

NOTICE

- The meeting will be broadcast on YouTube: (link posted in Final Agenda)
- An agenda setting will be held at 5:15 PM, which is open to public viewing, but does not include public comment.
- Any member of the public may address the Commission for up to 3 minutes during the hearing on an agenda item in the Auditorium at 120 West Dougherty Street.
- Written comment may be delivered to the Planning Department or emailed to planning@accgov.com prior to noon on the day before the meeting.
- A qualified interpreter for the hearing impaired is available upon requests at least ten (10) days in advance of this meeting. Please call (706) 613-3515, [TDD (706) 613-3115] to request an interpreter.

ATHENS-CLARKE COUNTY PLANNING COMMISSION

DRAFT AGENDA

July 2nd, 2026 - 6:00 P.M.

120 W. Dougherty Street

GENERAL BUSINESS

1. Introduction of Staff reports and all other documents submitted to the Planning Commission at this meeting into the official record
2. Approval of June 4, 2026 Planning Commission meeting minutes
3. MACORTS review and public comment

OLD BUSINESS

1. **1490 Whit Davis Road – ZONE-2026-04-0646**

Type I – Rezone

Petitioner: Kaylin Kittle
Owner: Mark and Mindy Bredahl
Request: Rezone from RS-25 to AR
Tax ID: 244 010

2. **1960 Barnett Shoals Road – SUP-2026-04-0648**

Type II – Special Use

Petitioner: Melissa Galarza
Owner: Highline Partners Athens LLC
Request: Special Use in C-G
Tax ID: 182B007D

3. **357 S Milledge Avenue – SUP-2026-04-0653**

Type II – Special Use with Variances

Petitioner: Masyn Spinks
Owner: New Creations316 LLC
Request: Special Use in C-O with variances
Tax ID: 171C1 D007

NEW BUSINESS

1. **1125 Newton Bridge Road – ZONE-2026-06-1064**

Type II – Rezone

Petitioner: Buck Bacon
Owner: Forestar Real Estate Group, LLC
Request: Modify existing rezone conditions.
Tax ID: 104 002

2. **100 Newton Bridge Road – ZONE-2026-06-1065, PD- 2026-06-1175**

COMMENTS ONLY

Type I – Overlay and Planned Development

Petitioner: Russell Edwards
Owner: Russell Edwards
Request: Establish a Westclox Special District Overlay.
Tax ID: 112 003, 112 003C

3. **1465 US 29 Hwy N, 1465 A US 29 Hwy N, 1200 US 29 Hwy N, 1295 US 29 Hwy N – SUP-2026-06-1102**

Type II – Special Use

Petitioner: Jeff Carter
Owner: GTV LLC, CW2 PWE LLC, CRE Capital-PWE One LLC, CRE Capital-PWE Two LLC, IHI Pine Wood Estates
Request: Special use in AR
Tax ID: 211 019A, 213 001L, 213 001E, 211 019B, 211 019E

4. **1495 US 29 Hwy N, 1499 US 29 Hwy N, 1525 US 29 Hwy N – SUP-2026-06-1087**

Type II – Special Use

Petitioner: Jeff Carter
Owner: Country Corners MHP, LLC
Request: Special use in AR and CR
Tax ID: 211 032B, 211 029A, 212 003J

5. **1295 US 29 Hwy N – ZONE-2026-06-1099**

COMMENTS ONLY

Type I - Rezone

Petitioner: Jeff Carter
Owner: GTV LLC, CW2 PWE LLC, CRE Capital-PWE One LLC, CRE Capital-PWE Two LLC, IHI Pine Wood Estates
Request: Rezone from AR to C-G and Future Land Use change from Neighborhood Center to Major Corridor
Tax ID: 211 019E

OTHER BUSINESS

1. Planning Commission Chair's Report
2. Planning Director's Report
3. Miscellaneous announcements