

previously a part of 9369 HWY 135, and was created by deed in 2017, but has historically been used for various commercial purposes for many years under different owners.

The subject property possesses road frontage on GA HWY 135 and October Lane, a State Major Collector Road and a County maintained local road respectively, is within the Rural Service Area and Agricultural Forestry Character Area, which recommend C-C zoning.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the viability of a Well & Septic system, the historic and proposed use, and therefore recommends approval of the request for C-C zoning with the following conditions:

1. Alcohol Package Stores, Cemeteries, Funeral Homes, Mini-storage, Kennels with Outdoor Runs, and Vehicle Sales shall not be allowed.
2. Any vehicular ingress/egress off of October Lane shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above.

Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: the minimum buffer area between Commercial and Residential zonings is 30 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6' to 8' opaque fence.

Chairman Miller asked if October Lane is a dead end. Mr. Dillard said it is. Commissioner Rountree inquired about the stub-outs on Hwy 135. Mr. Dillard confirmed there are stub-outs. Commissioner Bailey verified that mini-storage facilities would not be allowed. Mr. Dillard affirmed that. Commissioner Hightower asked about the zoning of the properties surrounding the subject property. Mr. Dillard stated the surrounding parcels are zoned E-A (Estate Agricultural) and R-1 9Low Density Residential).

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Jack Langdale, Attorney for Applicant – 701 N. Patterson St.

Mr. Langdale discussed the history of the property, stating it had contained the Riley Church Pews business since the 1970's. The property was divided in 2016 by a previous owner, not by county standards, and it served as the location of a cabinet shop and plumbing company. Mr. Langdale further spoke of the applicant's character. He stated that the requested zoning is appropriate as