

Mr. Bates voiced concern about privacy and noise, stating there is an adjacent berm and trees planted to help reduce noise. Commissioner Rountree asked Mr. Bates if he understood that with the current zoning, a three-story apartment building could be built right against his property line without requiring a buffer. Mr. Bates stated he is adamantly opposed to that prospect.

Mr. Johnson's concerns included compliance with the LDR regarding noise, smells, etc., as well as concerns that the homeowners' property values would decrease. He asked if the property owner sold the property if there would be restrictions as to the approved uses in C-N zoning. He stated that the proposed plan would create a breach of safety, comfort and common welfare, and further requested that if approved and a fence is constructed, to please require an opaque privacy fence and not merely a chain link fence. The applicant stated he will construct a 6' privacy fence.

Mr. Lamp stated he is currently maintaining a portion of the subject property and concurred with Mr. Johnson's thoughts that the proposed plan will diminish property values.

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Rountree to recommend approval of the request with 1 condition:

1. A six foot opaque wooden fence shall be constructed between the subject property and adjacent neighbors.

Commissioner Bailey second. All in favor, no one opposed. Motion carried. (8-0)

**Agenda Items #6 & #7**

VA-2024-12	Southern Gateway, LLC, Madison Highway Rezone 41.12 acres from C-H/P-D/E-A (county), to all M-2 (city)
VA-2024-13	Southern Gateway, LLC, Madison Highway Annex 41.12 acres into the City of Valdosta

Mr. Martin presented both cases together but explained the items will be voted on separately. Chairman Hightower asked if the annexation portion would require a separate discussion. Mr. Martin said no. Mrs. Stevenson pointed out that the agenda contained a typographical error in that both agenda item #s 6 and 7 had the same case numbers. Agenda item #7 should be VA-2024-13.

Southern Gateway LLC is requesting to rezone a total of 41.12 acres from a combination of Highway Commercial (C-H)(county) (35.39 acres), Planned Development (P-D)(county) (3.01 acres), and Estate Agriculture (E A)(county) (1.13 acres), to all Heavy Industry (M-2)(city). The subject property is located along the west side of Madison Highway, south of the intersection with Race Track Road, contiguous to the existing Valdosta city limits. The applicant is also seeking annexation of the property (file # VA-2024-13) in order to simply combine with their other properties and market all of them together for development under M-2 zoning. The subject property is currently vacant and uncleared. The applicant also owns the large adjacent tract of