

**PUBLIC HEARING
APRIL 13, 2026
7:00 P.M.**

The Town of Pine Mountain held a Public Hearing on Monday, April 13, 2026, at 7:00 P.M. in the Town Hall.

REZONING APPLICATION TO REZONE MAP 056B PARCEL 184A FROM C2 W/CONDITIONAL USE TO R3 W/CONDITIONAL USE

On January 30, 2025, Shiloh Investment Properties, LLC filed an application for a conditional use permit for the Property, which was zoned C-2. The conditional use permit was to allow high-density single-family residences under the existing C-2 zoning. Mayor and Council ultimately approved the conditional use.

After such approval, the Town determined that the Property would better fit within the Town's overall zoning scheme if it were rezoned to R-3 with the conditional use remaining in place. Therefore, the Town obtained the permission of the current owner of the Property, Bee Smart Building, LLC, to rezone the Property to R-3 but keep the conditional use in place.

The Town seeks to rezone the Property to R-3 with the following special requirements:

- Minimum lot area: 10,000 square feet (reduced from the standard 15,000 square feet).
- Minimum setbacks:
 - Front: 20 feet
 - Side: 15 feet
 - Street side yard: 15 feet
 - Rear: 25 feet
 - Corner: 20 feet
- Construction of all structures to meet these standards.
- Removal/waiver of the following standard R-3 requirements:
 - Maximum lot coverage of 30% of the total lot area increased to 50%
 - Requirement that each lot abut a public street for a distance of not less than 50 feet is waived for any lots accessed off an easement or other private way from a public street
- Removal of minimum or maximum SQFT requirements in the prior zoning action for structures built on these lots.

Speaking in favor of the request:

None

Speaking in opposition to the request:

None

Please see attached for those attending.

Thereafter, the Public Hearing ended at 7:10 P.M.

Betsy Sivell
Betsy Sivell
Town Clerk

Curtis Bray, Curtis Bray
Stokeley Pound, Stokeley Pound
Thomas E. Scott, Thomas E. Scott
Frankie Mabry, Frankie Mabry
James W. Trott, Jr., James W. Trott, Jr.