

Dillard stated staff finds the request consistent with the existing land use patterns and Comprehensive Plan. Further, Mr. Dillard stated the Planning Commission and the TRC approved the request with no conditions.

**REZ-2022-19 Tripp Talley, 4088 Old Bemiss Rd., R-21 to R-10, County Utilities, ~0.8 acres,** County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on approximately .8 acres from R-21 (Medium Density Residential) zoning to R-10 (Suburban Density Residential) zoning in order to put duplexes on the property. Mr. Dillard stated staff finds the request consistent with the existing land use patterns and Comprehensive Plan. Further, Mr. Dillard stated the Planning Commission and the TRC approved the request with no conditions.

**REZ-2022-20 Teramore Development, LLC, ~3 acres at Hwy 122 & Skipper Bridge (Part of 0067 051), EA to C-C, Well and Septic,** County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-C (Crossroads Commercial) zoning. Mr. Dillard stated the applicant is requesting approximately three (3) acres to be rezoned. Mr. Dillard stated the VALOR map did not show wetlands, but the survey does indicate their presence in the southeastern corner. Mr. Dillard stated the applicant has submitted a conceptual site plan for a Dollar General and this is a proposed site plan, not the final site plan. The Planning Commission recommended denial of the request and the TRC had no objectionable comments based on the conceptual site plan, noting that the minimum buffer between C-C and E-A zoning is 30 feet, but may be reduced to 15 feet with the addition of an opaque fence. Chairman Slaughter stated that after receiving a request from the applicant, the request is to table this item until the second meeting in January 2023. Commissioner Marshall asked what is the purpose of tabling, Chairman Slaughter answered the applicant would like the opportunity to speak to the citizens and also an advertising issue. County Manager, Paige Dukes, stated whenever the signage was originally put out, we were one day off, and letters were resent, signage reposted and readvertised in the Valdosta Daily Times. The Valdosta Daily Times said the ad would be advertised in time and it was not. Mrs. Dukes stated the County is required before the board can take action to advertise at least 15 days and because of the ad not running, it was 14 days. Vice Chairman Orenstein stated some of the concerns with residents is that this will give the applicant more time to come up with a better strategy. Vice Chairman Orenstein stated if the applicant has true intentions of meeting with the community, then he has no objections in tabling. Chairman Slaughter stated the applicant has requested to table. Commissioner Wisenbaker asked if the main issue was the date/time issue needing to be corrected in order to be legal, Mrs. Dukes and Chairman Slaughter responded yes, it needs to be tabled. County Attorney, Walter Elliott, stated to clarify, tabling this item would require a vote tomorrow evening. Commissioner Marshall asked if the Planning Commission was aware of the time issue, Commissioner Evans stated some of the citizens had spoken to her after the Planning Commission meeting. Mrs. Dukes stated the applicant was notified and the issue was the Valdosta Daily Times not running the ad as required.

**Addition to Basic Decorative Lighting District: Cattle Crossing Subdivision (24 lots),** County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request has been advertised as required and staff recommends approval of adding the twenty four (24) lots of the Cattle Crossing Subdivision, into the County's basic decorative street lighting district.