

The Planning & Zoning Commission met in a Public Hearing Thursday, April 25, 2024, at 6:00 P.M. at City Hall in the Conference Room at 56 Broad Street.

Board Members Present: Max Kilgore, Greg Brown, Clifton Pritchett and Dana Grinstead.  
Robert Herman was absent

Others Present: Sara Myers and Jersey Bray

Chairman Max Kilgore called the meeting to order.

**APPROVE:** Dana Grinstead moved for the approval of the agenda. Clifton Pritchett seconded; motion passed by a yes vote by all who were present. No opposition.

**APPROVE:** Dana Grinstead moved for the approval of the meeting minutes from the March 28, 2024, meeting. Clifton Pritchett seconded; motion passed by a yes vote by all who were present. No opposition.

Dana Grinstead moved to approve the preliminary site plans for the Deer Point Phase II subdivision expansion located on parcel ID 2T371960003 located on the Vienna Highway. Clifton Pritchett seconded; motion passed by a yes vote by all who were present. No opposition.

Mr. Kilgore asked if there was anyone in attendance to give the Commission an overview of the request for rezoning for parcel number H0100020021 located at 220 McCormick Avenue. Brigitte Bovee spoke on behalf of the project. Mrs. Bovee stated the development would be for 58 lots/homes which would be a minimum square footage of 1500 with each house being sided with brick. Several in attendance had questions for the developer. Citizens in the Pine Level subdivision asked if the residents for this new development would be accessing their homes using Hillcrest Avenue. The developer stated that they had no issue gating the Hillcrest Avenue entrance and only locking the gate but that by fire code a second entrance was mandatory. The developer stated they would supply a key to the gate to the fire department. Another question was asked about the subdivision's covenants, City Manager, Sara Myers, informed those in attendance that the Planning and Zoning Commission nor the City of Hawkinsville can mandate, enforce or govern subdivision covenants. Clifton Pritchett moved to table the rezoning request stating more information was needed. City Manager, Sara Myers, asked Mr. Pritchett what specific information he needed. Mr. Pritchett replied he wanted to see a detailed traffic pattern plan. Greg Brown seconded; motion passed by a yes vote by all who were present. No opposition.

Mr. Kilgore asked if there was anyone in attendance to give the Commission an overview of the request for rezoning for parcel ID H0390120001 at 81 South Union Street. Mr. Luke Demers spoke on behalf of the project. No others in attendance spoke on behalf of the request or in opposition to the request. Dana Grinstead moved to recommend approval of the rezoning request from B-2: City Business to R-2: City Single Family Residential. Greg Brown seconded; motion passed by a yes vote by all who were present. No opposition.

Mr. Kilgore asked if there was anyone in attendance to give the Commission an overview of the request for rezoning for parcel ID H020005018A at 10 N. Mitchell Street. Mr. Luke Demers spoke on behalf of the project. The adjacent property owner, who currently resides in Florida, spoke in opposition to the project stating that he felt a triplex on the proposed property would decrease his

home value if he were to decide to build a home on his lot. Clifton Pritchett moved to recommend approval of the rezoning request from R-2: City Single Family Residential to R-4: City Multi Family Residential. Greg Brown seconded; motion passed by a yes vote by all who were present. No opposition.

Mr. Kilgore asked if there was anyone in attendance to give the Commission an overview of the request for rezoning for parcel ID H0200050021 at 256 Commerce Street. Mr. Luke Demers spoke on behalf of the project. The Commission asked why he needed to change the zoning. Mr. Demers stated in order to have a used car business the property had to be zoned at B-2: City Business. No others in attendance spoke on behalf of the request or in opposition to the request. Dana Grinstead moved to recommend approval of the rezoning request from B-1: City Business to B-2: City Business. Greg Brown seconded; motion passed by a yes vote by all who were present. No opposition.

There being no other business, the meeting was adjourned by Max Kilgore.