

PUBLIC HEARINGS

REZ-2025-12 Adair Estate, 4146 HWY 122, ~1.5ac, E-A to R-1, Well & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this rezoning request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-1 (Low Density Residential) zoning, in order to bring the lot and its allowable uses into conformity. The subject property possesses road frontage on GA Hwy 122 East, a State Route and is within the Urban Service Area and Agricultural Forestry Character Area. Wetlands are at the rear of the property but do not affect the well and septic. The plan from the buyer is to demolish the mobile home and accessory building to build a 2,200-square-foot site built home. The TRC and Planning Commission recommended approval. Commissioner Marshall thanked Chairman Slaughter for the history/background of this request. No one spoke for or against this request. Commissioner Marshall made a motion to approve with the condition of a minimum 2,200 square foot-home being built on the property, second by Commissioner Orenstein. All voted in favor, no one opposed. Motion carried.

REZ-2025-13 ENCC, LLC, 9353 GA HWY 135 & October Ln, ~1ac, E-A to C-C, Well & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-C (Crossroads Commercial) zoning, in order to bring the property into compliance for commercial use. The subject property was previously a part of 9369 Hwy 135 and was created by deed in 2017, but has historically been used for various commercial purposes for many years under different owners. Mr. Dillard stated this property is currently owned and operated by ENCC, Eric Newsome Custom Cabinets, and is requesting commercial zoning to bring this property into compliance. There are no wetlands on this property and the low density pattern for residential is primarily used by family. There is a 6,000-square-foot metal shop on the property and the Riley residence to the north. 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 a Well & Septic system, the historic and proposed use, and therefore recommends approval of the request for C-C zoning with the following conditions: 1. Alcohol Package Stores, Cemeteries, Funeral Homes, Mini-storage, Kennels with Outdoor Runs, and Vehicle Sales shall not be allowed. 2. Any vehicular ingress/egress off of October Lane shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of the section mentioned above. Additionally, although the TRC does not believe that conditions of approval are necessary for the following information, it should be noted for future reference: the minimum buffer area between Commercial and Residential zonings is 30 feet, which may be decreased by 50% and the buffer landscaping decreased by 25% with the installation of a 6' to 8' opaque fence. The Planning Commission recommended approval with conditions. Commissioner Smith asked regarding the paving of the private drive, Mr. Dillard stated only if the applicant is proposing access off of October Lane. Chairman Slaughter asked to verify that October Lane is private, Mr. Dillard answered yes. No one spoke against this request. Jack Langdale, 701 North Patterson Street, spoke in favor of this request on behalf of the applicant, Eric Newsome; the owner of the property. Mr. Langdale stated Mr. Newsome is a small business owner and continues to do the same type of work as previous owners of this property. Commissioner Orenstein asked if there were any intentions of making any improvements to the property. Mr. Langdale responded currently, the owner is asking to have the recommendations granted regarding this rezoning. J.C. Riley, 9369 GA Hwy 135, spoke in favor of this request. Mr. Riley stated he has no issues with Mr. Newsome and