

NOTICE

CITY OF BYRON PLANNING & ZONING COMMISSION

August 4, 2026 at 5:00 pm

IN COUNCIL CHAMBERS ON THE 2ND FLOOR OF
THE BYRON MUNICIPAL COMPLEX

401 MAIN STREET

AGENDA:

1. Approve Minutes of July 7, 2026, P&Z meeting
2. Public Hearing on consideration of Parcel 054D 154 from current zoning A-1 Agricultural Area to I-1 General Industrial Area.
3. Consider rezoning request for parcel 054D 154 from current zoning A-1 Agricultural Area to I-1 General Industrial Area.
4. Public Hearing on consideration to amend Appendix A- Land Development, Zoning Ordinance and Subdivision Regulations of the Municipal Code of Byron, Georgia.
5. Consider amendments to Appendix A-Land Development, Zoning Ordinance and Subdivision Regulations of the Municipal Code of Byron, Georgia
6. Adjourn meeting

City of Byron
Planning & Zoning Commission
July 7, 2026

The Planning and Zoning Commission met on the second floor of the Municipal Complex in the Council Chambers.

In attendance were commission members Jeff Owens, David Sams, Darrell Lettice, and Keeshia Massey. Also in attendance were Fire Chief Josh Riley, Police Captain Bryan Hunter, Police Chief Wesley Cannon, City Attorney Brian Causey, City Administrator Tiffany Sandefur, Hal Chitwood with Bureau Veritas (by phone), and 6 citizens (Lee Lafferty, Chris Jones, Jason Jones, Tonya Miller, and two who wouldn't give their names). Absent from this meeting was commission member Farrell Bass.

Jeff Owens called the meeting to order at 5:07 pm.

Approve minutes of June 3, 2026, P&Z Meeting: Motion made by David Sams, seconded by Keeshia Massey, to approve minutes. Unanimous.

Citizen time to address Planning & Zoning: Jason Jones presented the Planning & Zoning Commission with a PowerPoint on data centers, Municipal Codes, and the People. He spoke on heat islands, affected areas, construction and noise levels, flooding on Black Road, the possibility for bigger signs and to post rezonings on Facebook, and suitability of buildings and the possibility of making Peach, Crawford, and Byron ordinances similar. No other citizens addressed Planning & Zoning.

Public Hearing on consideration of Parcel B01F 080 from current Zoning C-2 Downtown Business District to C-1 General Commercial Area: Public hearing began at 5:38 pm. Tyler Cox with Martin Snow spoke in favor of the rezoning request for his client. Tyler spoke on the long-term viability of the property, increased property value, the lack of any negative effect on the community, the consideration of neighboring property owners, economic viability as grounds for spot zoning, and the willingness to agree to put stipulations on the approval if granted. No one spoke against the request. Public hearing ended at 5:58 pm.

Consider Rezoning request for Parcel B01F 080 from current Zoning C-2 Downtown Business District to C-1 General Commercial Area: Chairman Jeff Owens called for a motion to approve the rezoning from C-2 to C-1; the motion died. Chairman then asked all in favor of denying David Sam's motion; seconded by Darrell. Unanimous. Tiffany Sandefur asked the commission to clarify their denial reasoning, and they referenced the intent of the ordinance involving COAM machines in C-2 and spot zoning. (Please note this item was voted on at the end of the meeting due to Tyler Cox and Brian Causey having a discussion over spot zoning grounds for approval).

Public Hearing to Consider amending Article I General Provisions of Part IV Zoning Regulations of Appendix A – Land Development, Zoning Ordinances and Subdivision

Regulations: Public hearing began at 6:01 to discuss adding “No guest house shall be rented. Article II Zoning in all sections where applicable regarding Accessory structures to detached single family dwelling permitted”. Accessory structures to detached single-family dwelling permitted.” Accessory buildings including, but not limited to, private garages, guest houses, sheds, fences, swimming pools, and pool houses to serve detached single-family dwellings shall comply with the requirements as contained in Appendix Z-III. Public Hearing ended at 6:18 pm.

A: Under Article II Zoning, where applicable, a motion was made by Darrell, seconded by Keeshia, to place specific requirements in a separate section to remove language clutter in the zoning district body of text. Specifically, to not allow guest homes to be rented. Unanimous; no public Discussion.

Public Hearing to consider amending Article II Zoning of Part IV Zoning Regulations of Appendix A-Land Development, Zoning Ordinances and Subdivision Regulations: Public hearing began at 6:20 pm to discuss Article II Zoning section 5.1.1 table. Hal spoke regarding the setbacks on minimum lot width measured at the building setback line being 125-150 and maximum lot coverage being 40 or 45%. Public hearing ended at 6:23 PM.

- A. Under Article II Zoning section 5.1.1 table, a motion was made by David Sams, seconded by Darrell Lettice, to change the minimum lot width measured at the building setback line to 125 feet. Unanimous; no public discussion.
- B. Under Article II Zoning section 5.1.1 table, a motion was made by Darrell Lettice, seconded by Keeshia Massey, to change the maximum lot coverage percentage to 40. Unanimous; no public discussion.
- C. Under Article II Zoning Section 14 Zone use table, motion was made by Davis Sams, seconded by Keeshia Massey, to update all permitted and prohibited uses in A-1, R-1, R-2, R-3 to comply with approved changes. Unanimous no public discussion.

Public Hearing to consider adding Z-III Specific Use Provisions to Part IV Zoning Regulations of Appendix A: Public hearing began at 6:25 PM to discuss Z-III Special Use provisions number 5 Guest House and why they couldn't be rented. Hal spoke to this, stating, “The ordinance does not specifically state that there should be only one principal use per lot; however, Article II Sec. 1.3(2)(b) states, “No building or other structure shall be erected or altered: to accommodate or house a greater than permitted number of families.” It could be perceived as a violation. Discussion was also had regarding Z-III Special Use provisions number 6 Home occupations: P&Z from the last meeting wanted to make sure these provisions do not conflict with current provisions. Hal spoke to this item, stating, “No conflict noticed, but I neglected to include the following language which can be added behind the second sentence. “Notwithstanding any other language herein, no business licenses or permits shall be granted by the city to any applicant for any type of business located on any property which is subject to homeowners' association (HOA), land covenants, or other land restrictions which prohibit home occupations so long as said HOA, covenants, or restrictions remain in effect or are enforceable.

The burden to show the absence, the termination, or expiration of any HOA, covenants, or restriction is solely upon the applicant.”. Public Hearing ended at 6:42 PM.

- A. Under Z-III Special Use Provisions number 5 Guest Houses (f), motion was made by Darrell Lettice, seconded by Keeshia Massey, to not allow guest homes to be rented. Unanimous; no public discussion.
- B. Under Z-III Special Use Provisions number 6 Home occupations: motion was made by Keeshia Massey, seconded by David Sams, to add the above language discussed in the public hearing. Unanimous; no public discussion.

Adjournment: David Sams made a motion, seconded by Darrell Lettice, to adjourn the meeting at 7:04 PM. Unanimous.

Tiffany Sandefur
City Administrator