

While the Future Land Use map depicts the area as Agricultural and does not recommend R-1 zoning, the surrounding land uses and lot sizes are primarily woodlands and farmland interspersed with residential parcels of various sizes.

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 Well & Septic systems, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-1 zoning.

Commissioner Hightower asked if the surrounding acreage is family-owned. Mr. Dillard confirmed.

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

Speaking in favor of the request:

- Christie Bullard, Applicant – 4862 Val Del Rd., Adel, GA

Ms. Bullard explained she inherited the property and intends to clean up and either make repairs to the structure or replace it.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented by staff. Commissioner Bailey second. All voted in favor, no one opposed (8-0). Motion carried.

Agenda Item #6

REZ-2026-03 Jose and Angelica Villanueva, 6201 Union Road, 0052-125b, ~6.0 acres
Current Zoning: E-A (Estate Agricultural)
Proposed Zoning: C-G (General Commercial)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on a 6.0 acre property from Estate-Agriculture (E-A) zoning to General Commercial (C-G) zoning. The main motivation for the request is to allow for a proposed office and storage facility on the subject property for Universal Roofing. The subject property is largely open, with a large pond centrally located on the property, overtop of a natural gas pipeline and a County Sewer Force main. The subject property possesses road frontage on Union Road, a County maintained Major Collector, with typical traffic flow capacity between 3,000 and 6,000 AADT, and ~460' of visibility from I-75 with a typical traffic flow in excess of 57,600 AADT.

The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and the Rural Residential Character Area. Per Comprehensive Plan guidance,