

PUBLIC HEARING

REZ-2021-08 O'Neal Properties, 2547 US HWY 84 W (0089 095/094), R-21 to C-H, Well & Septic, 4.53 Acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning from Medium Density Residential (R-21) to Highway Commercial (C-H) zoning. Mr. Dillard further stated the applicant would like to obtain single commercial zoning on the subject property for speculative commercial marketing. Further, Mr. Dillard stated the Planning Commission recommended approval and the TRC finds this request inconsistent with existing land use patterns, but had no additional objectionable comments. Mrs. Tina Stewart, 2621 US Hwy 84 West, spoke against the request. Mrs. Stewart stated she's been a resident for over thirty years and in her opinion rezoning this property will lead to more accumulation of items on this property which are unnecessary. Mrs. Stewart stated she has pictures available for viewing, if needed. Mr. Brent Stewart, 2621 US Hwy 84 West, spoke against the request. Mr. Stewart stated he rezoned this property in 1986 and he as well as other neighbors in the area are very upset about the possible rezoning of this property. Mr. Stewart stated Highway 84 West is a busy highway and changing the zoning would increase traffic and possibly decrease property values. Mr. Stewart stated he spoke with Gene Rentz, with Georgia Department of Transportation, and GDOT has issues regarding this rezoning as well. No one spoke in favor of the request. Commissioner Orenstein asked County Engineer, Mike Fletcher, regarding the allegation that Georgia Department of Transportation (GDOT) is opposed to this rezoning, Mr. Fletcher stated he has not spoken to anyone with GDOT. Commissioner Orenstein asked Mr. Dillard regarding a sales consignment lot, are there rules that govern or is that allowed by right and/or C-H zoning, Mr. Dillard stated there are supplemental standards, including buffering to adjacent properties. Commissioner Orenstein asked if there would have to be fencing or buffer requirements, Mr. Dillard responded yes. Commissioner Orenstein asked if the house on the property would be demolished, Mr. Dillard stated that decision would be made by a potential buyer. Commissioner Marshall asked if there was anything we could do regarding the stockpile of items at this location, Chairman Slaughter asked County Manager, Paige Dukes, to follow up with code enforcement regarding this matter. Mrs. Dukes stated there is currently an open case and steps are being followed that the court requires for us to demonstrate that we have worked with the property owner over a certain amount of time. Commissioner Orenstein made a motion to approve the request as presented, Commissioner Marshall second. Vice Chairman Evans and Commissioner Wisenbaker opposed. Chairman Slaughter voted to break the tie with his vote being against the request, since the property is located in the middle of a residential area. With a 3-2 vote, the request was denied.

REZ-2021-09 Building Valdosta Subdivision (0070 018), R-A to R-21, Community Well & Septic, ~64.84 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning from Residential Agriculture (R-A) to Medium Density Residential (R-21). Mr. Dillard additionally stated the motivation in this case is so that the subject property can be subdivided at a greater density. Mr. Dillard stated the Planning Commission recommended approval and the TRC had no objections to the request, but staff found this request inconsistent with the Comprehensive Plan. Chairman Slaughter stated questions have been raised regarding this request and additional information is needed to make a decision. Chairman Slaughter requested that the item be tabled until the first meeting in August. Commissioner Wisenbaker made a motion to table this item until the August 10, 2021, commission meeting, Vice Chairman Evans second. All voted in favor, no one opposed. Motion carried.