

Chairperson Rountree asked if the proposed establishment would be a “Market”, to which the reply was that it will not be. Commissioner Willis asked where the closest commercial zoning is to the subject property and if this would create spot zoning. Mr. Dillard stated Hahira to the west and Walker’s Crossing to the east are the closest commercially zoned areas to the subject property.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Bill Nijem – 1007 N. Patterson St., Valdosta, GA
- Peter Schoenauer – 200 Plantation Chase, St. Simons Island, GA

Mr. Nijem stated he is the attorney representing the applicant. He stated the request for C-C zoning is particularly appropriate as the location is just that – at the corner of an arterial road and a state highway. He also stated that additionally, the Comprehensive Plan allows for C-C zoning in the Agriculture/Forestry Character Area. Mr. Nijem explained that the developer is sensitive to the fact that the location is in a rural area which has resulted in façade upgrades and special attention to lighting in the conceptual site plan.

Mr. Schoenauer stated he is the project engineer. There are ongoing discussions with GDOT with regard to accessing the subject property from GA Hwy 122.

Chairperson Rountree verified there is a Georgia Power easement that runs through the property. Commissioner Bailey asked if it might be possible to have access from Skipper Bridge Road. Mr. Schoenauer stated that may be possible.

Speaking in opposition to the request:

- Gretchen Quarterman – 6565 Quarterman Rd., Hahira, GA
- Becky Rowntree Harris – 5722 Griffin Dr., Hahira, GA
- Danielle Jackson – 5620 Skipper Bridge Rd., Hahira, GA
- Heath Dawson – 6295 Skipper Bridge Rd., Hahira, GA
- William Cope – 6332 Skipper Bridge Rd., Hahira, GA
- Roxanne Newton – 5550 Skipper Bridge Rd., Hahira, GA
- Ben Richardson – 5631 Griffin Dr., Hahira, GA
- Matt O’Steen – 6544 Skipper Bridge Rd., Hahira, GA

Ms. Quarterman’s concerns centered around traffic concerns and the fact that there are several Dollar General stores conveniently nearby already.

Ms. Harris stated the convenience would be outweighed by the added traffic, speeds