

Per the applicant's letter, "if approved, the site will be used to construct an RV and boat storage facility initially on only five acres of the property," and "all phases of development intend to follow the ULDC regulations."

The TRC reviewed the request and had no objections, while also finding the request consistent with the Comprehensive Plan and existing land use.

There being no questions of staff from the commissioners, Chairman Hightower opened the Public Hearing portion of the case.

Speaking in favor:

- Mr. Cody Califf, on behalf of the owner/ developer, 2661 Old Statenville Rd., Valdosta, GA

Mr. Califf stated he was present to answer any questions the commissioners might have.

No one spoke against the request.

Chairman Hightower called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented. Commissioner Wildes second. All voted in favor, no one opposed (7-0). Motion carried.

#### **Agenda Item #5**

LP-2023-04-28A Cody Califf and John Green, Map & Parcel 0223A 005 (Tract 1), 6.66 acres - Request to rezone from R-15 (Single -Family Residential) to C-H (Highway Commercial).

Mrs. Hylton presented the case in which the applicants are requesting to rezone the 6.66-acre tract known as a portion of Map/Parcel 0223A 005 (Tract 1) of Lowndes County. The applicant requests that the property be rezoned from R-15, Single-Family Residential (15,000 Sq. ft.), to C-H, Highway Commercial. This request is to allow a climate-controlled mini-storage facility.

This property fronts US Highway 41, a major thoroughfare highway. Even though the current Comprehensive Plan shows this property and surrounding property as residential use, commercial establishments are within and adjacent to this property. The property located north has also been rezoned to C-C Community Commercial. An adjoining parcel to the west is zoned C-H, Highway Commercial. There is single-family adjacent to the east, but since the general area already has commercial abutting Highway 41. There is also a railroad tract south and adjacent to this property.

A landscape buffer and oblique fence will be installed adjacent to the residential area.

Staff is recommending approval to the City Council. The applicant shall also abide by The City of Lake Zoning Ordinance Section 3-15a Buffer Yard Specifications.

Speaking in favor:

- Mr. John Green, Prospective buyer, 2302 Memorial Dr., Waycross, GA

Mr. Green stated he was present to answer any questions the commissioners might have.