



Technical Review Committee
August 10, 2023
AGENDA

1. Application for Change of Zoning:

R23-14

Applicants: Marsha C. & Stanford B. Tucker
Proposal: rezone from office commercial to low density residential
Tax ID Numbers: 00-00-077-000-10298-000
Existing FLU Map: Urban Fringe (FLUE Policy 1.2.7)
Current Zoning: CO (Section 5-35, LDC)
Proposed Zoning: LDR (Section 5-68, LDC)
FEMA Flood Info: "X" zone on Panel 0225E
Parcel size: 2.29+/- acres
Location: 142 Ochlockonee Street

Hearings Required: **Planning Commission: Monday, September 11, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, September 18, 2023 @ 5:00 PM (Tentative Date)

2. Application for Preliminary Plat Approval:

PP23-05

Applicant: Dorado Design & Construction, Inc.
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: create 7-lot residential subdivision – Canopy Ridge
Tax ID Number: 00-00-077-000-10296-005
Existing FLU Map: Urban Core (FLUE Policy 1.2.7)
Current Zoning: HDR (Section 5-69, LDC)
FEMA Flood Info: "X" zone on Panel 0225E
Parcel size: 0.99+/- acres
Location: northeast corner of the intersection of Arran Road and Towles Road

Hearings Required: **Planning Commission: Monday, September 11, 2023 @ 6:00 PM (Tentative Date)**

3. Application for Final Plat Approval:

FP23-08

Applicant: Dorado Design & Construction, Inc.
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: create 7-lot residential subdivision – Canopy Ridge
Tax ID Number: 00-00-077-000-10296-005
Existing FLU Map: Urban Core (FLUE Policy 1.2.7)
Current Zoning: HDR (Section 5-69, LDC)
FEMA Flood Info: "X" zone on Panel 0225E
Parcel size: 0.99+/- acres
Location: northeast corner of the intersection of Arran Road and Towles Road

Hearings Required: **Planning Commission: Monday, October 9, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, October 16, 2023 @ 5:00 PM (Tentative Date)

4. Application for Final Plat Approval:

FP23-09

Applicant: N.G. Wade Investment Company
Agent: Edwin Brown & Associates, Inc./Wade Brown
Proposal: create 9-lot industrial subdivision – Gillespie Corner at Opportunity Park
Tax ID Number: part of 34-2S-01E-000-04998-000
Existing FLU Map: Industrial (FLUE Policy 1.2.11)
Current Zoning: PUD (Section 5-50, LDC)
FEMA Flood Info: "X" zone on Panel 0125E
Parcel size: 49.23+/- acres
Location: southeast corner of the intersection of Commerce Boulevard and Wade Drive

Hearings Required: **Planning Commission: Monday, September 11, 2023 @ 6:00 PM (Tentative Date)**
BOCC: Monday, September 18, 2023 @ 5:00 PM (Tentative Date)



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5. Application for Site Plan Approval

SP23-19

Applicant: Macs Market, LLC
Proposal: Convenience Store and Gas Station
Tax ID Numbers: 00-00-036-000-09682-000 & 00-00-037-000-09730-000
Existing FLU Maps: Agriculture (FLUE Policy 1.2.3) & Rural 2 (FLUE Policy 1.2.5)
Current Zonings: C-2 (Section 5-38, LDC) & C-3 (Section 5-39)
FEMA Flood Info: "X" zone on Panel 0250E
Parcel size: 2.15+/- acres
Location: 1426 & 1285 Spring Creek Highway
Hearings Required: Administrative Approval