

and Bemiss Knights Academy Road. The eastern boundary of the property lies along the Cater Parrott Railroad. Neighboring land uses are primarily single-family residential dwellings at the R-10 density level. There is some concern by staff about whether this density of duplexes on lots of this size and configuration are appropriate.

Ultimately, staff finds the request overall consistent the Comprehensive Plan and, having no other technical concerns from the TRC, recommends approval of the request.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Tripp Talley – 4088 Old Bemiss Road, Valdosta, GA

Mr. Talley stated he is the applicant and offered to answer any questions the Commissioners may have. Commissioner Bailey asked if the applicant has a rendering for the duplexes to which Mr. Talley responded he does not.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented. Commissioner Willis second. All in favor, no one opposed. Motion carried.

Agenda Item #5

REZ-2022-20 Teramore, GA Hwy 122 at Skipper Bridge Road, a portion of 0067 051, ~3.0 acres. Current Zoning: E-A (Estate Agricultural) Proposed Zoning: C-C (Crossroads Commercial)

Mr. Dillard presented the case in which Teramore Development, LLC is requesting a change in zoning on approximately 3.0 acres from E-A (Estate Agricultural) zoning to C-C (Crossroads Commercial) zoning, in order for the property to be developed with a general retail store (Dollar General).

The subject property is in the Rural Service Area and Agriculture/Forestry Character Area, and possesses road frontage on GA HWY 122 and Skipper Bridge Road. The eastern boundary of the property lies along the Cater Parrott Railroad. The Agriculture/Forestry Character Area lists C-C zoning as permitted (Where appropriate).

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and recommends approval.