



AGENDA • JUNE 23, 2025

REGULAR MEETING

**Commerce Administration Complex 110
State Street, Commerce Georgia 30529**

6:00 PM

- 1. CALL TO ORDER**
- 2. OPENING PRAYER -- Commissioner Jimbo Stephenson**
- 3. APPROVAL OF MINUTES**
- 4. COUNCIL UPDATES**
- 5. OLD BUSINESS**

PR25-0004: Rezoning - PUD: Ken Gary, applicant, and Fifty Five Fifty, property owner, seek rezoning from AR, (Agriculture Residential) District and C-2, (General Commercial) District to PUD, (Planned Unit Development) on approximately +/- 23.4 acres and further identified as 1134 State Street, Map/Parcels 009 028 and 009 028A.

6. NEW BUSINESS

1. **PR25-0010-PUD:** Carter Engineering Consultants, INC., applicant, and Beaverdam Creek 463 LLC, property owner, seek rezoning on approximately +/- 161.8 acres located at Ila Road, further identified as Map/Parcels 010 002 and 010 046, from R3 (Two-Family Residential District) to PUD (Planned Unit Development).
23. **PR25-0011: Rezoning-Commercial:** Remedy Investments LLC, applicant, and RUC Holdings ULC, property owner, request approval of an updated site plan on approximately +/- 20 acres located at Homer Road Intersection & South of Highway 441, further identified as Map/Parcel 020 058 and 020 030B, C2 (General Commercial District).
3. **PV25-0001: Variance:** Terry R Porter, applicant, and Terry R. Porter, property owner, request a rear yard area variance from 20 ft. to 2 ft. on approximately +/- .23 acres located at 180 Bill Anderson Blvd, further identified as Map/Parcel C14 026.
4. **PV25-0002: Variance:** Terry R Porter, applicant, and Terry R. Porter, property owner, request a side yard area variance from 30 ft. to 10 ft. on approximately +/- .23 acres located at 180 Bill Anderson Blvd, further identified as Map/Parcel C14 026.
5. **PV25-0003: Variance:** Timothy Bassett, applicant, and BCS Madison, property

owner, request a use variance to reduce Sec. 2-206. R3, Two-Family Residential District for Single-Family Detached, and Two-Family Residential (Duplex) development in areas served by public sanitary sewer to an "attached 'for sale' dwelling" on approximately +/- 5.75 acres located at 635 Madison Street, further identified as Map/Parcel 010 024.

6. **PV25-0004: Variance:** Timothy Bassett, applicant, and BCS Madison, property owner, request a use variance to reduce minimum lot size 14,520 sq. ft. (0.33 acres) in Table 2-2A, Dimensional Requirements for Agriculture and Residential Zoning Districts to 10,000 sq. ft., on approximately +/- 5.75 acres located at 635 Madison Street, further identified as Map/Parcel 010 024.

PV25-0005: Variance: Timothy Bassett, applicant, and BCS Madison, property owner, request an area variance to reduce minimum lot width of 75 ft. in Table 2-2A Dimensional Requirements for Agriculture and Residential Zoning Districts to 40 ft., on approximately +/- 5.75 acres located at 635 Madison Street, further identified as Map/Parcel 010 024.

PV25-0006: Variance: Timothy Bassett, applicant, and BCS Madison, property owner, request an area variance to reduce side setback from 15 ft. in Table 2-2A Dimensional Requirements for Agriculture and Residential Zoning Districts to 0 ft., on approximately +/- 5.75 acres located at 635 Madison Street, further identified as Map/Parcel 010 024.

7. DISCUSSION ITEMS

8. ADJOURNMENT