximately 12:36 p.m.

**11. Discussion of Agenda Items**

Also, the agenda items below were discussed at the pre-meeting. Items are **listed in numerical or alphabetical order but not necessarily discussed in that order. The Commission took no action or vote of any kind, regarding agenda items.** *Sheila Burns, Commission Secretary*

1. [00917 Joe Tamplin Industrial Blvd](#) | Conditional use | to allow a cold storage warehouse, M-2 District | **Walrus CC, LLC./ George Bene, Applicant**

2. [01193 Wesleyan Dr](#) | Appeal of Staff decision | to allow a c-store with fuel sales, C-4 District | **Mark Strozier, Applicant**

3. [01250 Eisenhower Pkwy](#) | Conditional use | to allow indoor mini-warehouse storage, PDE District | **Nomad Capital/Drake Massa, applicant**

4. [01436 Forsyth St](#) | Conditional Use | to allow a c-store with alcohol and fuel sales, HC District | **Jim Rollins, Applicant**

5. [02820 Jordan Ave](#) | Conditional Use | to allow a single-family detached cluster development, R-1A District | **Century Complete/ Charlotte Booker, Applicant**

6. [03755 Bloomfield Rd](#) | Conditional Use | to allow adult daycare center, PDC District | **Erika Thomas, Applicant**

7. [4173 Cavalier Dr](#) | Rezoning | from R-3, Multi-family Residential District to C-2, General Commercial District to allow multi-family apartments | **Kunj Investment Inc/Ashok Patel, Applicant.**



8. [04460 Riverside Dr](#) | Conditional use | to allow a veterinary clinic, C-2 District | **S.A. F.E., Susan Helton, applicant**
9. [04665 Ivey Dr](#) | Conditional use | to allow an office/warehouse, PDC District | **Widner & Associates, Applicant**
10. [04691 Log Cabin Dr](#) | Conditional use | to allow used auto sales, C-2 District | **Alexis Austin/Midtown Auto Sales, applicant**
11. [04747 Donnan Rd](#) | Conditional use | to allow a family/church camp retreat, Ag- District | **Jaime C. Dequzman Jr., Applicant**
12. [04951 Riverside Dr](#) | Conditional use | to redevelop a commercial site to mixed-use development, C-2 District | **Steven Rowland/Rowland Engineering, Applicant**
13. [05761 Houston Rd](#) | Conditional use | to allow a bakery with outside seating, PDE District | **Felicia's Cale Factory, Felecia Howard, Applicant**
14. [05771 Zebulon Rd](#) | Conditional use with variance | to allow retail building & restaurant, PDE District | **Steven Rowland/Rowland Engineering, Applicant**
15. [01057 Clay Ave](#) | Conditional use | to allow a re-entry home for non-violent offenders, R-3 District | **Remove This Reproach/Edward Palmore, Applicant | Withdrawn by applicant**
16. [03585 Overlook Ave](#) | Variance | in lot width to allow two lots, R-1AA District | **Hamidulla Sodagar & Banu, Sodargar Razia, Applicant | Deferred by staff**
17. [03585 Overlook Ave](#) | Variance | in setback requirements, R-1AA District | **Hamidulla Sodagar & Banu, Sodargar Razia, Applicant | Deferred by staff**

#### IV. RATIFICATIONS:

- eighteen. [00389 Mulberry St](#) | Certificate of Appropriateness | to allow exterior modifications, CBD-1 District | **Macon Hotel Investors/J. Randolph Nichols, Applicant**
19. [00664 Second St](#) | Certificate of Appropriateness | to allow exterior modifications, CBD-2 District | **Longleaf Distilling Co., Applicant**
20. [00893 Riverside Dr](#) | Certificate of Appropriateness | to allow design approval of signage, CBD-2 District | **Satsang Sagar LLC. / Bharatkumar Amin, Applicant**
- twenty-one. [01059 Washington Ave](#) | Certificate of Appropriateness | to allow exterior modifications, HR-3 District | **Wes Gibson, Applicant**
22. [01408 Forsyth St](#) | Certificate of Appropriateness | to allow demolition of a building, HC District | **Jim Rollins, Applicant**
23. [01435 Forsyth St](#) | Certificate of Appropriateness | to allow exterior modifications, HR-3 District | **Susan Wilson, Applicant**

Pre-meeting adjourned @ 1:29 p.m.

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**Comm. Jeane Easom called the meeting to order at approximately 1:36 p.m. and read the procedure rules for the hearing and then the Commission Secretary Sheila Burns performed a Roll Call and asked about agenda changes. Butch Sementilli, Asst. Zoning Director, read the list of agenda changes and called the items as follows. Applicants and those addressing the Commission were sworn in by the Commission Secretary, Sheila Burns**



**Roll Call**

**ITEM #1**

**917 Joe Tamplin Industrial Blvd:** Conditional use to allow a cold storage warehouse, M-2 District. Walrus CC, LLC. /George Bene, applicant.

**DISCUSSION**

*Don Carter and John Ripple* made the presentation to the Commission on behalf of the referenced item. Mr. Carter stated they were seeking a conditional use with variance of 125 height for the storage building; *John Ripple of Agile Cold Storage* told the Commission that this would be the third cold storage warehouse in Georgia with two other locations in Gainesville and Cartersville. And this location would be identical to those and hoping to start construction this fall.

*Comm. Easom* wanted some clarification on the height variation, and Mr. Ripple said the plan is to build a second phase of the automated storage retrieval system and how it would support the crane aisles operation. Comm. Rogers asked if this would be for the cranes to run as long as they could, and Mr. Ripple explained how an ideal system works and said they are running automated systems in the other two locations and breaking ground on the 2<sup>nd</sup> phase of the Gainesville location this summer.

*Comm. Jones* wanted to know if the building would be automated or will there be employees. Mr. Ripple said there would be a total of 175 people in the building and 75 on the non-automated side and the building would have about 100 to 135 people on the automated side.

*Don Carter* discussed the 150ft undisturbed buffer with trees and said they can maintain that.

**No one else wished to be heard on this project.**

**DELIBERATIONS**

*Comm. Rogers* to approve Conditional use Item #1 with the condition that the stormwater retention center be allow to encroach in the 150 ft undisturbed buffer but no closer than 60 ft from the undisturbed buffer.

*Comm. Jones 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Scott - absent*

*Comm. Bechtel– absent*

*This motion was approved by a vote of 3:0*

**APPROVED**

**ITEM #2**

**1193 Wesleyan Dr:** Appeal of Staff decision to allow a c-store with fuel sales, C-5 District. Mark Strozier, applicant.

**DISCUSSION**

*Mark Strozier and Pam Webster* made the presentation to the Commission on behalf of the referenced item. Mark is an employee of P&Z and is appealing a staff decision to allow a c-store in his neighborhood. He said that as a citizen and homeowner there is a problem that needs to go on record, he said that he has lived at his residence of 246 North Wesleyan Circle since 1989. He is bringing this issue before the Commission because he’s trying to protect his property from further damage and erosion due to flooding caused by another property owner. He went on to talk about the flooding from Langford Creek that has gotten worse, and the flooding has caused several yards to be under water. He also talked about the topography at 1193 Wesleyan Dr and what happens in the event of flooding.

Also, Mr. Strozier said he read and re-read County Engineer Charles Brooks’ response about the proposed c-store development. After reading and pointing out several important facts about the reference property and surrounding properties,



he asked the Commission to review the project before deciding.

**Pam Webster of 1271 Wesleyan Dr** said she and her husband had lived at this property for 43 years, and she strongly opposed the vice-mart of 1193 Wesleyan Dr. She said their neighborhood has and always will be family oriented, and this vice mart is not. And she said there is a convenience store directly across the street from where the proposed c-store and there is an established convenience store and gas station and clearly there is no need for another convenience store there. In addition, there are three convenience stores less than a mile away, so clearly there is no need for another. She asked the Commission to define the word “community” and what it means. She asked the Commission to strongly opposed this vice-mart and what it would do to their community.

**Forrest Edwards of 4941 Kathryn Dr** spoke in support of the neighbors who are in opposed to the convenience store. He said that he cannot help but imagine the future of an establishment like that will continue to deteriorate after a period of blossoming and feels like it is a detriment to install another convenience store in the neighborhood. And if the Commission decision goes to approval, he hopes that they have done due diligence in groundwater runoff.

### **OPPOSITION**

**Attorney William Larsen** said that with all due respect, with all that was heard from Mr. Strozier and Mrs. Edwards, that this is permitted use. Mr. Larsen said the issues that are being raised are things that would be heard on an application for conditional use or rezoning because the regulations provide criteria to analyze those applications in deciding whether to grant them or deny them. There are no criteria like that for permitted uses. C-5, community commercial is designed for this very type of thing, and the property has been zoned like that for a while. Mr. Larsen said that it is obviously a commercial location on the corner of two busy streets, and it is never going to be residential. The property is already zoned commercial, and this is a permitted use in that zoning district and there are really no criteria in the regulations at all that allowing consideration of the type of issues presented. Section 27.14 of the ordinance is the appeal provision. to appeal a decision from a zoning officer, and that says the “appeal process is allowed for any persons aggrieved by any decision or act of the zoning enforcement officer in the administration.” In other words, if the zoning officer misconstrued the resolution and a permit was required where a zoning officer made a mistake because they overlooked something the and the resolution requires to for issuing a permit to an applicant for a permitted use, then anyone aggrieved by that can come in and appeal that. But it is only for those limited things that were called for in the resolution and not there is nothing anyone can point to in this application that is not done. Mr. Larsen pointed out that this case does not have the criteria that rezoning or conditional use applications have. This is a permitted use, and it is supposed to be permitted on this property. Mr. Larsen went on to talk about the engineering report and said they must trust the experts on that. And after a lengthy conversation Mr. Larsen ask that the Commission deny the appeal.

**Tony Widner of Widner and Associates** said they have met all the requirements of the county and completed all appropriate due diligence

**Comm. Easom** asked is there any possibility that the property owner would reconsider and find another location, and Mr. Widner said he do not think so.

**Executive Director** wanted to know about the continuation levels of capacity on site, and what levels would the storms be retaining on site before it starts to leave. Mr. Widner replied be saying it will release at the rate that is on site now.

**Attorney Pope Langstaff** said for the record he is not going to go into any detail, but to say this is a rare occurrence – but he came to conclusion that Attorney Larsen said is correct.

### **REBUTTAL**

**Mark Strozier** said he is just going to reaffirm the appeal, the appeal is just to pause to review the application with the stormwater problems and stormwater drainage problems, and that is what they are asking.

### **DISCUSSION**

**Comm. Jones** said that this is personal for him because he lives right around the corner, but he does understand the legal implications.



*Comm. Rogers* said this suck, and this is probably the worst decision he has had to make since being here, and he agrees with the neighbors that this is not an appropriate use for this area. And he said for everyone to know that the regulation was changed in January, changing gas stations to conditional use– but the applicant had already applied for this parcel before the change was made. On this specific parcel they were allowed to put a gas station there when they bought it, by right without any public hearing whatsoever. The property was purchased, and the application was filed based on property right that we granted to them without any public hearing. We have fixed that, but it does not apply in this case. Mr. Rogers expressed that the alternative to allowing the proposed project would be a lawsuit, which would be a poor use of public resources, so he is forced to approve the project and deny the appeal.

*No one else wished to be heard on this project.*

**DELIBERATIONS**

*Comm. Rogers motion* to DENY the Appeal of Staff decision Item #2

*Comm. Jones 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Scott – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #3**

**1250 Eisenhower Pkwy:** Conditional use to allow indoor mini-warehouse storage, PDE District. Nomad Capital/Drake Massa, applicant

**NO DISCUSSION ON THIS ITEM - RATIFIED**

**DELIBERATIONS**

*Comm. Rogers motion* to APPROVE Ratified Item #3

*Comm. Scott 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Jones – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #22**

**1408 Forsyth St:** Certificate of Appropriateness to allow demolition of a building, HC District. Jim Rollins, applicant.

**DISCUSSION**

*Executive Director Jeffrey Ruggieri* stated that this item was heard by DRB at their last meeting and deferred for additional information. The information was not received so this was taken from Ratification and moved to the regular agenda.

*Chris Clark* made the presentation to the Commission on behalf of the referenced item. He told the Commission that the plan they were given was not a complete plan. The landscape plan was received after the fact, was not submitted with the application. He went on to describe what was wrong with the application. He said there was no mention of how the sidewalk was going to be treated, or handicaps ramps or proper curb & gutter for DOT roadway. He went on to say that Forsyth St is SR 19, and he is very concerned there will be grass coming down to what used to be a driveway cut. There are drainage problems and when there's heavy rain it will be push up on the sidewalk. So, the application is incomplete, and he feels that it is not appropriate to tear down one use to further another inappropriate design. So, he is requesting this application be deferred for further investigation and the application needs to be submitted to DOT as well as Traffic Engineering for their input.

*Jim Rollins* made the presentation to the Commission on behalf of the referenced item. He said that he understood that the



Design Review Board have some questions regarding the driveways and particularly the driveway cuts over to Monroe St. And since that meeting with them he has spoken with the Traffic Engineering and they have approved that driveway, and it is a single-lane only driveway and they are waiting on the Fire Department to tell the, whether they can have two lanes or not. The applicant also mentioned the Traffic Engineering Department told them to contact DOT regarding the driveway widths. Mr. Rollins added there will be no signage on the corner on Monroe/Forsyth St.

**Comm. Scott** wanted some clarity on the sidewalks and handicap accessibility, and Mr. Rollins said all of those are required.

**Comm. Rogers** wanted to know if the current application reflects the design of the sidewalks to be installed. After answering several questions pertaining to the sidewalks, Mr. Rollins finally said to show the dimensions of the sidewalk, obviously it does not.

**Comm. Easom** wanted to know the distance from the canopy to the right-of-way and it was said 36 ft.

**Comm. Jones wanted** to know whether the tanker trucks will be going down Monroe St because Monroe St is already traveled by Mail trucks. But Mr. Rollins specifically said that the fuel would be delivered between 9 p.m. and 10 p.m. at night; and the Commissioner's pointed out that's when people are trying to sleep.

### **DELIBERATIONS**

**Comm. Rogers** motion to DENY Item #22 Certificate of Appropriateness

**Comm. Jones 2<sup>nd</sup>**

**Comm. Easom – approved**

**Comm. Scott – approved**

**Comm. Bechtel – absent**

**This motion was approved by a vote of 4:0**

**APPROVED**

### **ITEM #4**

**1436 Forsyth St:** Conditional use to allow a c-store with alcohol and fuel sales, HC District. Jim Rollins, applicant.

### **DISCUSSION**

**Chris Clark** addressed his concerns about this project at 1436 Forsyth St and said his number one concern is traffic and the driveways that have been there a very long time and having a decel lane. He said that the applicant is asking the board for something but are not willing to meet them part of the way, and they are not wanting to apply for a DOT permit and these plans are below of what DOT would even consider. After addressing all his concerns with the Commission, he asked that they deny this application.

**Jim Rollins** discussed the concerns Chris Clark had and said traffic engineering has asked them to contact DOT, and that they have and that they may have to put in a decel lane, but do not know that yet. And Mr. Rollins said that all the years he has been appearing before Planning & Zoning he has never told them a story.

**Comm. Rogers** told the Commissioners he is open to what they think, but for him considering the evidence so far, and the opportunity for refinement there is nothing that has been discussed that can make it appropriate conditional use for this location. This is a food desert and heavily pedestrian and he would like for the priority to be on the safety and accessibility to be on the pedestrian infrastructure and this is absolutely the opposite. Commissioner Rogers said he cannot imagine G-DOT permitting any of this. Then he mentions how the staff report talks about the established and negative impacts of gas stations on residential property values and this adjoins several houses. And just within the consideration that was allowed for conditional use, this does not meet the standards for a conditional use and should be denied. Commissioner Rogers said it could be deferred though and he would be happy to hear it again.

**Comm. Jones** said he agrees with Comm. Rogers

**Comm. Scott** said he feels that any changes would not make this an appropriate use for this corner

**Comm. Easom** said after hearing from the Commissioners, her concern is if we require drawings and DOT approval and





then we get to the result and we still would not approve it and then you're just wasting your money and time, so I would entertain a motion to deny this.

**No one else wished to be heard on this project.**

**DELIBERATIONS**

**Comm. Rogers motion to DENY Conditional Use Item #4 at 1436 Forsyth St**

**Comm. Jones 2<sup>nd</sup>**

**Comm. Easom – approved**

**Comm. Scott – approved**

**Comm. Bechtel – absent**

**This motion was approved by a vote of 4:0**

**APPROVED**

**ITEM #5**

**2820 Jordan Ave:** Conditional use to allow a single-family detached cluster development, R-1A District. Century Complete/Charlotte Booker, Applicant.

**DISCUSSION**

**Charlotte Booker** made the presentation to the Commission on behalf of the referenced project. She said that she is a representative of Century Complete, and that this is a new project called Emerald Forest. They are planning to finish this community by adding new lots (29) and the floor plan would be between 1700 to 1800 sq. ft single-family detached homes. They are looking to start this project in September.

**The Commission and Staff** had questions about the lots, because some of them were not showing on the plan the applicant submitted. She told her there are over one hundred lots, but they are only doing twenty-nine (29).

**Steven Rowland of Rowland Engineering** told the Commission that this is one of these plans, and he went on to explain and said that the front lots are already platted and been sold to someone else. Also, the street was built before the recession in 2005-2007 and the water and infrastructure and this has just been sitting. Also, the fire department requires two entrances when you have over thirty (30) lots.

**No one else wished to be heard on this project.**

**DELIBERATIONS**

**Comm. Rogers motion to APPROVE Conditional Use Item #5**

**Comm. Jones 2<sup>nd</sup>**

**Comm. Easom – approved**

**Comm. Scott – approved**

**Comm. Bechtel – absent**

**This motion was approved by a vote of 4:0**

**APPROVED**

**ITEM #6**

**3755 Bloomfield Rd:** Conditional use to allow an adult daycare center, PDC District. Erika Thomas, applicant.

**DISCUSSION**

**Erika Thomas** made the presentation to the Commission on behalf of the referenced project. She told the Commission that she is currently a home/healthcare provider and is seeking to add additional services for her clients. The services would provide affordable options to help aging seniors. There is a shortage of caregivers, and this is a solution to help the families. This is a non-residential facility, and the hours of operation will be from 8:30 a.m. to 4:30 p.m. five days a week. She went to explain some of the services and activities that they will provide. There is no kitchen yet so the meals will be catered for



until a kitchen is provided.

*The Commission and Staff* questioned the safety of the seniors when they would be dropped off and wanted to know what type of precautions the applicant would be taking to ensure they got into the building without any problems. The applicant said some of the seniors would be using wheelchairs, walkers and so there would be a personal care aide to assist them. The Commission also asked if she is currently operating an adult daycare, but she said she is operating a home care business. There was some question about why the hours would be from 8:30 a.m. to 4:30 p.m., and with family members working what would be an alternative for picking someone up. The applicant explained that they would have to partner with a nursing home, or the family can make other arrangements.

**No one else wished to be heard on this project.**

**DELIBERATIONS**

*Comm. Rogers motion to APPROVE Conditional USE Item #6*  
*Comm. Jones 2<sup>nd</sup>*  
*Comm. Easom – approved*  
*Comm. Scott – approved*  
*Comm. Bechtel – absent*  
*This motion was approved by a vote of 4:0*  
**APPROVED**

**ITEM #7**

**4173 Cavalier Dr:** Rezoning from R-3, Multi-family Residential District to C-2, General Commercial District to allow multi-family apartments, Kunj Investment Inc/Ashok Patel, applicant.

**DISCUSSION**

*Kunj Patel* made the presentation to the Commission on behalf of the referenced item. And he said this piece of property was under contract to be sold to a developer, and it fell through, so they want to go back to the original zoning of C-2.

*Comm. Scott* asked whether they are planning to build some apartments, and his response was no. And if was asked if they could build apartments here, and he answered yes, but they prefer the C-2 zoning for this piece of property.

*Comm. Easom* told the applicant that the Commission does not like flip-flopping, and there’s multi-family on one side, and multi-family on the corner that are all R-3 zoning and if this is converted back to C-2 zoning there would be an island there. And *Comm. Rogers* said that the recent re-zoning was a downzoning which removes property rights, and he would be reluctant to up zone this without a specific use alongside of the rezoning. And *Comm. Easom* said that she understood that he had a client who wanted to build a hotel, and he said they were still working with him. After some lengthy discussion it was decided to defer this rezoning until the applicant can come back with more definite plans.

**DELIBERATIONS**

*Comm. Scott motion to DEFER Item # 7 to July 25, 2022*  
*Comm. Rogers 2<sup>nd</sup>*  
*Comm. Easom – approved*  
*Comm. Jones – opposed*  
*Comm. Bechtel – absent*  
*This motion was approved by a vote of 3:1*  
**APPROVED**

**ITEM #8**

**4480 Riverside Dr:** Conditional use to allow a veterinary clinic, C-2 District. S.A.F.E., Susan Helton, applicant.

**DISCUSSION**



*Susan Helton* made the presentation to the Commission on behalf of the referenced project. She said that she has a mobile spay/neutered clinic, and now she’s looking to expand. She has been leasing this office space for the business office due to having to have a business address and she would be seeking to open a wellness clinic in Suite 15, where they will see one client per thirty minutes, and have hired a second veterinary because of the demand. This would not be a full-service clinic and will not house animals overnight; and there will be a spay/neuter clinic in another suite. Registrations, paperwork, and payment would be online.

*The Commission and Staff* wanted to know how she would be handling the barking, etc. She explained there is a hair/body contouring business next to the clinic where the animals would be house after surgery; and the owner of that business mostly operate in the evening and knows what they do at the veterinary clinic, and she is fine with it.

*No one else wished to be heard on this project.*

**DELIBERATIONS**

*Comm. Rogers motion to APPROVE Conditional Use Item #8*

*Comm. Jones 2<sup>nd</sup>*

*Comm. Eason – approved*

*Comm. Scott – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #9**

**4665 Ivey Dr:** Conditional use to allow an office/warehouse, PDC District. Widner & Associates, applicant.

**NO DISCUSSION ON THIS ITEM - RATIFIED**

**DELIBERATIONS**

*Comm. Rogers motion to approve RATIFIED Item # 9*

*Comm. Scott 2<sup>nd</sup>*

*Comm. Eason – approved*

*Comm. Jones – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #10**

**4691 Log Cabin Dr:** Conditional use to allow used auto sales, C-2 District. Alexis Austin/Midtown Auto Sales, applicant.

**DISCUSSION**

*Shemicka Johnson and Alexis Austin* made the presentation to the Commission on behalf of the referenced project. They told the Commission that they went to their property manager to discuss getting out of their lease of the property because there is no adequate parking available. The property manager wanted to know how the Commissioners could suggest that to them when there are several locations in Macon that do not have pave parking.

*The Commission and Staff* explained to them that how the process works, and they are here to help them. This property just does not have enough parking for vehicles, and the front and the back would have to be paved. During discussion it was suggested that the application be withdrawn, and the applicants asked the Commissioner’s if there was a way that they could request that some of the fees for another location be applied to a new application once they find one. The Commission agreed to this request.



No one else wished to be heard on this project.

**DELIBERATIONS**

*Comm. Scott motion to APPROVE the applicant request to withdraw her application*

*Comm. Jones 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Jones – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #11**

**4747 Donnan Rd:** Conditional use to allow a family/church camp retreat, Ag-District. Jaime C. Dequzman Jr., applicant.

**NO DISCUSSION ON THIS ITEM – RATIFIED**

*Comm. Rogers motion to approve RATIFIED Item # 11*

*Comm. Scott 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Jones – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #12**

**4951 Riverside Dr:** Conditional use to redevelop a commercial site to mixed-use development, C-2 District. Steven Rowland/Rowland Engineering, applicant.

**NO DISCUSSION ON THIS ITEM – RATIFIED**

*Comm. Rogers motion to approve RATIFIED Item # 12*

*Comm. Scott 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Jones – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #13**

**5761 Houston Rd:** Conditional use to allow a bakery with outside seating, PDE District. Felicia’s Café Factory, Felicia Howard, Applicant.

**DISCUSSION**

*Felicia Howard* made the presentation to the Commission on behalf of the referenced project. She said that she is seeking to utilize this location as a second location for Felicia’s Cake Factory. They are currently located downtown and have been there for five years. She has a lot of customers that come from Warner Robins and south bibb, so this location would be right to expand. And she went to say they would be offering some of the same bake goods as well as decorating classes. The hours would be Tuesday to Saturday from 11 a.m. to 7 p.m. She has all her approvals from the different departments that would be needed. The proposed project would be like the business currently operating downtown.

*The Commission and Staff* questioned the house next door and she explained that there would be a fence to separate the two and the house would be rented out. And she answered any questions they had about the classes she is proposing to have.



*No one else wished to be heard on this project.*

**DELIBERATIONS**

*Comm. Rogers motion to APPROVE Conditional USE Item #13*

*Comm. Scott 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Jones – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #14**

**5771 Zebulon Rd:** Conditional use with variance to allow retail building & restaurant, PDE District. Steven Rowland/Rowland Engineering, applicant.

**DISCUSSION**

*Steven Rowland* made the presentation to the Commission on behalf of the referenced project. He said this application is for a multi-use retail/restaurant, similar to the buildings that are being built in front of the lofts on Zebulon Rd. He said this is set up with buffers that are required against the residential properties. He said there would be one pick-up window only. The applicant said the developer asked if the pick-up window could be on either end of the building, but he wants it on the non-residential side. And the Commission said they were ok with that. There should not be an issue with stacking either. And this application is asking for some variances in parking due to the length of the track. They are requested the last two rows to from 20 ft length to 18 ft. length. Comm. Easom asked does the bream to go the way in the front of the property, and he said it does and are aware it should remain undisturbed. Mr. Rowland said they have submitted building elevations to show that both sides of this building would look like the front and utilize the same material as the front of the building.

*No one else wished to be heard on this project.*

**DELIBERATIONS**

*Comm. Rogers motion to APPROVE Conditional USE Item #14*

*Comm. Jones 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Scott – approved*

*Comm. Bechtel – absent*

*This motion was approved by a vote of 4:0*

**APPROVED**

**ITEM #15**

**1057 Clay Ave:** Conditional use to allow a re-entry home for non-violent offenders, R-3 District. Remove This Reproach/Edward Palmore, applicant.

**NO DISCUSSION ON THIS ITEM – WITHDRAWN BY APPLICANT**

**ITEM #16**

**3585 Overlook Ave:** Variance in lot width to allow two lots, R-1A District. Hamidulla Sodagar & Banu, Sodargar Razia, applicant.

**NO DISCUSSION ON THIS ITEM – DEFERRED BY STAFF**

**ITEM #17**



**3585 Overlook Ave:** Variance in setback requirements, R-1AA District. Hamidulla Sodagar & Banu Sodagar Razia, applicant.

**NO DISCUSSION ON THIS ITEM – DEFERRED BY STAFF**

**ITEM #18**

**389 Mulberry St:** Certificate of Appropriateness to allow exterior modifications, CBD-1 District. Macon Hotel Investors/J. Randolph Nichols, applicant.

**NO DISCUSSION ON THIS ITEM – RATIFIED**

**ITEM #19**

**664 Second St:** Certificate of Appropriateness to allow exterior modifications, CBD-2 District. Longleaf Distilling Co., Applicant.

**NO DISCUSSION ON THIS ITEM – RATIFIED**

**ITEM #20**

**893 Riverside Dr:** Certificate of Appropriateness to allow design approval of signage, CBD-2 District. Satsang Sagar LLC/Bharatkumar Amin, Applicant.

**NO DISCUSSION ON THIS ITEM – RATIFIED**

**ITEM #21**

**1059 Washington Ave:** Certificate of Appropriateness to allow exterior modifications, HR-3 District. Wes Gibson, Applicant.

**NO DISCUSSION ON THIS ITEM – RATIFIED**

**AGENDA CHANGES TO THE JUNE 13, 2022,**

*Comm. Rogers* motion to accept changes to the agenda by moving items 3, 9, 11 & 12 to ratification

*Comm. Jones 2<sup>nd</sup>*

*Comm. Easom – approved*

*Comm. Scott – absent*

*Comm. Bechtel -absent*

*This motion was approved by a vote of 3:0*

**APPROVED**

**RATIFIED ITEMS**

*Comm. Scott motion to approve the RATIFIED ITEMS of May 23, 2022*

*Comm. Jones 2<sup>nd</sup>*



*Comm. Easom – approved*  
*Comm. Rogers – approved*  
*Comm. Bechtel - absent*  
*This motion was approved by a vote of 4:0*  
**APPROVED**

**ADJOURNED**

*Comm. Scott motion to adjourn at 3:40 p.m.*  
*Comm. Rogers 2<sup>nd</sup>*  
*Comm. Easom – approved*  
*Comm. Jones– approved*  
*Comm. Bechtel– absent*  
*This motion was approved by a vote of 4:0*  
**ADJOURNED**

**NEW BUSINESS**

*Non-Applicable*

**OLD BUSINESS**

*Non-Applicable*

❖ **For the record:** *At the beginning of the hearing, the Executive Director, or an appointed staff member announces all known changes to the agenda such as withdrawn, deferred, or ratified items. Applicants who are scheduled to be heard but who wish to withdraw or defer their application are provided an opportunity to make that request to the Commission. On occasion items are heard out of order as the Commission deems necessary to provide for a more orderly hearing.*

❖ **For the record:** *No one wished to speak on behalf or against ratification items.*

❖ **For the record:** *On occasions, an asterisk etc. is placed in the absent column along with indicating the attendance of the Commissioner. This signifies that the Commissioner attended the meeting but was not available for the vote on some or all the issues addressed at the pre-meeting (Administrative Business Report) or regular hearing Meeting.*

❖ **For the record:** *The Commission approves all **RATIFIED** items after hearing all other items. The items are voted on as group and not as individual items. The votes listed under each item in the Minutes reflects the motion and vote to approve all **RATIFIED** items. No testimony is heard by the Commission on these items.*



***Special Note: Macon-Bibb County Planning & Zoning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.***

❖ *To the best of my knowledge, these minutes are true and correct. The meeting was convened and adjourned with a motion, second and vote by Macon-Bibb County Planning and Zoning Commission board members. There being no further business to discuss, the meeting adjourned at approximately 3:40 P.M. **Sheila Burns, Commission Secretary.***

**Legend**

*(Phonetically): Sounds like.*

*(Inaudible) impossible to hear muffled, low, and indistinct.*