

In Favor Rebuttal: Mrs. Lynn Orenstein, stated the intent is to have an office space and the other side is to have a limited retail space. There are no intentions to have restaurants, nightclubs, drive-thru, etc. nothing to be open after five or six o'clock in the afternoon. Mrs. Orenstein stated some information seems misdirected looking at abutting properties and what is currently zoned C-C or C-H with this rezoning being the least of their concern.

Vice Chairman Marshall made a motion to approve with the condition of a buffer of a privacy fence and no entrance or exit to Barker Road, second by Commissioner Griner. Vice Chairman Marshall, Commissioners Evans, Wisenbaker and Griner voted in favor. Commissioner Orenstein recused himself from the vote. Motion carried.

**REZ-2024-19 U-Haul, Inner Perimeter, 3871 Inner Perimeter Rd, ~5.0ac, R-10 to C-G, City Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on a portion of the subject property from R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zoning. The general motivation for the rezoning is to allow the properties to be combined and used for a self storage center. This property contains approximately five (5) acres, possesses road frontage on Inner Perimeter Road, a state maintained highway, is within the Urban Service Area and Neighborhood Activity Center Character Area, which recommend C-G zoning is appropriate. Mr. Dillard stated the TRC recommended approval with the following conditions:

1. Any structure over thirty-five (35) feet in height shall be void of windows and/or reflective surfaces along its northern elevations.
2. All lighting shall be directed on-site and away from residentially zoned properties.
3. There shall be no reduction in the minimum buffer area requirements of Section 4.07.06.

The Planning Commission recommended approval with the conditions as stated above.

No one spoke against this request. Roger Bishop, market company president for the U-Haul Company of Southern Georgia, spoke in favor of this request. Mr. Bishop stated a team would be hired locally and they look forward to working with the county and city. Mr. Bishop stated he was available to answer any questions. Scott Alderman, 5273 Bethany Drive, First Commercial Real Estate Broker for the proposed sell with U-Haul, spoke in favor of the request. Mr. Alderman represents the sellers Diane White and Edna Lewis who are the co-administrators of the estate. Mr. Alderman read a letter from Ms. White and Ms. Lewis supporting this rezoning request. Vice Chairman Marshall made a motion to approve this rezoning request with the recommended conditions as stated (1) Any structure over thirty-five (35) feet in height shall be void of windows and/or reflective surfaces along its northern elevations, (2) All lighting shall be directed on-site and away from residentially zoned properties and (3) There shall be no reduction in the minimum buffer area requirements of Section 4.07.06, second by Commissioner Orenstein. All voted in favor, no one opposed. Motion carried.

**REZ-2024-20 Wilson Estate, 5917 Thunder Bowl Rd., ~1.7ac, E-A to R-1, Well & Septic**

County Planner, J.D. Dillard, presented the request, stating it was withdrawn by the applicant.

**FOR CONSIDERATION**

**Acceptance of Infrastructure for Val Del Estates Phase 5**

Director of Engineering Services, Chad McLeod, presented the item stating Val Del Estates Subdivision Phase 5 is located on Val Del Road and includes twenty-six (26) lots. All construction and paperwork have been completed and staff has made the final inspection. Commissioner Evans made