

currently the tax card shows one acre with the house included, but when they looked back at the deeds and survey, they noticed that the one acre in question is just north of where the house is. With this being family land, they spoke to the aunt who owns the property and decided to move the one acre that was originally deeded years ago, to surround the existing house.

**REZ-2026-03 Villanueva Property, 6201 Union Rd., 6ac, E-A to C-G, Well & Septic**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this rezoning request represents a change in zoning on a 6.0 acre property from E-A (Estate Agricultural) zoning to C-G (General Commercial) zoning. The main motivation for this request is to allow for a proposed office and storage facility on the subject property for Universal Roofing. The Comprehensive Plan Character Area map currently depicts the subject property within the Urban Service Area and Rural Residential Character Area. The following additional factors should also be considered in this case: the nearby existing residences, the allowable uses in C-C vs. C-G zoning, the property’s development potential for non-residential development (especially considering its size, shape and wetlands), the proximity and visibility along I-75, the potential for economic development, potential aesthetic improvements, and the possible creation of additional commercial districts along Union Road. The applicant is proposing an approximate 6,000 square foot building in the northwest corner. Mr. Dillard stated staff identified concerns related to the subject property’s location including, lighting (addressed by the ULDC), the aesthetic appearance and construction type, market and feasibility concerns, noise concerns, potential buffers, and the details and scale of the proposed office/business component of the proposed development as it relates to work vehicles and outdoor storage (Restricted by the ULDC). Mr. Dillard further stated the TRC recommended approval of the request for C-G zoning with the following conditions: 1.) A minimum 10’ buffer shall be required along the eastern edge of the property along Union Rd. Breaks in the buffer to allow for ingress/egress along Union Rd are allowed. The construction of the buffer is allowed to be done concurrent with development of the property. All other buffer standards shall be governed by the Landscaping, Buffers, and Tree Protection Sections of the ULDC (4.07.00) e.g. types and amount of landscaping, the ability to utilize existing vegetation, maintenance, etc. and 2.) No clubs, lodges, meeting or event facilities, alcohol package stores, or gasoline stations (with or without a convenience store) are allowed on the subject property. Mr. Dillard stated the Planning Commission also recommended approval with those two conditions and spent a considerable amount of time discussing the existing fence along the western property line abutting I-75, shall be consistent with the color, materials, and design of buildings in the surrounding area. Chairman Slaughter asked a question regarding condition two, asking if they approve, will they be saying that any development on property on I-75 will consistently be the same green fence that the other building has. Mr. Dillard responded, that is what the Planning Commission recommended. Chairman Slaughter stated he has a concern about it because it seems as though the County would be getting into the area of design standards, telling someone what color their fence needs to be.

**FOR CONSIDERATION**

**Loch Laurel Road Termination of Unused Utility Easement**

Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the County has been asked to release and terminate a utility easement located adjacent to Loch Laurel Road that the County is no longer using and that it does not have a known need to use in the future. There was formerly a booster station at the site, but it was removed in 2019. The present owner of the property encumbered by the utility easement is Mr. Tim Blanton, and the affected property is designed as tax parcel 0168 006 by the Lowndes County Tax Assessor. Staff recommends approval. Commissioner Wisenbaker asked if terminated will this be returned to Mr. Blanton, Mr. Stalvey answered yes.