

far as drainage. Mr. Moore mentioned Ms. Canada's concern regarding a privacy fence which would be installed on her entire property line, with no charge to her. Commissioner Marshall asked if not approved, would you build houses instead, Mr. Moore responded that there is currently a house on the property and that house could be used. Chairman Slaughter stated there is a house on the property and there is nothing to prevent these men from living in the house currently on the property. Commissioner Evans made a motion to follow the recommendation of the Planning Commission and deny the rezoning request as presented, Commissioner Marshall second. Commissioners Wisenbaker and Griner opposed. Chairman Slaughter stated there is a need in our community and all communities for the proposed facility in order to help people. This ministry is important to get through recovery and Chairman Slaughter voted in favor of the request in the absence of Commissioner Orenstein. Chairman Slaughter stated to Mr. Moore that Lowndes County will be watching this facility very closely. Commissioner Griner made a motion to approve the request with the condition of the privacy fencing being installed and maintained along the common property line of the property of Sandra Lee Canada and with the condition that drainage shall not negatively impact adjoining properties, Commissioner Wisenbaker second. Commissioners Evans and Marshall opposed and Chairman Slaughter voted to approve the request, in the absence of Commissioner Orenstein. Motion carried.

**REZ-2022-11 Makeesh, LLC, 900 Lakes Blvd, C-G, County Utilities, 1.07 acres,**

Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a previously approved commercial general zoning with eleven (11) conditions from 2014. Mr. Dillard stated the subject property is within the Urban Service Area and depicted as Established Residential on the Future Development Map. Mr. Dillard stated there were no wetlands on the property and the proposed location is for a development of a Dairy Queen. Mr. Dillard stated the conditions being requested to be removed by the applicant are #4 (landscaped berm on the eastern and a portion of the southern property line), #8 (architectural design), #9 (dumpster locations), and #11 (light pollution) in order to develop the site as a Dairy Queen. Mr. Dillard stated the Planning Commission recommended approval with the four conditions (#4, #8, #9 and #11) being removed by a 54-1 vote. Cheryl Oliver, 5366 Moss Oak Trail, spoke against the request. Mrs. Oliver stated the eleven conditions were designed to protect the neighborhood and Francis Lake. Mrs. Oliver stated the signatures submitted on the petitions are from property owners inside the Francis Lake neighborhood and the Hammock Lake area. Mrs. Oliver stated a meeting with Mr. Langdale and Mr. Patel heard concerns regarding light pollution, noise pollution, water and debris runoff, dumpster odor, litter containment, increased traffic congestion, and visual impact. Mrs. Oliver requested an eight feet high fence with well maintained shrubs to block the dumpster and headlights. Mrs. Oliver asked with the same request to protect quality of life, property values, neighborhood integrity, wildlife and preserve valued natural resources. Jack Langdale, 701 North Patterson Street, spoke for the request on behalf of the applicant. Mr. Langdale stated the applicant has purchased the property in order to construct a Dairy Queen. Mr. Langdale stated the issues regarding the rezoning are the conditions on the property. Mr. Langdale stated condition #4 requirement is to construct a sixty foot wide berm on the east side of the property. Mr. Langdale stated the entire tract is only one hundred sixty feet wide. Mr. Langdale addressed condition #8 regarding masonry siding; Mr. Langdale stated the Dairy Queen is a franchise and the request to remove cannot be approved. Mr. Langdale stated regarding condition #9 the dumpster location cannot be located within 200 feet of property line, since the lot is only one hundred sixty feet wide, that cannot be done. Mr. Langdale addressed condition #11 light pollution, stating that regarding the lighting, it's a downward pointed LED, which should light an area of 5-10 feet around the base. Commissioner Griner asked regarding the dumpster on the east, could it be moved to the west,