

a State Highway, Park Drive and Cannon Drive, both local County roads. The property is within the Urban Service Area and Community Activity Center Character Areas, and within groundwater recharge area, but there are no wetlands on the property.

Neighboring properties to the North and East are currently zoned R-10 as part of the Land-O-Pines Subdivision, and the Lowndes County Fire Rescue Station at Twin Lakes is planned for the property to the South.

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, lot sizes, and zoning patterns, the availability of County utilities, the potential environmental impacts, and therefore recommends approval of the request for R-10 zoning.

There being no questions for staff, Chairman Miller opened the public hearing portion of the case.

Speaking in favor of the request:

- Bill Nijem– 1007 N. Patterson St.

Mr. Nijem expressed that there would be a shared access road located off of Cannon Drive. He also explained to staff there he was present to answer any questions.

Commissioner Rountree inquired if the houses would face in or towards 41. Mr. Nijem answered that they would face in and it would be the existing.

No further questions for Mr. Nijem.

No one spoke in favor or opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Graham to recommend approval. Commissioner Rountree second. Six voted in favor, none opposed (6-0-1). Commissioner Touchton recused himself for this item. Motion carried.

**Agenda Item #4**

TWR-2026-01 Salem Church Communication Facility, Old Valdosta Rd. N., Hahira, GA, 25ac, Parcel 0008-010  
Current Zoning: E-A (Estate Agricultural)

Mr. Dillard stated that the case had been withdrawn.

**Agenda Item #5**

CU-2026-03 410 North Barack Obama Boulevard, Valdosta, GA, Tax Parcel 0118B 069  
Current Zoning: R-6 (Single Family Residential)