

requirements and if there is a decommissioning plan in place. Mr. Davenport explained that solar will be addressed in a future update.

Chairman Hightower asked if there were any questions for staff from the commissioners. There being nothing additional, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in opposition:

- Gretchen Quarterman, 6565 Quarterman Rd.

Mrs. Quarterman's comments focused on a lack of access by the public to the text amendments.

Mr. Davenport reiterated that while the requirements for publicizing the public hearing and access were far exceeded, suggestions for reaching the public are welcome.

Commissioner Willis asked if the Board of Commissioners intends to act on the updates at the July 11 Board of Commissioners meeting and asked when the public hearing was posted. Mr. Davenport stated he believes the Board of Commissioners do intend to act on the update request and that the public hearing was advertised on June 18, 2023, it was put on social media sometime that week, and the full text draft as amended had been uploaded onto the County's website on June 26, 2023. No comments from the public have not been addressed. Commissioner Bailey asked if there are any proposed "life altering" changes to which Mr. Davenport answered there are not. Commissioner Willis asked to go on record that he doesn't believe enough time has been given for the public to be aware.

There being no further discussion, Chairman Hightower closed the public hearing portion for the case.

Chairman Hightower called for a motion. Commissioner Bailey made a motion to recommend approval of the ULDC updates as presented. Commissioner Miller second. A vote of three in favor and four opposed (3-4). Motion failed. Commissioner Willis made a motion to recommend Tabling the request for thirty (30) days. Commissioner Bythwood second. A vote of five in favor and two opposed (5-2). Motion carried.

Agenda Item #4

REZ-2023-09 South Georgia Boat & RV Storage, 6153 Inner Perimeter Road, 0164 025A, ~22.0 acres,
Current Zoning: I-S (Intensive Services), Proposed Zoning: C-H (Highway Commercial)

Mr. Dillard presented the case in which the applicant is requesting to rezone approximately 22 acres from its current I-S (Intensive Services) zoning district to C-H (Highway Commercial) for semi-speculative commercial purposes.

In 2009, the property was rezoned from E-A to I-S for a biomass fuel plant, with four (4) conditions, with Condition 2 specifying the only use of the subject property be "[for] a forty (40) megawatt biomass electric generating plant."

The subject property is accessed off Inner Perimeter Road, a State Arterial Road and part of the Inner Perimeter Road Corridor Overlay, situated within the Urban Service Area as well as the Transportation/Utilities character area. The property will be served by individual well and septic system for any offices constructed.