

depending on elevation, and he believes this property is one where the error has occurred. Mr. Budd further stated a map modification needs to be made. To his understanding, the only way to have this done is if a representative from the Army Corps of Engineers changes the map. He went on to say he wants to have the C-H zoning that they think the tenant needs so that he can continue operating his business in compliance. Commissioner Orenstein asked if the tenant is operating a repair shop, Mr. Budd responded, yes, mobile repair. Commissioner Orenstein stated those vehicles have been there a long time and it looks more like a junk yard than an auto repair shop. Commissioner Orenstein also mentioned the area is a gateway into our community, and it does not look appealing. Commissioner Orenstein also stated that if Mr. Budd and the tenant would have made some effort to get the property cleaned to look more appealing, he would be in favor of trying to help. Commissioner Marshall asked if Mr. Budd has been involved with this case the entire time, Mr. Budd responded yes, and he believes this could be changed if the Army Corps of Engineers would move the wetlands line. Mr. Budd further stated they are not trying to create an eye sore, they are trying to respond to the conditions. He stated they can ask the tenant to move the vehicles to the back side of the property. Chairman Slaughter asked Mr. Budd if anyone from his firm completed an application or contacted the Army Corps of Engineers about this issue, Mr. Budd responded yes, they have contacted them repeatedly. Chairman asked when the Army Corps of Engineers told Mr. Budd they would come look at the property, Mr. Budd responded that he gets the run around from them. Chairman Slaughter asked Mr. Dillard and Director of Engineering, Chad McLeod if they have any documentation that shows that the property owner has been in contact with the Army Corps of Engineers, Mr. McLeod stated the County has reached out to the Army Corps of Engineers, and they have not received an application for this property. Commissioner Wisenbaker asked if there is a fee to submit the application, Mr. McLeod responded he does not believe there is a fee, but he will check. Commissioner Wisenbaker made a motion to deny the request, second by Commissioner Orenstein. All voted in favor, no one opposed. Motion carried.

REZ-2025-14 Dinkins, 6533 Lake Alapaha Blvd, 1.0ac, C-C to R-21, County Water & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated the request is from C-C (Commercial Zoning) zoning to R-21 (Residential Zoning). It is supported by the Future Land Use plan for the area. Much of Lake Alapaha Plantation is currently R-21. Mr. Dillard stated there are no wetlands or floodplain issues on the property. The property used to house an old kennel, but the kennel has been removed. Mr. Dillard stated county water is available immediately to the south, and it will be served by a septic system. Mr. Dillard further stated that based on the initial review by Public Health there are no issues with it being a viable property for residential development. The applicant spoke in favor of the request, and no one spoke in opposition, therefore the Planning Commission recommended approval. Commissioner Orenstein asked if the total request is one acre, Mr. Dillard responded, correct. Commissioner Orenstein asked if they would be turning one commercial lot into two R-21 residential lots, Mr. Dillard responded, correct. Chairman Slaughter stated originally when this development was done, there was a commercial component of it that was out near Highway 84 that has not been developed, so they are now wanting to put houses on that property. No one spoke in opposition or support of this request. Commissioner Wisenbaker made a motion to approve the request, second by Commissioner Smith. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Pet Shop Ordinance

County Manager, Paige Dukes, presented the item. Mrs. Dukes stated this is an ordinance that will prohibit the retail sale of unaltered pets in Lowndes County and in pet store/pet shop environments.