

mitigated through civil engineering phases. Mr. Dillard stated the applicant is open to enhanced facade for the facility, if approved. Mr. Dillard stated the Planning Commission heard this request in November 2022 and recommended denial and the TRC recommended approval of the request with the question now being from Estate Agricultural (E-A) to Crossroads Commercial (C-C) for the three acres. Heath Dawson, 6295 Skipper Bridge Road, spoke against this request as a property owner in the area. Mr. Dawson stated most homeowners in the neighboring community have invested over half a million dollars developing their properties and over thirty homeowners gathered at the Planning Commission meeting. Mr. Dawson stated this is spot zoning and it was denied by the Planning Commission. Mr. Dawson stated there are multiple Dollar General's in the area with trash in the parking lots, dumpsters overflowing and broken down cars in the parking lots. Mr. Dawson stated his property is the adjoining property to this request. Mr. Dawson was disappointed that one of the commissioners did not meet with him personally to hear his concerns. William Cope, 6332 Skipper Bridge Road, spoke against this request as a property owner in the area. Mr. Cope stated his property is 500-600 feet from the proposed Dollar General store. Mr. Cope stated there is a Dollar General in Hahira four miles west and one at Walkers Crossing within six miles and there is no reason for another store location. Mr. Cope stated the land owners have property at Highway 122 and Val Del Road with twenty-seven acres with more road frontage. Mr. Cope stated he had an online petition with 180 signatures in opposition to this request, which was submitted to the clerk for the record. Mr. Cope mentioned the property owners in this area do not want any commercial development. Roxanne Newton, 5550 Skipper Bridge Road, spoke against this request. Ms. Newton stated there are several Dollar General's in our area. Ms. Newton stated these stores are being constructed throughout the rural areas in the south. Ms. Newton stated the developers and engineers are from out-of-town and they are not serving the citizens of this area. Further, Ms. Newton mentioned that it is disrespectful to have this store across the street from the Mt. Olive Baptist Church. Matthew O'Steen, 6544 Skipper Bridge Road, spoke against this request as a property owner in the area. Mr. O'steen asked the commission to consider the environmental impact of the area and with this request not being good for the river. Mr. O'steen stated no property owners in this area want to live near a Dollar General store. Mr. O'steen asked to consider the spot zoning and to follow the Planning Commission recommendation to deny and to listen to the 180 people (that signed the petition against this request) that couldn't be here in person. Duke Groover, 231 Riverside Drive, Macon, Georgia, spoke in favor of the request representing Teramore Development along with Bill Nijem and Mary Harris, who is the owner. There is a three (3) acre parcel, off Highway 122 and Skipper Bridge Road. Mr. Groover stated the buffer surrounding this proposed development, north it is 32 acres west to Scruggs Road it is 1200 feet remaining R-A and south is wetlands, with 700 feet to the nearest residence and east is the Mt. Olive Baptist Church. Mr. Groover stated this is significant due to concerns with this being intrusive to residential areas when it is surrounded by a buffer. Mr. Groover stated a rezoning decision is fundamentally a legal process. Mr. Groover stated the concerns expressed primarily are legitimate personal concerns, but it is not evidence going into a rezoning decision or is not evidence to support keeping this E-A. The Planning and Zoning staff looked at the concerns and ordinances and chose to recommend this rezoning request. The Technical Review Committee (TRC) did not have any objections to rezoning to C-C. Mr. Groover stated the traffic will not be increased, there were no violent crimes in the last year at the two rural locations of Bemiss Road and New Statenville Highway according to information obtained from his open records request from the Sheriff's office. Mr. Groover stated the Comprehensive Plan does allow this zoning and C-C is appropriate, designed to prohibit commercial and to put in small stores. Mr. Groover asked that the Commission listen to the professional recommendation by the Planning and Zoning staff and recommend approval. Commissioner Marshall made a motion to deny this request as presented, Commissioner Evans second. All voted in favor, no one opposed. Motion carried.