

HEARING RESULTS

SUMMARY

NOTICE: The **Monday, July 25, 2011** meeting of the Macon-Bibb County Planning and Zoning Commission will be held in City Council Chambers City Hall, beginning at 1:30 p.m.

The Pre-meeting of the Macon-Bibb County Planning and Zoning Commission will be held in the 10th Floor Conference Room, located in the Willie C. Hill City Hall Annex, 682 Cherry Street, beginning at 12:00 p.m. The purpose of this meeting is to discuss any administrative business and to obtain information from staff regarding scheduled agenda items.

Approval of June 27, 2011, Regular hearing minutes

(1st Tillman, 2nd Azar, vote 5:0)

Approval of June 27, 2011, Pre-meeting minutes

(1st Tillman, 2nd Azar, vote 5:0)

CONDITIONAL USES:

- A. 1658-1690 COLEMAN AVENUE/1338-1370 JOHNSON AVENUE/1675-1653 MONTELIER AVENUE:** Conditional use to allow a revised parking plan for a previously approved mixed-use development (retail, student residential units, classrooms, and offices) PDE District. **ZT3 Placemaker Studio, Inc., Applicant.**
APPROVED with staff report conditions. (1st Azar, 2nd Tillman vote: 5:0)
1. **2926 RIVERSIDE DRIVE:** Conditional use to allow used auto sales, C-4 District. **Mike Holt/ The Car Hut, Applicant.**
APPROVED with staff report conditions. May use accessory building if building code officials approve its use. (1st Hightower, 2nd Azar, vote: 5:0)
2. **101 PRESTON COURT:** Conditional use to allow a medical office in an existing office/warehouse building, PDE District. **Stephanie Folsom/Coldwell Banker Commercial-Eberhardt & Barry, Applicant.**
APPROVED with staff report conditions. (1st Tillman , 2nd Hightower, vote: 5:0)
3. **5462 NEW FORSYTH ROAD:** Conditional use to allow a garden center with outside storage/display, PDC District. **Thomas McCook, Jr./Urban Green Three, LLC, Applicant.**
APPROVED with staff report conditions. Limited to one (1) freestanding sign. (1st Hightower, 2nd Hubbard, vote: 5:0)
4. **5670 CALVIN DRIVE:** Conditional use to allow expansion of athletic facilities for a private school , A-Agricultural District. **Chris Clark/Carter & Sloope/First Presbyterian Day School, Applicant.**
APPROVED with staff report conditions. Master plan approved. Staff may handle future accessory structures as permitted uses. (1st Azar, 2nd Hightower, vote: 5:0)

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5. **220 TOM HILL SR. BOULEVARD:** Conditional use to allow expansion of a shopping center with a fuel center addition and variance in parking requirements, C-2 District. **The Kroger Company, Applicant. Assoc. with item #9**
APPROVED with staff report conditions. Per applicant statement, that there is no drive up pharmacy window and there will be no additional driveways developed to KFC property. (1st Hightower, 2nd Azar, vote: 5:0)

CERTIFICATE OF APPROPRIATENESS:

6. **718 COLLEGE STREET:** Certificate of Appropriateness to allow design approval of exterior modifications and landscaping, HR-3 District. **Kenneth R. Brown/Tethel W. Brown, Applicant.**
APPROVED with staff report conditions and Design Review Board recommendations-RATIFIED
7. **2025 VINEVILLE AVENUE:** Certificate of Appropriateness to allow design approval of a freestanding sign, HR-3 District. **Tommy Rosson/Rosson Sign Company, Applicant.**
APPROVED with staff report conditions and Design Review Board recommendations-RATIFIED
8. **442 SECOND STREET:** Certificate of Appropriateness to allow design approval of exterior modifications and signage, CBD-1 District. **Nicholas Rizkalla, Applicant.**
APPROVED with staff report conditions and Design Review Board recommendations-RATIFIED

SIGNS:

9. **220 TOM HILL SR. BOULEVARD:** Variance in aggregate sign area requirements for a fuel center, C-2 District. **The Kroger Company, Applicant. Assoc., with item #5**
APPROVED with staff report conditions. (1st Hightower, 2nd Azar, vote: 5:0)
10. **4468 FORSYTH ROAD:** Variance in distance from a residential structure to allow an electronic graphic display sign (EGD), C-4 District. **The Sanford Company, Applicant.**
APPROVED with staff report conditions. (1st Hightower, 2nd Hubbard, vote: 5:0)

RATIFICATIONS:

APPROVED (1ST Hightower, 2nd Hubbard, vote 5:0)