

referred to a photo presented mentioning the state of the vehicles on the property, stating they have been there the entire time. He also mentioned some of the operations on the property that are not being performed in the properly permitted structure, which rises to the concern of environmental sensitivity. The property is within the Valdosta-Lowndes Regional Airport Overlay and there are supplemental standards that address some of the allowed uses. Mr. Dillard also mentioned the structure on the property that has unpermitted power and unpermitted use that was retrofitted for a well and septic for a bathroom in the building. Mr. Dillard went on to mention the commercial highway on the southeastern portion of the property and the conservation line that has been there more or less since the property came into inception and the County adopted zoning. The Future Land Use Map depicts the area primarily as park recreation and conservation, which does not recommend commercial highway zoning, but does recommend conservation. Mr. Dillard mentioned the land disturbing activity on the property back in 2017, stating there was a pond on the property and in 2020 it appears to have been filled in without a permit, and in 2025 they discussed the operation and its approximate location. The TRC recommended the following: A) Tabling:
The Commission could consider tabling the request until:

1. A Jurisdictional Determination has been issued by the ACOE.
2. A Conditional Letter of Map Revision (CLOMR^[4]) has been issued by FEMA/EPD.

B) Approval with Conditions: If the Commission is ready to move forward, then they could consider approval with conditions. The current set of draft conditions are as follows:

1. Regarding the CON / C-H zoning boundary:
 - a. The C-H zoning boundary and its allowed uses shall not extend beyond the delineated wetland boundary as approved by the ACOE.

Or, if that boundary is not known at the time of LCBOC consideration, then

- b. The C-H zoning boundary shall extend from the southern end of the property along Horace Avenue to 55' off of the southernmost GIS wetland boundaries.
2. Any vehicular ingress/egress off of Horace Avenue while it is unimproved 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. The paving shall be completed before the issuance of any Certificate of Occupancy (CO) is granted on the subject property.
3. Per GA EPD Floodplain Management, a guardrail shall be installed around the perimeter of anything stored on the property to a height two (2) feet above the flood zone.
4. A sign and/or billboard shall not be permitted on the property until the commercial use is brought into compliance.
5. Any lighting located on the property shall be shielded and directed to avoid direct illumination of adjacent residentially zoned properties.