

**NOTICE
OF DECISION**

Date of Notice: 08-14-2014

Application Type: REZONING Case # REZ-2014-14

Site Location: GOLF DRIVE

Map and Parcel Number: 0199 A PORTION OF 050

Project Name: ROGER BUDD, JR.

The Lowndes County Board of Commissioners heard REZ-2014-14 on Tuesday, August 12, 2014, and **APPROVED** the applicant's request to amend the zoning classification. The Motion was approved by a vote of three to two (3-2) to rezone 4.28 acres from its current zoning classification of R-10 (Suburban Density Residential) to C-G (General Commercial) with the following **conditions**:

1. Alcohol package stores shall not be allowed on the subject property;
2. Gasoline stations, with or without a convenience store, shall not be allowed on the subject property;
3. Convenience stores shall not be allowed on the subject property;
4. The eastern property line of the subject property 350 feet in length and the partial southern property line 206.77 feet in length, both illustrated on the attached plat of survey of the subject property prepared by Harris Surveying & Engineering Company, Inc., dated January 2, 2007, shall have a landscaped berm located within a landscaped buffer a minimum of sixty (60) feet in width. The landscaped berm shall be a minimum of fifty-four (54) feet wide at its base, shall be a minimum of six (6) feet high, and shall have a plateau a minimum of six (6) feet wide. The slopes of the sides of the berm shall be a minimum of four (4) feet in width per each one (1) foot in height. The plateau of the berm shall be planted with Leyland Cypress ten (10) to twelve (12) feet in height at the time of planting planted eight (8) feet apart at their centers. The eastern and southern slopes of the berm and adjoining buffer area shall be landscaped with four (4) shade trees selected from the Canopy Trees listed in Table 4.07.04(C) of the Lowndes County Unified Land Development Code (U.L.D.C.) and twenty-five (25) shrubs a minimum of eighteen (18) inches in height at the time of planting per one-hundred (100) linear feet. The remainder of the berm and buffer area shall be sodded or covered with other ground cover. The landscape materials planted on the berm and in the buffer area shall comply with the General Landscape Standards set forth in Section 4.07.04 of the ULDC except as otherwise hereby required. The berm and buffer area and all plantings thereon and therein shall be maintained by the owner of the subject property in accordance with and as provided by Section 4.07.03 of the ULDC;
5. The hours of operation of any use of the subject property shall be limited to 7:00 a.m. to 10:00 p.m.;
6. The loading and un-loading of semi-trucks, tractor trailers and other trucks on the subject property shall be restricted to the west side of buildings constructed on the subject property;
7. No buildings shall be constructed on the subject property over two (2) stories in height;