

**MINUTES
PLANNING COMMISSION MEETING
TUESDAY, JANUARY 21, 2025
5:15 P.M.**

A Planning Commission meeting was held at 5:15 p.m. on Tuesday, January 21, 2025, in the Council Chambers at City Hall.

Attending the meeting were the following officials:

John Jones, Jr., Chairman, Planning Commission
Harold Boston, Jr., Planning Commission Member
Alex Spivey, Planning Commission Member
Shayla Donaldson, Planning Commission Member
Cliff Hendrix, Public Works Director/Building Official
Angie Conner, City Clerk

Guests

Randy Cannady
Alan Thigpen
Lisa Thigpen

Call to Order and Welcome

Chairman Jones called the meeting to order and welcomed everyone.

Agenda and Minutes

Mr. Spivey made a motion to approve the agenda and the minutes from the November 6, 2024 and November 26, 2024 meetings. Mrs. Donaldson seconded the motion, and the vote was unanimous.

Purpose

The purpose of this meeting is to consider an application by William Allen Thigpen for a Conditional Use to permit Multi-Family Apartments in the Central Business District (CBD) and a Variance to reduce the Minimum Dwelling Size from 800 Sq. ft. to 625 Sq. Ft. at the property located at 35 North Lewis Street.

Mr. Thigpen informed the Planning Commission that the plans are to build a steel structure with a parking lot on at least one side. It will be a two-story building with four apartments at the bottom and two on top. He plans to use some of the old brick from the previous building. He said that there will be one to two retail stores on the bottom. There is a total of 8 units. He plans to erect a privacy fence.

Mr. Hendrix stated that currently residential uses are not allowed in the CBD without a conditional use. The current ordinance allows for a minimum of 800 Sq. ft. Mr. Thigpen is requesting a variance from 800 Sq. ft. to 625 Sq. ft.

The request for a conditional use approval is a requirement of Article VI – List of Permissible and Conditional Uses. Residential development may be permitted as a Conditional Use in the CBD zoning district.

The request for a variance is a requirement of Article V – Zoning District Schedules (Minimum Requirements). The minimum size for a dwelling unit is 800 square feet. The applicant wishes to develop apartments at 625 sf. The property is approximately .380 acres and has frontage on N. Lewis Street. The combined lot dimensions are approximately 105’ wide * 155’ long. The combined lot size (-16,500) meets the CBD lot area requirements. Lot size, setback, and building coverage requirements in CBD allow for more dense development.

The property at 35 N. Lewis Street is designated for commercial use on the existing and future land use maps in the 2022 Candler County/Metter Comprehensive Plan. The property is located in the Historic Downtown Metter Character Area, which includes an implementation measure to “encourage a mix of housing choices that cater to both existing residents as well as future workforce.”

Staff has reviewed the application and has determined that the request for a Conditional Use & Variance is in compliance with the Zoning ordinance and Comprehensive Plan. If this application is approved by the city council, staff recommends the following conditions:

1. The applicant shall meet all building permit requirements for improvements to the accessory building and begin renovations within six months after approval of the conditional use by the City Council.

Mr. Spivey made a motion to approve the request for the conditional use and the variance as presented and to include the recommendation of staff. Mr. Boston seconded the motion, and the vote was unanimous.

City council will meet on February 10, 2025 to consider this application.

Adjournment

After no further discussion, the meeting was adjourned at 5:21 p.m.

John Jones Jr.