MACON-BIBB COUNTY
Planning & Zoning

Macon-Bibb Planning & Zoning Commission
3661 Eisenhower Pkwy, suite MB104
Macon, Georgia 31206 | MBPZ.org

Commission Hearing Date: 09/14/2026

Design Review Board Meeting: _____

Application Type:

- ☐ Conditional Use
- ☐ Variance
- ☐ Manufactured Home
- ☐ Sign
- ☐ Text Amendment
- ☒ Rezoning
- ☐ Certificate of Appropriateness - DRB
- ☐ Certificate of Appropriateness - Comm
- ☐ Interpretation
- ☐ Request for Rehearing
- ☐ Violation
- ☐ Appeal

Is this item on the consent agenda? ☐ Yes ☐ No

Parcel # J005-0081

Address 5890 Zebulon Rd

Applicant 610 Properties LLC

Zoning District A (Agriculture)

Application Description Requesting a rezoning from A (Agriculture) to C-1 (Neighborhood Commercial)

Items & Approvals required:

- ☐ None, issue once approved
- ☐ Macon-Bibb Engineer
- ☐ Health Department
- ☐ Macon Water Authority
- ☐ Fire Department
- ☐ Traffic Engineer
- ☐ GDOT
- ☐ Variance
- ☐ Landscape plan
- ☐ Certificate of Appropriateness
- ☐ Additional applications: _____

Items & Approvals obtained:

- ☐ None, issue once approved
- ☐ Macon-Bibb Engineer
- ☐ Health Department
- ☐ Macon Water Authority
- ☐ Fire Department
- ☐ Traffic Engineer
- ☐ GDOT
- ☐ Variance
- ☐ Landscape plan
- ☐ Certificate of Appropriateness
- ☐ Additional applications: _____

Application Accepted by Will Finkelstein

Staff Report by _____

Sign provided to Inspectors

Hearing Results:

- ☐ **Approved**
- ☐ **Denied**
- ☐ **Deferred to** _____ **agenda**


ZEBULON RD
5890
A
A
100
ASHFORD PARK

Proposed Features:

Feature	Description
	Property Line
	Onsite Property Line
	Offsite Property Line
	Right-Of-Way Line
	Setback Line
	Easement Line
	Zoning Limits
℄	Street / Drive Centerline
	Curb And Gutter (See Site Plan For Size)
	Thickened Edge Of Pavement
	Edge Of Gravel
	Firelane Striping
	Asphalt Pavement (See Detail Sheet For Pavement Sections)
	Concrete Pavement (See Detail Sheet For Pavement Sections)
	Concrete Sidewalk (See Site Plan For Dimensions)
X	General Fence Line (see Plan For Type)
	Chain Link Fence Line
	Board Fence Line
00 SPACES	Parking Counter
	Storm Catch Basin(s)
	Retaining Wall
	See Utility Plan For Line Sizes
	Gate Valve
	Fire Hydrant & Assembly
	Water Meter - Single
	Water Meter - Double
	Sanitary Sewer Manhole
	Utility Pole
	Light Pole

Note:

- Only Symbols That Appear On This Sheet Are Shown In This Legend
- See Survey For Existing Features Legend
- See Cover Sheet For Abbreviation List

Site Information:

PROPERTY INFORMATION		
Gross Site Area:	83,763 00 sf	1 92 acres
Proposed Dedicated R O W:	0 00 sf	0 00 acres
APN #J0050081	36,613 00 sf	0 84 acres
Zoning:	C-1 - Neighborhood Commercial	
APN #J0050254	47,150 00 sf	1 08 acres
Zoning:		A - Agricultural

ZONING REGULATIONS	
Zoning: C-1 - Neighborhood Commercial	
Front Setback:	35 ft
Side Setback:	10 ft
Rear Setback:	30 ft
Lot Area Minimum:	6,000 Sq Ft
Max Building Height:	35 ft
Zoning: A - Agricultural	
Front Setback:	60 ft
Side Setback:	
Minor Streets:	50 ft
Interior Lot Lines:	20 ft
Rear Setback:	50 ft
Lot Area Minimum:	43,560 Sq Ft
Max Building Height:	35 ft

SITE INFORMATION		
APN #J0050081		
Total Paved Area:	18,895 07 sf	0 43 acres
Total Sidewalk Area:	1,926 91 sf	0 04 acres
Total Building Footprint Area:	770 71 sf	0 02 acres
- Main Building:	520 68 sf	0 01 acres
- Cooler:	250 03 sf	0 01 acres
Total Impervious Area:	21,592 69 sf	59 0%
Total Pervious Area:	15,020 31 sf	41 0%
APN #J0050254		
Total Paved Area:	812 55 sf	0 02 acres
Total Sidewalk Area:	478 66 sf	0 01 acres
Total Impervious Area:	1,291 21 sf	2 7%
Total Pervious Area:	45,858 79 sf	97 3%

PARKING REGULATIONS	
Required Spaces Ratio:	1 space per 75 sf GFA
Required Spaces (Total):	10
Provided Spaces (Total):	10
Provided Accessible Spaces:	1

Striping Paint Colors:

SUBSTITUTION TO COLORS MUST BE APPROVED BY 7 BREW

WHITE
C: 0%
M: 0%
Y: 0%
K: 0%

R: 255
G: 255
B: 255

HEX: FFFFFF

PMS 293
C: 100%
M: 80%
Y: 12%
K: 3%

R: 0
G: 58
B: 159

HEX: 003A9F

PMS 185 C
C: 2%
M: 100%
Y: 92%
K: 0%

R: 234
G: 0
B: 41

HEX: EA0029

PAINT TYPE:

SHERWIN- WILLIAMS PRO PARK, SETFAST, HOTLINE OR AN APPROVED EQUAL (OIL-BASED PAINT, NOT LATEX)

Site General Notes:

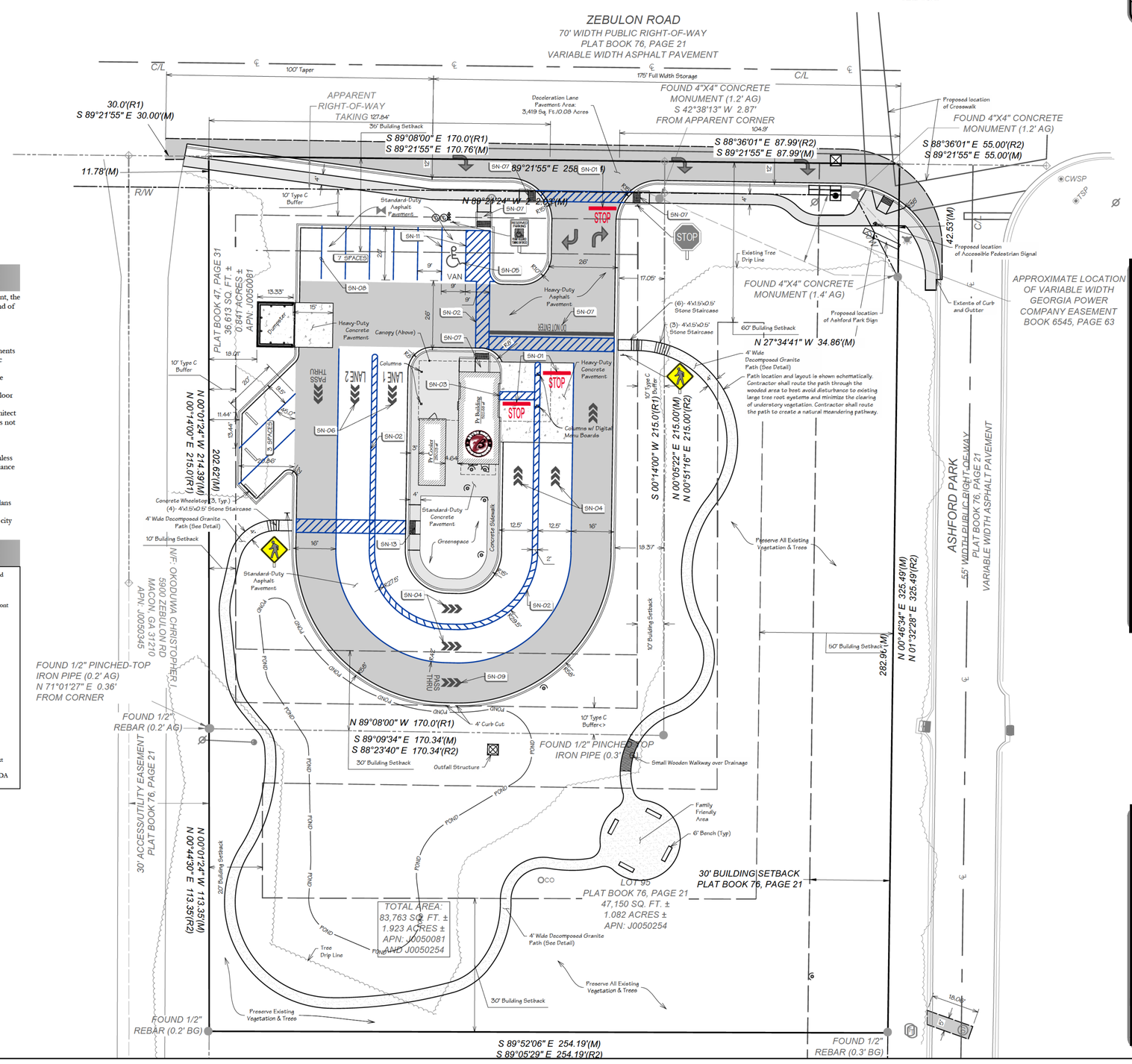
- Dimensions are measured from the Face of Curb, the Edge of Pavement, the Edge of Sidewalk the Face/Corner of the Building(s) or the Center/End of Stripe
- All radii shall be 4 foot at Face of Curb unless otherwise specified
- Layout of Site Plan is based on and limited to survey information
- All Curb & Gutter shall be 24" wide per detail sheet
- All Pavement Marking shall be applied in accordance with the requirements outlined in the most current edition of the "Manual on Uniform Traffic Control Devices" (MUTCD)
- All Signs, Traffic Control Devices, etc shall follow the guidelines of the MUTCD
- The Contractor shall refer to the Architectural drawings for Building Floor plans and Dimensions, Wall Sections, Door Openings, Building Utility Entrance Points, etc The Contractor shall immediately notify the Architect and Engineer in the event that the Civil Site Plans Building Layout does not match the Architectural drawings
- All handicap spaces shall be striped / marked in accordance with the handicap striping detail
- All pavement indicated shall be standard duty bituminous pavement unless otherwise noted on plan The pavement shall be constructed in accordance with the pavement section detail
- It is the Contractor's responsibility to calculate construction staking coordinates according to the dimensions shown on these plans The Contractor shall verify the accuracy of the coordinates shown on the plans and notify the Engineer of any irregularities before construction starts
- All ramps shall have detectable truncated dome panels per A D A and city standards and the detail sheet

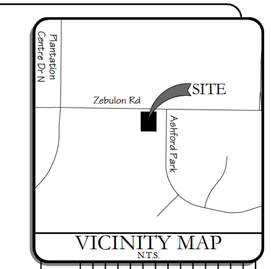
Site Plan Notes:

SN-01	12" Solid Red Stop Bar with 48-Inch Tall "STOP" Text Painted in Red
SN-02	4" Solid Blue Pavement Marker, Typical Midlines Space at 24" O.C.
SN-03	Align 4" Solid Blue Cross Walk Marker with Sliding Door Panel at Front Opening
SN-04	Solid White Triple Arrow Pavement Marker
SN-05	White Painted ADA Accessible Parking Symbol
SN-06	48-Inch Tall "Lane #" Painted in White
SN-07	Curb Return Ramp in Sidewalk with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.
SN-08	4" Solid Blue Pavement Marker, Typical
SN-09	24-Inch Tall "Pass Thru" Painted in White
SN-10	Site Lighting per Photometric/Lighting Plan (By Others)
SN-11	5" Solid Blue Pavement Marker (For Handicap Striping Lines, per GADOT)
SN-12	12" Solid White Stop Bar with 30-Inch Tall "DO NOT ENTER" Text Painted in White
SN-13	Ramp in Sidewalk with Truncated Dome Detectable Warnings per ADA and/or Municipal Specifications.

Sign Legend

Symbol	Code	Description	Size	Post Type
STOP	R1-1	Stop Sign	24 x 24	U-Channel
	-	Handicap Sign	12 x 18	U-Channel
	W11-2	Pedestrian Crossing Sign	30 x 30	U-Channel





REVISIONS:

No:	DESCRIPTION	DATE:

NOT FOR CONSTRUCTION FOR REVIEW ONLY!!!

p:\26-3782 7 brew - macon, ga\civil drawings\26-3782 civil 004.dwg - Plotted on 8/5/2026 12:58:38 PM @ a scale of 1:1 to autocad pdf (smallest file) pc3 by Aaron Long

Updated Legal Description – 5890 Zebulon Rd

"All that tract or parcel of land situate, lying and being in Land Lot 242, 13th District, Bibb County, Georgia, containing 0.84 acres, according to a plat of property of Georgia Timberlands, Inc., prepared by Tamplin & Sherrill, Inc., dated July 20, 1970 and recorded in Plat Book 47, Page 31, Clerk's Office, Bibb Superior Court to which reference is made for the purpose of a more complete and detailed description. Said property has situate thereon a dwelling known as 5890 Zebulon Road Macon 31210.

Also,

All that tract or parcel of land situate, lying and being in Land Lot 242, 13th District, Bibb County, Georgia, and shown as Lot 93, 94, and 95 of Ashford Park Subdivision, Phase 1, Section 2, upon plat recorded in Plat Book 76, Page 21, Clerk's Office, Bibb Superior Court to which reference is made for the purpose of a more complete and detailed description. Said property is conveyed subject to the restrictive covenants recorded in Book 1594, Page 190, amended in Book 1662, Page 245, and made applicable in Book 1698, Page 648, said Clerk's Office; and, subject to a 30-foot building setback line as shown on said subdivision plat."

When Recorded Return to:
V. J. Adams, III
Adams & Adams
155 College Street
Macon, GA 31201

Doc ID: 006511150002 Type: GLR
Filed: 02/17/2010 at 02:46:00 PM
Fee Amt: $10.00 Page 1 of 2
Bibb County Superior Court
Dianne Brannen Clerk
BK 8247 PG 32-33

QUIT CLAIM DEED

GEORGIA, BIBB COUNTY

THIS INDENTURE, made this the 29th day of January, in the Year of Our Lord Two Thousand and Ten, between **Steve M. Solomon, IV**, of the First Part, and **Nan Millwood Solomon,** of the Second Part;

WITNESSETH:

That the said Party of the First Part, for and in consideration of love and affection, the receipt and sufficiency of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quitclaim to the said Party of the Second Part, her heirs, executors, administrators and assigns, all the right, title, interest, claim or demand which the said Party of the First Part has, or may have had, in and to:

All that tract or parcel of land situate, lying and being in Land Lot 242, 13th District, Bibb County, Georgia, containing 0.84 acres, according to a plat of property of Georgia Timberlands, Inc., prepared by Tamplin & Sherrill, Inc., dated July 20, 1970 and recorded in Plat Book 47, Page 31, Clerk's Office, Bibb Superior Court to which reference is made for the purpose of a more complete and detailed description. Said property has situate thereon a dwelling known as 5890 Zebulon Road Macon 31210.
Also,
All that tract or parcel of land situate, lying and being in Land Lot 242, 13th District, Bibb County, Georgia, and shown as Lot 93, 94, and 95 of Ashford Park Subdivision, Phase 1, Section 2, upon plat recorded in Plat Book 76, Page 21, Clerk's Office, Bibb Superior Court to which reference is made for the purpose of a more complete and detailed description. Said property is conveyed subject to the restrictive covenants recorded in Book 1594, Page 190, amended in Book 1662, Page 245, and made applicable in Book 1698, Page 648, said Clerk's Office; and, subject to a 30-foot building setback line as shown on said subdivision plat.

TO HAVE AND TO HOLD the same, with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging, **unto the said** Party of the Second Part, her heirs, executors, administrators and assigns, so that neither the said Party of the First Part nor her heirs, executors, administrators and assigns, nor any other person or persons claiming under shall at any time, claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the said Party of the First Part has set his hand and seal, this the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

(L. S.)
Steve M. Solomon, IV

V. JAMES ADAMS III
NOTARY PUBLIC • GEORGIA
BIBB COUNTY
My Commission Expires April 16, 2011.

PT-61 (Rev. 11/04) To be filed in **BIBB COUNTY** PT-61 011-2010-000810

SECTION A – SELLER'S INFORMATION (Do not use agent's information)			SECTION C – TAX COMPUTATION	
SELLER'S LAST NAME Solomon IV	FIRST NAME Steve	MIDDLE M.	Exempt Code If no exempt code enter NONE	Deed of Gift
MAILING ADDRESS (STREET & NUMBER) 5890 Zebulon Road			1. Actual Value of consideration received by seller Complete Line 1A if actual value unknown	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Macon, GA 31210 USA	DATE OF SALE 1/29/2010		1A. Estimated fair market value of Real and Personal property	$0.00
SECTION B – BUYER'S INFORMATION (Do not use agent's information)			2. Fair market value of Personal Property only	$0.00
BUYER'S LAST NAME Solomon	FIRST NAME Nan	MIDDLE Millwood	3. Amount of liens and encumbrances not removed by transfer	$0.00
MAILING ADDRESS (Must use buyer's address for tax billing & notice purposes) 5890 Zebulon Road			4. Net Taxable Value (Line 1 or 1A less Lines 2 and 3)	$0.00
CITY, STATE / PROVINCE / REGION, ZIP CODE, COUNTRY Macon, GA 31210 USA	Check Buyers Intended Use ( ) Residential ( ) Commercial ( ) Agricultural ( ) Industrial		5. TAX DUE at .10 per $100 or fraction thereof (Minimum $1.00)	$0.00

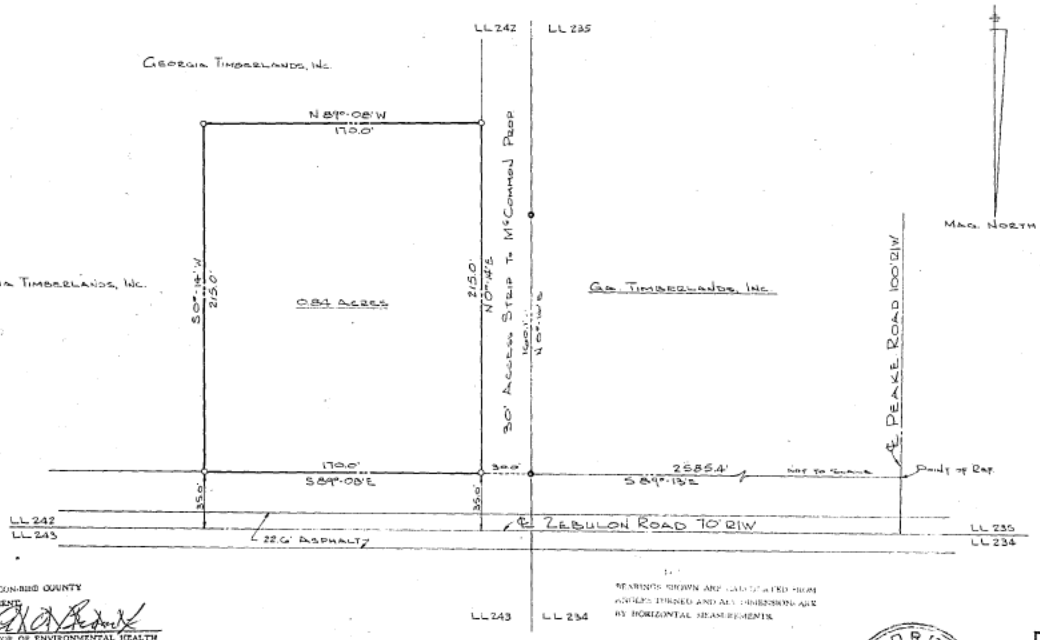
SECTION D – PROPERTY INFORMATION (Location of Property (Street, Route, Hwy, etc))					
HOUSE NUMBER & EXTENSION (ex 265A) 5890	PRE-DIRECTION, STREET NAME AND TYPE, POST DIRECTION Zebulon Road				SUITE NUMBER
COUNTY BIBB	CITY (IF APPLICABLE)		MAP & PARCEL NUMBER J005 303 AA		ACCOUNT NUMBER
TAX DISTRICT	GMD	LAND DISTRICT	ACRES	LAND LOT	SUB LOT & BLOCK

SECTION E – RECORDING INFORMATION (Official Use Only)				
DATE 2-17-10	DEED BOOK 8247	DEED PAGE 32	PLAT BOOK	PLAT PAGE

ADDITIONAL BUYERS
None

B
4/2

47/31



Approval of this plat by the Department of Health is solely for the purpose of permitting it to be recorded in the Bibb Superior Court. Said approval does not imply nor is it intended to grant permission to any person to construct any building or to install a sewage disposal system or water supply system on property covered by this plat.

Approved for Recording Purposes Only: Macon-Bibb County Health Department.

Date 7-21-70 By [signature]

11-9-70

● Iron Pin Found
○ Iron Pin Set

APPROVED BY MACON-BIBB COUNTY HEALTH DEPARTMENT
7-21-70 [signature]
DATE DIRECTOR OF ENVIRONMENTAL HEALTH

APPROVED BY BIBB COUNTY ENGINEERING DEPARTMENT
7-21-70 [signature]
DATE COUNTY ENGINEER

APPROVED BY MACON-BIBB COUNTY PLANNING & ZONING COMMISSION
7-21-70 [signature]
DATE PLANNING DIRECTOR

BEARINGS SHOWN ARE CALCULATED FROM ANGLES TURNED AND ALL DIMENSIONS ARE BY HORIZONTAL MEASUREMENTS.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

[signature]
GA REGISTERED LAND SURVEYOR NO. 1288

GEORGIA REGISTERED No. 1288 Expires Dec. 31, 19 70 LAND SURVEYOR EDMUND Wm. ROSS, JR.

SUBDIVISION

PROPERTY OF

GEORGIA TIMBERLANDS, INC.

LANDLOT 242 — 13th LAND DIST.
BIBB COUNTY, — GEORGIA
SCALE 1"=50' — JULY 20, 1970

TAMPLIN & SHERRILL, INC.
MACON, GEORGIA

BOOK 47 PAGE 31

BLEW

Surveying | Engineering
Environmental

July 23, 2026

Macon-Bibb County Planning & Zoning Commission
3661 Eisenhower Parkway, Suite MB 104
Macon, GA 31206

[redacted]

SUBJECT: 7 Brew of Macon
5890 Zebulon Road, Macon, GA
PIN: J005-0081
Written Statement

To Whom It May Concern:

On behalf of our client, we are requesting the rezoning of the property located at 5890 Zebulon Road, Macon, GA (Parcel number: J005-0081). The request is in the interest of modifying the current zone of Agricultural (A) to the proposed zone of Neighborhood Commercial District (C-1), which is intended to provide locations for neighborhood shopping facilities in which are found retail commercial uses which have a neighborhood orientation and which supply necessities usually requiring frequent purchasing with a minimum of consumer travel.

The proposed project is a drive-through shop with a separate storage/cooler building, two drive-thru lanes, parking, and a dumpster area with a buffer between the rezoned property and the neighbors, said buffer will remain heavily wooded and is proposed to include a small walking trail and benches to create a "park-like" facility for the use and enjoyment of the neighborhood. The requested zoning of the property, Agricultural (A), does not allow the proposed commercial use. Rezoning the property to Neighborhood Commercial District (C-1) will allow the proposed site to be constructed with a neighborhood-serving commercial establishment.

No deviations of lot requirements or maximum building height permitted within the Neighborhood Commercial District (C-1) are requested. The proposed development is intended to comply with all applicable development standards of the requested zoning district.

Sincerely,

Wilmer Gomez
Blew & Associates, P.A.

[redacted]

BLEW

Surveying | Engineering
Environmental

July 23, 2026

Macon-Bibb County Planning & Zoning Commission
3661 Eisenhower Parkway, Suite MB 104
Macon, GA 31206

[redacted]

SUBJECT: 7 Brew of Macon
5890 Zebulon Road, Macon, GA
PIN: J005-0081
Criteria for a rezoning

To Whom It May Concern:

On behalf of our client, we are requesting the rezoning of the property located at 5890 Zebulon Road, Macon, GA (Parcel number: J005-0081). The request is in the interest of modifying the current zone of Agricultural (A) to the proposed zone of Neighborhood Commercial (C-1). The subject property is directly adjacent Agricultural zoning on the east and south, indirectly adjacent to Residential Zone R-1AAA (Single-Family Residential District) also on the east and south, adjacent to PDM (Planned Development Mixed – Use District) on the west, and abuts the right-of-way of Zebulon Road on the north. Zebulon Road serves the surrounding residential neighborhoods and existing commercial developments.

The location of the property being along a heavily traveled road makes it well-suited for commercial use and is cohesive with the surrounding eating establishments and retail stores lining the corridor. Also, Zebulon Road provides direct access for customers without directing traffic through neighborhoods.

This property in particular appears to be left behind when the surrounding areas were rezoned. Approval of this rezoning request will help catch the property up to more modern configurations in a growing City Center area of Macon. The rezoning would make it easier for future development to move into the area, development that would help improve the corridor. Examples of this sentiment would be updating the public sidewalks, implementing more attractive landscaping, and preparing for the inevitable expansion of Zebulon Road. It's already apparent that the City's watermain is located outside of the right-of-way, within the property bounds, alongside a right-of-way taking.

The requested C-1 Neighborhood Commercial zoning was purposefully chosen to provide a convenient, more neighborhood-centric commercial use rather than a high-intensity commercial zoning to help lessen potential impact on surrounding properties. In further interest of the adjacent properties, our client is specifically <u>not</u> rezoning the adjoining L-shaped parcel (J005-0254 / 100 Ashford Park) in order to have a buffer between the rezoned property and the neighbors. This buffer varies in width from approximately 88' to 113'. This buffer will remain heavily wooded and is even proposed to include a small walking trail and benches to create a "park-like" facility for the use and enjoyment of the neighborhood.

Sincerely,

Wilmer Gomez
Blew & Associates, P.A.

[redacted]

PRE-DEVELOPMENT ZC-2026-1660 5890 ZEBULON RD Drive-Thru Coffee Shop-20260611_142323UTC-Meeting Recording

June 11, 2026, 2:23PM

51m 33s

Todd Hendricks 0:21
Yeah.

Hart Eidelman 0:25
Hi, Todd.

Todd Hendricks 0:30
How you doing, Hart?

Hart Eidelman 0:32
Good, how are you?

Randi Doveton 1:54
Hello.

Hart Eidelman 1:59
Hey, *****. I thought I was seeing Clever with a comment about the 80 foot setback on Sardis Church, but if they don't have a building site plan, it doesn't really matter.

Trisha Kawa 2:01
Hey, *****.

Randi Doveton 2:12
Pope.

Trisha Kawa 3:07
Yeah.

Randi Doveton 4:39
Try talking again, Trisha, see if we can hear you this time.

Trisha Kawa 4:43
Oh, now we can't hear you. So in the last meeting, he had figured it out and then I was able to hear him, but in this meeting, now we can't hear you again.

Randi Doveton 4:46
Now I can't hear you.
Well, well, last time he called my phone and I had his phone, I had my phone on speaker, so...

Trisha Kawa 5:00
Ohh.
So, yes, *****. So, after the meeting, when the meeting ended, that is when he figured out, but, but we were hoping that in this meeting his mic would work, but I don't know.

Randi Doveton 5:17
Well, it worked right when the last meeting first started, and he said, "Can you hear me?" We could hear him great, and then when it was time for him to speak, we could hear him.

Trisha Kawa 5:24
I know, right? Not sure what happened.

Randi Doveton 5:32
Technology, it's great when it works.

Jaysukh Patel 5:39
You got some virus going on, Trivo.
We cannot hear you.

Randi Doveton 5:49
Yeah.

Vo, Tri 6:01
Can you hear me?

Jaysukh Patel 6:02
Are you go?

Randi Doveton 6:02
Yay!

Jaysukh Patel 6:04
Ha ha ha.

Trisha Kawa 6:04
Oh.

Vo, Tri 6:05
Ohh, OK. Can you hear me now?

Jaysukh Patel 6:06
What? Yeah.

Randi Doveton 6:06
Let's hope that it continues.

Vo, Tri 6:08
Oh, okay. Yeah, we screwed up. I mean, we got...
So many connections over laptop and desktop and all that, and...
And I have to find a way to reconnect my...

Jaysukh Patel 6:20
B.

Vo, Tri 6:23
My.
My audio.
Uh, Keith, not on your own, uh, Sheila, did he call you?
He's not gonna be in a meeting; he has something tied up, so...

Randi Doveton 6:41
Yeah. No, I didn't hear from him, but I figured you would be able to answer most of the stuff related to the streets anyway. And Jay handles all the stuff related to soil erosion, sediment control, water quality, and all that stuff. So

Vo, Tri 6:42
And he doesn't have any issue.

Trisha Kawa 7:05
I think.
I think we'll wait for one more minute and then start the meeting.

Randi Doveton 7:12
Yeah, and probably Lori's gonna want to weigh in too, since this is adjacent to Sinyard Carter.

Trisha Kawa 7:17
Okay.
Yes, okay.
Okay, I think I'll start with the meeting. We'll start with the introduction first, starting with me. Good morning, everybody. My name is Trisha, current planner from Make and Bib Planning and Zoning, Zoning Division, Hart.

Jaysukh Patel 8:23
Yeah.

Hart Eidelman 8:29
Good morning, this is Hart with making bid planning and Zoning Planning Division.

Jeff Ruggieri 8:30
If.

Trisha Kawa 8:35
Jeff.

Jeff Ruggieri 8:37
Now, Jeff Ruggieri, Executive Director, Make a Bid Planning Zoning.

Trisha Kawa 8:40
Jay.

Jaysukh Patel 8:42
Jay Patel with the Michael Water Authority.

Trisha Kawa 8:45
*****.

Randi Doveton 8:46
***** Johnson, making bid, Planning and Zoning.

Trisha Kawa 8:50
Bo.

Todd Hendricks 8:53
I under building fire safety.

Trisha Kawa 8:56
Three Bo.

Vo, Tri 8:58
Good morning, this is Trevon with Mega Mip Traffic Engineer.

Trisha Kawa 9:01
Chandrika.

Webster, Shondreka 9:03
Good morning, Susan. Can you apply health department in *****?

Trisha Kawa 9:09
Okay, so now you can introduce yourself and till then I'll share the screen and then you can start with the project description.

Alexis & Wilmer - Blew 9:20
Well, good morning everyone. My name is Alexis Tool and I have Wilmer Gomez with us from Blue and Associates. And then we also have Erin, Harvey and James, if you all want to introduce yourselves.

James Cheatham 9:37
Good morning.

Alexis & Wilmer - Blew 9:37
Hello everybody, this is Wilmer.

Aaron Long 9:37
You?

Alexis & Wilmer - Blew 9:40
Sorry.

James Cheatham 9:41
No, go ahead.

Aaron Long 9:44
Hey, this is Erin Long. I'll be the PE on the project.

Trisha Kawa 9:52
Mhm.

James Cheatham 9:53
This is James Cheatham. I'm the franchisee.

Harvey - Blew 9:53
Yeah.

James Cheatham 9:59
Development for the franchise.

Harvey - Blew 10:04
And I'm Harvey Smith, civil designer with glue.

Alexis & Wilmer - Blew 10:09
Ohh.
Thank you all.

Trisha Kawa 10:16
Okay, so can you share your project description? Do you see my screen?

Alexis & Wilmer - Blew 10:22
Yes, ma'am. So our project is a drive-through coffee shop with a detached cooler. We have two drive-through lanes, a dumpster area and parking. Right now we're proposing to connect to Ashford Park.

Trisha Kawa 10:23
Yes, okay.

Alexis & Wilmer - Blew 10:39
And.
I think we have some questions on the sanitary sewer parts of this as well.

Trisha Kawa 10:46
Yes, okay. So I think so we'll go with each department and we'll start with water department, Jay.

Randi Doveton 10:52
Yeah.
Trisha, before you start, put the revised site plan that shows the property lines.

Trisha Kawa 10:55
Yes.
Okay. Oh, this one?

Randi Doveton 11:01
on it. It was the one that Cody uploaded. Yes, that one. Thank you.

Alexis & Wilmer - Blew 11:03
Yeah.

Jaysukh Patel 11:04
Hey.

Trisha Kawa 11:05
Okay.
Yes, Jay.

Jaysukh Patel 11:11
Good morning. There is a water line 16 each duct and pipe is on the right of where Zebulon Road. The closest sewer manhole is in the front of 5870 Zebulon Road. That's number 61324.
So, owner developer might have to extend that public sewer line, probably crossing export park, and you can, you also going to use that another property, 100 export park, right?
Am I correct?

Alexis & Wilmer - Blew 11:52
I'm sorry, could you repeat that last part?

Jaysukh Patel 11:55
The next property, neighboring property, 100 Asport Park, you also going to include in this development?

Alexis & Wilmer - Blew 12:05
That's A James question. James, are we including the second, the L-shaped property?

Jaysukh Patel 12:09
Yeah.

James Cheatham 12:11
There's nothing gonna be done with that at this time, if that answers your question.

Jaysukh Patel 12:18
Looking to your concept plan, you don't have anything for storm water. So I upload all the requirement with the water quality and runoff reduction.
All the requirement, M.W.S. specification, N.O.I. will be required.
MWA will require a separate submitter with two hard copies, $250 plan fee. All your plans should be with the water, sewer, ESPC and plumbing. If you are a
If you're going to have a some kind of drain on your tray scan, has to be go through grief trap before you discharge into public sewer.
for a fire for days.
MWA will perform the fire flow test upon request and all the information is provided.
Right now, the property has a one house with only water connection. So if you want to upgrade your water meter, there will be a new tap and set. And as there is no sewer on that property, so you could have
a new sewer tape. We will, upon review, we will decide how much your discharge will be and we can charge accordingly.
Do you have?

Alexis & Wilmer - Blew 14:09
Under.

Jaysukh Patel 14:12
Do you have any specific question for Mac and Water Authority?

Alexis & Wilmer - Blew 14:12
Good.
Not at the moment, no, sir.

Jaysukh Patel 14:21
Yeah, because on your...

Aaron Long 14:22
I have a couple. So if we're going to need a new tap, this might be covered in the comments, but are you wanting us to tap that 8 inch as opposed to the 16 inch?

Jaysukh Patel 14:24
And.
They will be fine.

Aaron Long 14:35
Okay.

Jaysukh Patel 14:35
But before that, we got the decommission that existing water meter and.
Probably before you demolish that residential house, we're going to go through demolition permit.

Aaron Long 14:52
Okay, do you guys require two separate taps for one for domestic versus irrigation, or can it be the same tap and then separate meters, or can it be like a double meter for domestic versus irrigation?

Jaysukh Patel 14:52
And.
I.
No, usually, if it's a commercial, we go with a separate tap with the water and irrigation, and we can, yeah, we can set up a 2 meter.

Aaron Long 15:19
OK.

Jaysukh Patel 15:23
Yeah.

Aaron Long 15:23
Okay, and then it kind of looks, I don't have the dimensions, but it seems that maybe the DIP and that manhole, if we extend that sewer.

Jaysukh Patel 15:24
Yeah.

Aaron Long 15:34
Is that running in the same easement or is I guess that's all on the right away.

Jaysukh Patel 15:39
Sure, we'll be on the right of way.

Aaron Long 15:42
OK.

Jaysukh Patel 15:43
Yeah.

Aaron Long 15:44
Erin.

Trisha Kawa 15:47
OK, Shandrika.
from health department.

Webster, Shondreka 15:53
Mhm.
So, from the health department standpoint, as well as being discussed, only with the regular planning process, as the facility did, we have a free service planning, so we would just need to scale planning at least all the things that we usually ask for, we can provide the information.
If you're not familiar with the process, but no issue, we're just looking at the process.

Aaron Long 16:25
Is there a way we could get that in the email? Because I'm not sure if I can make out the audio.

Trisha Kawa 16:25
Oh.

Webster, Shondreka 16:33
Yes, I can send it to you.

Aaron Long 16:35
Okay, I don't know what... I'm sorry, I...

Randi Doveton 16:37
Oh.
Or could you upload it into Clarity? That way they have all the information in one spot.

Webster, Shondreka 16:43
Yes.
Yeah.

Trisha Kawa 16:51
Okay, so Todd.
It's taller than the, yeah, he's.

Todd Hendricks 16:57
Perfect.

Trisha Kawa 17:03
So, you are on mute.

Todd Hendricks 17:07
Yeah, I have no comments.

Trisha Kawa 17:10
Okay, Jay, you Jay, you want to say something?
JRH.

Randi Doveton 17:25
You're on mute, Jay.

Trisha Kawa 17:26
Yeah.

Jaysukh Patel 17:28
There is a one sanitary public manhole.
on a southeast corner of 100 Esport Park. So if you are including the partial, you and...
Probably you can go on a GIS map.
Yeah, yeah, that 61, 321, that's a...
public sanitary sewer, manhole, flush tank, and...
This 100 escort park, if it's the same owner, you can go with, you know,
private utility easement and you can connect that manhole with your sanitary lateral and you don't have to extend the

sewer on the north side. That might be the easier way, but in this case you might have to get the, I believe, ownership of.

AL **Aaron Long** 18:32
Mhm.

JP **Jaysukh Patel** 18:39
Hundred export park anyway, because, according to your concept plan, I don't see any storm water pond or any other infrastructure.

AL **Aaron Long** 18:51
OK.

Trisha Kawa 18:54
Trevo.

VT **Vo, Tri** 18:57
Good morning, this is with Mike and Web Trapp Engineering.
Well, I see is the proposed driveway is too close to Zapalon, and we would like to have at least 125 feet.

JP **Jaysukh Patel** 19:06
And.

VT **Vo, Tri** 19:14
No.
And then.
If possible, then connect the sidewalk from Zebulon Road, existing sidewalk onto the proposed driveway and along going to the facility, going to the store.
Guys, we got the.
Apartment complex across the street and all that, so we're not too tight. We would have sidewalk and all that.
Go to store.

AB **Alexis & Wilmer - Blew** 19:49

Understood. So we just need to move our driveway down to get that 125 foot distance.

VT **Vo, Tri** 19:55
Yes.

AB **Alexis & Wilmer - Blew** 19:56
Okay, thank you.

JP **Jaysukh Patel** 19:57
Okay.

VT **Vo, Tri** 19:59
At least.

Trisha Kawa 20:01
Okay.
Melanie.

RD **Randi Doveton** 20:05
So, I'm going to share my screen really quick. There are a couple of things from the Ashford Park parcel perspective.
That 100 Ashford Park is...
Anyone see my screen?

Trisha Kawa 20:25
Yes.

AB **Alexis & Wilmer - Blew** 20:25
Yes, ma'am.

RD **Randi Doveton** 20:26
So, that's actually platted as part of Ashford Park.
Based on everything that was found, it was intended to be a buffer. We went back and pulled all of the rezoning for Ashford Park to verify that that was not included.

And the rezoning that changed the Ashford Park to R1 triple A, because since it was included on the on the plot,
It was not. So that was left.
from all apparent information as a buffer from everything over here to Ashford Park and from Ashford Park
from what was at that point, this single house. Later, this became under same ownership, but two different parcels. So you do have that. So since it's part of that subdivision, you're going to need to make sure we don't enforce covenants and restricted covenants, but
You need to make sure that there's nothing that prohibits you from accessing this tract from this tract in the Ashford Park requirements.
Now.
That's a due diligence on your part.
If we're using anything on this part at all, when you make your application, you're going to need to include both for the use. Are you just rezoning the 5890 or are you proposing to rezone the 100 Ashford Park as well?

AB **Alexis & Wilmer - Blew** 22:17
To our knowledge right now is just the 5890. James, unless the property owner has something else they want to do.

JC **James Cheatham** 22:25
The any development for the other property would be down the road. So obviously we want to be a good partner and neighbor and not complicate things. We don't have anything on the books right now to do with that.
So you tell me, I mean, it could be years before anything would be done, if anything would be done. So we don't want to overcomplicate it and try to.

AB **Alexis & Wilmer - Blew** 22:47
Yeah.

JC **James Cheatham** 22:51
You know, unless you need some sort of an example of what we could possibly do in the future, if we did anything, really, we just want to focus on the property in discussion.

Randi Doveton 23:04

Okay.

I'm going to let Jeff address any comments or what he sees as far as the best on that part. I will give you some history.

Obviously, that area has changed tremendously over the last 10 years.

But over the last 20 years, there have been multiple attempts or

Considerations to rezone that from AG to R3 for professional offices.

which professional offices were conditional use and it met with tons of opposition from the neighborhood. So be prepared that you may run into a lot of opposition, especially if you have to move your driveway further down into the neighborhood.

Jeff Ruggieri 23:40

Butch.

Randi Doveton 23:55

To meet that request, so be prepared, you.

Although you've got under same ownership, if you're not rezoning, you're going to have some buffer requirements, the entire thing. If you were rezoning both parcels, you'd still have the buffer requirements. You're going to need to address those.

What was Zoning district? I don't recall. Let me see. I think it was in your.

Jeff Ruggieri 24:26

It.

Randi Doveton 24:30

In your narrative.

What zoning district you're actually considering rezoning to?

PDM.

Alexis & Wilmer - Blew 24:37

So...

Yeah, so that was one of my questions. My assumption, I believe, would be a C2 to fit, but all the surrounding properties are the PDM. So we weren't sure if we had to.

Randi Doveton 24:48
Okay. Yeah, yeah, they don't want to go with it. First off, PDM is planned development mixed use. You're not mixed with anything. You're a single use. So if you were going to a planned development, it would be a single use. I don't recommend that. Those properties that are in that,

Jeff Ruggieri 24:48
Mm.

Randi Doveton 25:07
were from decades ago when there was a lot of concern. And under the old plan development regulations, they were tied specifically to a site plan. And if anything changed on the site plan and for a specific use,

Jeff Ruggieri 25:10
Yeah.

Randi Doveton 25:27
And if anything other than that were approved or proposed later, it had to come back to the commission. We don't do planned developments that way any longer. We have development orders. But that's the neighborhood and the commission. 20, 25, 30 years ago, we felt much more comfortable even 10 years ago doing plan development. So they controlled all aspects of it. We're discouraging that as much as possible unless it truly warrants it these days.

Jeff Ruggieri 25:48
Of.

Alexis & Wilmer - Blew 25:54
Mhm.

Randi Doveton 26:04
Your future land use right here is showing that this is your bigger issue is your future land use is showing it as residential, but it's across from mixed use. And that being

said, you know, we've got some mixed use down in these other areas.
the area is changing. You're adjacent to Sunny Carter Elementary.
So you have that.
And none of the Planning Director and his staff had.
our commitments on how their rezoning reports would look or what their comments were. So I think the best person to address those is probably our Executive Director, Jeff Ruggieri. So I'm going to go back to your.

JR **Jeff Ruggieri** 26:47
Young.

RD **Randi Doveton** 26:59
Site plan, and...
And...

JR **Jeff Ruggieri** 27:02
I'll leave it there, leave it there, *****, for a second. So my concern is that L-shaped, so is that plat restricted as open space or buffer? What is that?

RD **Randi Doveton** 27:03
Okay.
It is included as a lot, but everything I could find indicated that it was, hold on, let me get back to it. There we go.

JR **Jeff Ruggieri** 27:15
Okay, yeah.
Yeah, it looks like.

RD **Randi Doveton** 27:25
It's subject to all of their requirements.

JR **Jeff Ruggieri** 27:28
Right, right.
But there's nothing on the, there's nothing on this plat that restricts anything.

Randi Doveton 27:35
No.

Jeff Ruggieri 27:36
Okay. So it sounded to me like you're going to need that parcel for stormwater. I don't know if one of the engineers wants to speak up. Have you thought about stormwater? I don't know if this pumps into the Zebulon, but it sounds like you need to

Randi Doveton 27:48
The.

Jeff Ruggieri 27:51
Sound like you need a punt.
That question.

Aaron Long 27:57
I mean, I will leave that to whoever is reviewing the plans, but we will have to probably provide detention. Since this is currently residential, we're going to be increasing the impervious area. And so whatever the requirements are, we'll have to size the pond accordingly. We're probably not going to have, I mean, unless we

Jeff Ruggieri 28:11
Mhm.

Aaron Long 28:18
We're probably going to have a detention pond, ideally not underground, that's going to be significantly more expensive.

Jeff Ruggieri 28:21
Mhm.
Right.
Okay.

So as far as Zoning, yeah, PDM is not the way to go or PDS or anything like that. Best I can tell. Tree, can they access off Zebulon there or is that too close?

RD **Randi Doveton** 28:36
Mhm.

VT **Vo, Tri** 28:45
It depends. I'm not sure if it might be a riding right now only or I'm not sure how far is the.

AB **Alexis & Wilmer - Blew** 28:49
Oh.

JR **Jeff Ruggieri** 28:50
Mm.

VT **Vo, Tri** 28:56
Darly.

JR **Jeff Ruggieri** 28:56
So, okay. Yeah, so I'm just, I'm throwing that out there because as ***** said, the, I mean, I'm already, our commissioners are receiving phone calls. I'm receiving phone calls about this parcel. So there's going to be a lot of neighborhood opposition to it. So I'm just imagining a way.

VT **Vo, Tri** 28:59
Let me.

JR **Jeff Ruggieri** 29:15
To.
Pull all the impacts.
to Zebulon and not even touch Ashford Park because I know how busy you all are.
My son works at the one up on Bass.
So.
And I think the setbacks look good.

Randi Doveton 29:33
Mhm.

Jeff Ruggieri 29:34
But so the reason, what would we go to, what would we do, *****? Can we do a C4 or something?

James Cheatham 29:34
But.

Randi Doveton 29:41
I was thinking, C, C, C2, let me look and see where we are. Drive through is gonna be conditional regardless, so...

Jeff Ruggieri 29:44
Okay, C one maybe.
No, we are regardless, right? Right.

Alexis & Wilmer - Blew 29:49
But...

Jeff Ruggieri 29:50
And it looks like they can meet those requirements because they're not really adjacent to residential per se. It would also be great, honestly, to just restrict that LPs to open space. That would help your...

Randi Doveton 29:55
No.

Jeff Ruggieri 30:05
That would help your project. When you say development in the future, that is not going to work whatsoever, probably with the neighborhood for sure, and probably won't resonate with the commission. They are very sensitive to neighborhood concerns. And as ***** said, this

Randi Doveton 30:08
A presentation.

Jeff Ruggieri 30:23
This corridor has been subject of probably our most divisive developments and of vociferous opposition in the county along this whole corridor.
But we do understand that it's a transitioning area. This parcel looks perfect for a coffee shop next to an elementary school. You pick up all the moms. But we need to make sure that we find a Zoning District that's not too intense. And that your site plan

Randi Doveton 30:55
So.

Jeff Ruggieri 30:58
minimizes the impact on the adjacent community as much as possible. And I would really look at not taking access off Ashford and restricting your LPs to, you know, reserving for open space and not to be developed. I mean, these are probably things, these are things, these are things that will come up in the meeting.

Randi Doveton 31:17
No.

Jeff Ruggieri 31:18
I just want you all to be prepared for it. If that's not something you want to do, that's up to you. But I'm just trying to give you options that will be favorable for your position at the hearing.

Randi Doveton 31:25
You?
So looking at Jeff, I was thinking see one was the least intrusive. However, a drive-in restaurant, which a coffee shop with drive-through is, is not, yeah.

JC **James Cheatham** 31:31
Bo.

JR **Jeff Ruggieri** 31:37
Mhm.
Right, it's not allowed.

VT **Vo, Tri** 31:41
Okay.

JR **Jeff Ruggieri** 31:44
Okay.

RD **Randi Doveton** 31:45
It's not allowed. I'm looking to see if I'm overlooking something.

JR **Jeff Ruggieri** 31:50
What about C5? What about the random C5?

JC **James Cheatham** 31:51
I'm sure you...

RD **Randi Doveton** 31:56
No, not there either.

JR **Jeff Ruggieri** 31:57
Nothing. All right. I never, we haven't even used that on this.

RD **Randi Doveton** 31:59
But I was thinking there was something with the drive-through besides drive-in restaurant, so...

JR **Jeff Ruggieri** 32:05
Mm.

James Cheatham 32:05
Yeah, because we're drive-through only. We have no customer parking. We have no customer that comes in. It's 100% drive-through sales.

Jeff Ruggieri 32:14
Yeah, I may not be drive to restaurant. We have to look at the definition. Can you try to? We probably have that defined. I hope I defined it.

Randi Doveton 32:16
Yeah, I'm trying to.
I thought we had just something that just said drive, drive through.

Jeff Ruggieri 32:25
Well, drive-through, that's under a section that's pretty much says everything that every drive-through is a conditional use.

Randi Doveton 32:30
Yeah, that's what I was.
Yeah.

Jeff Ruggieri 32:35
But it may not be driving a restaurant. I would agree with that.

Randi Doveton 32:37
Yeah, no, there we go. Drive-thru facility is an accessory use and it's a conditional use and it is conditional in C1, C2, C4. It's not in five at all.

Jeff Ruggieri 32:40
Wright.

James Cheatham 32:43
C one.

Jeff Ruggieri 32:49
OK, I'll C one then.

Randi Doveton 32:50
So, so you won.

James Cheatham 32:52
Okay, great.

Jeff Ruggieri 32:52
Pull up to death, go to Zoning, go to...
Go back to the code and just look at the general intent to C one, please pull that up.

Randi Doveton 33:07
The purpose of this district is to provide locations for neighborhood shopping facilities in which are found retail commercial uses which have a neighborhood orientation and which supply the necessities usually requiring frequent purchasing with a minimum of consumer travel. Such facilities should be located so that their frequency and distributional patterns reflect their neighborhood orientation.

Jeff Ruggieri 33:24
Mm.
That might be.

Randi Doveton 33:32
Not be so large or so broad in scope of services as to attract substantial amounts of trade from outside the neighborhood.

Jeff Ruggieri 33:40
Yeah, I don't know, I mean.

Randi Doveton 33:42
So it might be a C too.

Jeff Ruggieri 33:44
Yeah, I mean, on that case, but at least C1 limits future stuff.

Randi Doveton 33:49
Mm-mm.

Jeff Ruggieri 33:51
What's CT about reading in Talente C2, please?

Randi Doveton 33:54
To promote general commercial activity by concentrating in appropriate locations all types of commercial miscellaneous service activities and beneficial relation to one another. Development of strip commercial areas is not encouraged.

Jeff Ruggieri 34:07
Yeah.

Alexis & Wilmer - Blew 34:10
Yeah.

Jeff Ruggieri 34:11
Okay.
Well, I don't know, I may...
I mean, we can.
You can ask for C one.
And we can change it at the hearing if need be.

Randi Doveton 34:27
Yeah.

Jeff Ruggieri 34:30
But either way, you need to pick a district and go conditionally use.
Just look at each, and this is for the consultants, look at each.
Site standards for each district and make sure the setbacks fit and all that stuff.

Minimum lot size, so that's not all that important. You just want to minimize any kind of variances that you might need and see what works. If nothing fits, then we'll have to go PDS.
Which is the same process, it's just more restrictive for your future development. You get to do whatever you want to do on your existing development. I don't know how much adaptive reuse there are for drive-through coffee places, but you'll be stuck with that. Whatever you say in the development order is what you get.
Um...
So.
Let's try to minimize all the impact we can to the adjacent neighborhoods. Try to pull that access off Ashford Park if you can, because even pulling it deeper into the neighborhood, you're going to be adjacent to a house, okay? That's not going to work.
So I'd look at, talk with Tree about trying to figure out Zebulon. If you need to shift it over into the other parcel to make that all work, we can work on some good buffering along Ashford.
And the remainder of your parcel, whatever's left, if it looks developable, I would definitely plan on not ever developing it and try to put some kind of deed restriction on it or a plat restriction that says so.
put a neighborhood park in there, right? So put a little, put some benches and parks so people can come grab and get their coffee and chill out on your site. That would be cool, right? That's, that'll be nice. I'm just throwing out ideas to make you more neighborhood friendly.

JC **James Cheatham** 36:06
So...

VT **Vo, Tri** 36:06
Jeff.

RD **Randi Doveton** 36:13
Yeah.

JC **James Cheatham** 36:24
So...

Vo, Tri 36:24
Hey, Jeff.
Let's go back to, you said access on to example, and that's possible if you shift that that that access proposed access to all the way toward the west end of the property, maybe 250 feet. That's how I measure you.

Jeff Ruggieri 36:32
Pan.
Westside, right, right.

Vo, Tri 36:45
probably 275 or something like that. So we're willing to look at it, you know, it might be better to have access on Chevlon Road.

Jeff Ruggieri 36:48
Mhm.
Mhm.
Mhm.

Alexis & Wilmer - Blew 36:57
Real quick on that, on the west side of property, there is an access easement for, I guess there's like a private driveway right up against the west side. Do we have a certain distance requirement on that?

Jeff Ruggieri 37:04
Mhm.
Right.

Vo, Tri 37:10
Yeah, that's too close. That's too, it's a little close. You have a shift that probably way too far, far west as you can.

Jeff Ruggieri 37:11

Pan.
You.

VT **Vo, Tri** 37:18
Maybe that's about that's about 250 feet.

AB **Alexis & Wilmer - Blew** 37:26
Gotcha. Okay.

JR **Jeff Ruggieri** 37:28
Yeah, as far as private access and stuff like that from a Zoning perspective, we don't recognize it.
Unless it's providing solo access to a parcel, then we have to make sure everything's legit. Okay, go ahead.

JC **James Cheatham** 37:35
Quick, quick question.
So if so definitely hearing you on make the make the access from Zebulon. Love it. Appreciate that. That'll that'll make things simpler. I definitely understand that. As far as future development for the rest of the site, I definitely hear what you're saying about benches and park setting. But if we wanted to take like that far south section, put an access, a shared access drive through the site, because we'll have plenty of width on the site to have a shared access. Could we develop that far southern portion to put a shop down there or an oil change or something like that that would also be accessed to obvious office, Eby Lauren?

AB **Alexis & Wilmer - Blew** 38:07
You.

JR **Jeff Ruggieri** 38:20
Hold on.

RD **Randi Doveton** 38:20
Mister.

Jeff Ruggieri 38:22
Oh my god. Oh, no.

Randi Doveton 38:23
No.

James Cheatham 38:24
That's why I'm asking. I want to know what options do we have, if any? That's my whole point of the question.

Jeff Ruggieri 38:30
Well, I'm trying to, I'm not going to tell you what to do with your own property.

Randi Doveton 38:35
In 30 years, it might far.

James Cheatham 38:37
Yeah.

Jeff Ruggieri 38:38
Yeah, uh, but I'm just, this is not gonna be...
A slam dunk approval.

James Cheatham 38:46
Gotcha.

Randi Doveton 38:46
Yeah.

Jeff Ruggieri 38:46
Unfortunately, and I would not plan on.

Alexis & Wilmer - Blew 38:49
Do you?

Jeff Ruggieri 38:53
developing that site for anything. And if you do, do not say oil change place.

James Cheatham 39:00
Got it, got it. Perfect. Then that's just...

Alexis & Wilmer - Blew 39:01
Yeah.

Randi Doveton 39:02
Yeah, that's probably one of the most egregious.

Jeff Ruggieri 39:05
It.

James Cheatham 39:05
No, no, no, and that's not something that we do often, but that is something that that's like a one-off, or not exactly a one-off, but yeah, it would probably be more like a...

Jeff Ruggieri 39:08
Right.

James Cheatham 39:15
I mean, honestly, it's like a quick serve chicken place, very similar to the Summer, but chicken, something like that. But yeah, if it's a no, I just need to know for future development on it. Like I said, we don't have anything to go there right now. And that would be down the road before we would develop that. But I need to be able to go back to the team.

Jeff Ruggieri 39:26
Yeah.
Alright.

James Cheatham 39:35
team and say, yeah, this is a one-off. It's going to be a retention park and seven brew and nothing else. Or hey, we have the opportunity to put something small on the south side. That's all I'm asking.

Jeff Ruggieri 39:45
Yeah, well, if you're asking my opinion, I would say you don't have an opportunity at this point in time.

James Cheatham 39:50
Okay, fair enough.

Jeff Ruggieri 39:52
Maybe 20 years if the whole place changes, but right now I would definitely, I wouldn't, I would recommend you don't plan on that.

Randi Doveton 39:52
Mhm.
Mhm.
Yeah.

James Cheatham 40:03
Okay, fair. Appreciate it. Appreciate it.

Alexis & Wilmer - Blew 40:09
Oh.

Jeff Ruggieri 40:11
But.
Thank you.
Right.

Aaron Long 40:32
Hart.

Vo, Tri 40:34
It depends on what how you look at it. If you got full access, it's kind of going to be conflicting with all kind of to the traffic intersection right there on Ashford Park, because you got a left turn bay there and if you got a full access closest to the intersection, that's interfering with the left turn bay.

Randi Doveton 40:57
Yeah.

Vo, Tri 40:57
And all sort of things, and two lanes highway and all that, so...

Randi Doveton 40:59
It.
You thinking right in, right out?

Jeff Ruggieri 41:02
Mm.

Vo, Tri 41:05
Yeah, but then would you like to ride in, ride out? That would be good with us, no issue with that, but before access, we have to look at it and it's just too close to the intersection.

Jeff Ruggieri 41:07
I.

James Cheatham 41:14
Yeah.

Randi Doveton 41:18
What is Chick-fil-A? What did they do when they redid their stuff? Just out of curiosity, I know.

VT **Vo, Tri** 41:23
I think they get right in right now with that access.

RD **Randi Doveton** 41:26
So what I'm thinking they did too, it's kind of odd and they come out on the other side. Yeah.

AL **Aaron Long** 41:31
Yeah, it looks like on Google Earth, Chick-fil-A has it pavement marking right in, right out, so...

VT **Vo, Tri** 41:37
Yes.

AL **Aaron Long** 41:37
I guess we could do a similar thing.

RD **Randi Doveton** 41:39
I want to say, I don't even think you can come out. This is an older street view, but I'm trying to remember the last time I was in there. I think you can't go in here at all. You can only come in from the other side and these are exits.

JR **Jeff Ruggieri** 41:53
All right.

RD **Randi Doveton** 41:57
I like that one.

VT **Vo, Tri** 41:57
Yeah, that that's daily season hours, but we allowed them running right out, but they they blocked that because they that's the mask for their drive-thru, so they got standard down way down to by the.

RD **Randi Doveton** 42:06

Mhm.
Mhm.
You're letting it buy this property and redoing.

VT **Vo, Tri** 42:12
Like.
Yeah, yeah, so they got more more room for that, so they don't need that.

JR **Jeff Ruggieri** 42:16
Yeah.

VT **Vo, Tri** 42:22
Zebalon Road.

RD **Randi Doveton** 42:32
Yeah, this is.

JC **James Cheatham** 42:33
So, do you would it would it be helpful if Erin and Alexis, if we just dropped, moved the entrance over to Zebulon?
Just did an overlay showing an entrance and then shoot it over to the team there and see if that matches what they want. Or do you still need more clarity on exactly where we want to pull that entrance from Zebulon?

AB **Alexis & Wilmer - Blew** 42:58
I think we need to look it over first, talk about it.
See what we can do.

AL **Aaron Long** 43:05
Yeah, I mean, right now, what I'm getting out of it is that it would be the midpoint of our parcel. But even then, it sounds like we don't have the proper distances between curb cuts. So
I mean, we can send it back, but...

JC **James Cheatham** 43:21

Well, we can move the parking.
Obviously, we can, and we'll talk about this as a team offline, but we can move the parking around and if the 200, 250 feet, I think is what I heard. Is that what is that what we need to focus on?

VT **Vo, Tri** 43:38
Yes.

JC **James Cheatham** 43:39
Okay.

VT **Vo, Tri** 43:44
Every for 200, 200, 250, you know.
around that area and we will like we look at and then you know we can discuss about that.

RD **Randi Doveton** 43:53
Bo.

JC **James Cheatham** 43:56
Okay.

RD **Randi Doveton** 43:58
Are you, does your, and I apologize because I've never been to a seven bro. I've seen them and gone past them, but

JR **Jeff Ruggieri** 44:03
Play to me.

JC **James Cheatham** 44:04
We're gonna change, we're gonna change that, *****, just so you know.

RD **Randi Doveton** 44:07
But although I am an avid coffee caffeine addict, they
Drive-thru. Is this, is it with app only? Do you have speaker boxes, things like that?

Jeff Ruggieri 44:25
People.

James Cheatham 44:25
Great question. I get asked this all the time. So what we have is depending on peak hours, and especially during the first month, you'll see 8 to 12, we call them textures, that'll be out of the drive-through. So as soon as you come into the lot, like let's say there's

Jeff Ruggieri 44:27
Mm.

James Cheatham 44:43
10 cars in stack in queue. There will be 8 to 12 in the beginning when it's busy, 8 to 12 texters with iPads taking the orders. So as soon as you get into the lot, your order is being taken. By the time you get to the window, your order is completed, handed to you, you've paid.
you're gone. So it's not, there's no speaker box, there's no pinch point, there's no ordering at the window. It's all fluid as it's moving. So you never are having a backup waiting for somebody to kind of figure out what they want because we're moving along with them as we're taking the order, if that makes sense.

Randi Doveton 45:20
That's to your advantage, because that was my next thing. You've got a good bit of space there if you can utilize that L-shape for your buffering. However, the commission has been very adamant across the street on speaker boxes with their drive-throughs.

James Cheatham 45:28
Mhm.

Randi Doveton 45:39
and things and making sure that the orientation of the...
traffic and thing is is not going into the houses across the street. So your bigger issue

is going to be any noise that travels. So you want to make sure that you mitigate it as well as your visual impact to those houses. So

JC **James Cheatham** 45:59
So 2 follow-ups to that, *****. One, we have speakers that play music. They don't play any ordering or anything like that, but they do play music. So we'll need to probably submit a decibel of what we're allowed to play that music at. It's not loud. We don't, it's not cranked up where you can even hear it off the lot. But I want to make sure that, again, we want to be
a good neighbor. We don't want to get in there and then a bunch of people get upset. So we want to be a good neighbor on that. And then two, to give you an idea, the average wait, the average time from entering drive through to exiting drive through is about 3 minutes. So that's about how long each car each car takes to get through.
Now, those those can vary a little bit, but they give you an idea, so the two two follow-up comments there.

RD **Randi Doveton** 46:46
I'd make sure to use the decibel level, but I will also say there is a good chance I'll tell you no outdoor speakers.

JR **Jeff Ruggieri** 46:47
Yeah.

JC **James Cheatham** 46:54
Okay, fair enough.

JR **Jeff Ruggieri** 46:56
Yeah, you'll fall under the amplified music definition and that's covered in the code also.

RD **Randi Doveton** 47:00
Mhm.

JC **James Cheatham** 47:01
Okay.

JR **Jeff Ruggieri** 47:02
So you may want to review. I'm not sure if we have a decibel. We don't regulate decibels per se. We do regulate nuisance, but we do have some criteria for amplified music.

JC **James Cheatham** 47:18
Fair enough. The reason I said that was obviously I've been in other Zoning meetings where that was requested. If that's not what you guys allow or request, I just was throwing it out there.

AB **Alexis & Wilmer - Blew** 47:20
Yeah.

JR **Jeff Ruggieri** 47:21
Wright.

RD **Randi Doveton** 47:24
Will.

JR **Jeff Ruggieri** 47:27
Yeah.

RD **Randi Doveton** 47:27
We did include it in a couple of that they show us a sound mitigation plan for some nightclubs or other things that are adjacent or uses based on the what's considered a

JR **Jeff Ruggieri** 47:38
Right.

RD **Randi Doveton** 47:44
Noise, you know.

ambient decibel level for being outside a building or, you know, just ambient noise in general in a downtown setting. But that's the only decibel reference, really.

JR **Jeff Ruggieri** 47:51
Yes.

JC **James Cheatham** 48:00
Okay.

AB **Alexis & Wilmer - Blew** 48:00
Yes.

JC **James Cheatham** 48:07
So, go ahead, I apologize.

Trisha Kawa 48:08
Keith.
So do you have any more comments for any of the departments?

JC **James Cheatham** 48:15
I do have one more and I hate to even ask, but it sounds like we're good on, if we can get on Zebulon, you've got plenty of traffic flow there. We don't have to worry about, we can use city counts or do we need to do a traffic study, do you think?

JR **Jeff Ruggieri** 48:19
Yeah.
No, you can you can use your wherever DOT counts, whatever you get. We won't work out of that, unless the commission wants one, but you're not you're not a big, I mean, you're not a it's not going to.

JC **James Cheatham** 48:38
Okay, perfect.

JR **Jeff Ruggieri** 48:46
We're not going to require right now.

James Cheatham 48:48
Okay, perfect.

Vo, Tri 48:48
Just, just give us some kind of traffic generation, you know, tracking numbers and stuff like that.

Jeff Ruggieri 48:52
Yeah.

Trisha Kawa 48:53
K.

James Cheatham 48:54
Okay, and we have, we have, obviously we can use the local calcs that are there, and then we can also show how our other stores do in relative areas. So,

Trisha Kawa 48:54
Yeah.

Aaron Long 49:08
We got it, James, on that. I think we have a letter.

James Cheatham 49:10
Okay.
I should, Erin, I should have known.

Trisha Kawa 49:19
In.

Randi Doveton 49:20
And again, you know, I love coffee, that kind of thing. Just be prepared that.
It's probably an uphill battle. You know, there's no guarantee. You just got to put

your best foot forward and try to mitigate, anticipate the opposition questions and mitigate them as much as possible with your response.

JC **James Cheatham** 49:42
Yeah.
Sounds like, for the town hall, I may want to be there in person.

RD **Randi Doveton** 49:49
Yes, I would think.

JC **James Cheatham** 49:50
I've been through that. I'll wear a rain vest and a mask.

JR **Jeff Ruggieri** 49:50
Yes.
That's okay. I mean, the committee, we're not anti-growth and anti-development by any means. We're actually quite the opposite. And they do understand that Zebulon Road is a transitioning commercial corridor. So you don't have that against you. Like I said, mitigate the adjacent impacts on the

RD **Randi Doveton** 49:58
No.

AB **Alexis & Wilmer - Blew** 50:06
Yeah.

RD **Randi Doveton** 50:15
Mhm.

JR **Jeff Ruggieri** 50:15
Residential neighborhood as much as you can, and you'll most likely get a favorable decision.

JC **James Cheatham** 50:20
Okay, very good.

Trisha Kawa 50:23
And I see, Laura, you have joined a meeting.

Wall, Lori 50:32
I'm sorry.

Trisha Kawa 50:33
Yes, do you have comments?

Wall, Lori 50:33
Just.
Nope, just was a little concerned about being close to the school with Chick-fil-A and all, but I think that that's going to be fine.

Alexis & Wilmer - Blew 50:42
Okay.

Trisha Kawa 50:43
Okay, yes, so do you have more questions for any of the department now?

Wall, Lori 50:44
Thank you.

James Cheatham 50:50
I just want to say thank you all for your time and appreciate all the insight. This is very helpful.

Alexis & Wilmer - Blew 50:53
What?

Trisha Kawa 50:55
Yes, you're welcome.

Vo, Tri 50:55
No problem.

Randi Doveton 50:56
Thank you.

Jaysukh Patel 50:56
Thank you.

Trisha Kawa 50:57
Okay, so I think we are done with today's meeting. Thank you so much everybody for joining the meeting. Have a good day today.

Alexis & Wilmer - Blew 51:05
You too. Thank you so much.

Hart Eidelman 51:05
Thank you. Thank you. Bye.

Randi Doveton 51:05
You too. Thank you. Thanks everyone. Bye-bye.

Hart Eidelman 51:05
Bye bye. Take care. Bye bye.

Trisha Kawa stopped transcription

Questions and Answers

1 **What type of rezoning are you applying for?**

Commercial

Data Fields

Setbacks

1 **Setbacks - Front**

2 **Setbacks - Right Side**

3 **Setbacks - Left Side**

4 **Setbacks - Rear**

Rezoning

1 **Property Owner's Number**

J0050081

2 **Property Owner's Name**

SOLOMON NAN M

3 **Property Owner's Mailing Address**

5300 ZEBULON RD UNIT 30 MACON GA 31210-9122

4 **Property Owner's E-Mail**

[redacted]

5 **Applicant E-Mail**

[redacted]

[redacted]

3825 N Shiloh Dr, Fayetteville, AR 72703

7 **Applicant Phone Number**

[redacted]

8 **Applicant Name**

610 Properties LLC

9 **Proposed Zoning**

C-1 Neighborhood Commercial

10 **Current Zoning**

A - Agricultural

11 **Number of acres in the rezoning**

0.841

Office Use Only

1 **Rezoning Land Use Type**

Commercial

2 **Re-Zone Commission Hearing Date**

MBPZ Review

1 **Predevelopment**

2 **Conditions of Approval**

3 **Variances**

4 **Agenda Date**

5 **Use Type**

Application Information

1 **Describe your project/ proposal**

The project is a proposed drive-thru coffee shop with a separate storage/cooler building, two drive-thru lanes, parking, a dumpster area with a buffer between the rezoned property and the neighbors, said buffer will remain heavily wooded and is proposed to include a small walking trail and benches to create a "park-like" facility for the use and enjoyment of the neighborhood.

[redacted]