

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

Speaking in favor of the request:

- Mary Jones, Applicant Representative – 915 W. Peachtree St., Atlanta, GA
- Billy Nijem, Attorney – 1007 N. Patterson St.

Ms. Jones stressed the advantages of this particular property. It will be a hybrid site where liquified natural gas will be injected into the system. L & G is ready to turn into natural gas.

Mr. Nijem stated the operation contains a small footprint. The trees and natural buffer will remain and will be hidden and fenced. He further stated it will provide large tax revenues in excess of \$500,000, and is needed in our community.

Commissioner Bailey asked about the timeline. Ms. Jones explained it won't be until 3rd quarter, 2027.

Speaking in opposition to the request:

- Gretchen Quarterman – 6565 Quarterman Rd.

Ms. Quarterman stated liquid natural gas, when trucked, is highly dangerous and explosive and thus she has concerns about safety.

Chairman Graham asked if there are fire concerns and who provides those services. Mr. Martin responded that the City of Valdosta provides those services. Chairman Miller asked if connection to City Water & Sewer will be required. Mr. Martin explained that will be part of the plan review process.

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

Agenda Item #5

VA-2025-16 Clarissa Alderman 2204 Williams Street
Rezone 0.26 acres from Duplex Residential (DR-10) to Residential Professional (R-P).

Ms. Martin presented the case in which the applicant is requesting to rezone 0.26 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 2204 Williams Street, which is an existing single-family home positioned on the west side of the roadway approximately 260 feet south of Woodrow Wilson Drive. Formerly vacant, the home is now owned by Clarissa Alderman (Family Insight LLC) is proposing to convert the residence for use as a Professional Office.