

Mr. Parks stated the property owner wants to get the property into compliance so that the tenant can get back to work. Chairman Miller asked if the owner was willing to pave the road. Mr. Parks said yes. Commissioner Rountree asked how much paving was necessary, to which Mr. Parks answered not much.

No one spoke in opposition to the request.

Discussion among the Commissioners involved more comments about the history of Code Enforcement issues. Additionally, Commissioner Hightower asked Mr. Dillard if the current tenant can still operate with its current zoning if the issues were brought into compliance. Mr. Dillard answered affirmatively.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Hightower to recommend DENIAL of the request as presented by staff. Commissioner Willis second. Six voted in favor of recommending denial of the request, one opposed (6-1) (Rountree). Motion carried.

#### **Agenda Item #4**

REZ-2025-14                      Dinkins, 6533 Lake Alapaha Blvd., 0259 029A, ~1.0 ac.  
Current Zoning:                C-C (Crossroads Commercial)  
Proposed Zoning:            R-21 (Medium Density Residential)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning of the subject property from C-C (Crossroads Commercial) zoning to R-21 (Medium Density Residential) zoning. The general motivation in this case is for the applicant to develop the property residentially. The subject property possesses road frontage on Lake Alapaha Blvd, a locally maintained County Road, is within the Urban Service Area and Suburban Character Area, which recommend R-21 zoning.

Historically, the property has been zoned C-N (Neighborhood Commercial) since its conception in the late-eighties.

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 availability of County water, the viability of septic systems, and the changing conditions within the neighborhood, and therefore recommends approval of the request for R-21 zoning.

Chairman Miller asked if the water/well issues in that area have been addressed. Mr. Dillard explained that construction of two additional wells has begun for the area. Commissioner