

the property. Commissioner James Miller asked Mr. Brantley if the intent is for professional offices. Mr. Brantley stated that is the intent.

Ms. Smith explained the property owners are 6<sup>th</sup> generation owners and are particular/strategic about who the property will be sold to.

Speaking in opposition to the request:

- Jacquelin Major – 346 Brookfield Rd.
- Michael Hazard – 351 Sawgrass Dr.
- Anthony Rowe – 317 Crestview Dr.

Ms. Major voiced concerns regarding traffic flow, drainage runoff, and the power grid, stating there are already regular power outages.

Mr. Hazard's concerns involved drainage issues, and Mr. Rowe's questions centered around design specifications and regulations.

Commissioner James Miller asked staff if the proposed buffer was above and beyond what is required and Mr. Martin answered affirmatively. Commissioner Willis asked if, with the proximity of the daycare/preschool, can alcohol sales be forbidden. Mr. Martin stated a condition can be added to that effect. Commissioner James Miller asked if alcohol is referenced in the contract. Mr. Martin explained that the site plan shows a maximum density of low traffic. Retail and Food Service sales would require more parking. Commissioner Graham asked if the City has a utilities plan to address correcting the existing drainage issues. Mr. Martin stated he is not aware of such a plan. He also stated that current traffic issues are in large part due to absent property owners and that having the property developed and occupied should help the situation.

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

#### **Agenda Item #9**

VA-2025-09

George T. Biles (3832-3870 Bemiss Road)

Rezone 6.17 acres from R-A(county) & R-10(county), to R-P(city)

Mr. Martin presented the case in which George T. Biles and the City of Valdosta are requesting to rezone three (3) parcels of land totaling 6.17 acres from Residential Agricultural (R-A)(county) [5.30 acres] and Single-Family Residential (R-10)(county) [0.87 acres], to all Residential Professional (R-P)(city). The subject properties are located at 3832-3870 Bemiss Road, which is along the east side of the road, about 800 feet north of the intersection with North Forrest Street Extension. (The applicants are also seeking voluntary annexation of the properties, and this