

1. Any vehicular ingress/egress off of Davis St. shall require the property owner/developer to pave the street from that ingress/egress to the nearest paved street. The property owner/developer will also 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 Planning Commission discussed the benefits of commercial zoning and potential buffers before recommending approval with the one condition (6-3). Commissioner Wisenbaker inquired whether the distance between the proposed liquor store and the nearby church and school met the required limits. Mr. Dillard responded, yes sir, this complies with the standards of the ordinance. Commissioner Wisenbaker asked how the measurements were determined. Mr. Dillard explained that the distance from school to the south is 600 feet, while the distance to the church to the north, across Main Street is 300 feet.

REZ-2026-05 Cole Davis 84 W, ~22ac US HWY 84W, C-H to P-D, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this case represents a change in zoning on an approximately 22 acre property from Highway Commercial (C-H) zoning to a non-residential Planned Development (P-D) zoning. The main motivation for the request is to allow for a proposed multi-tenant commercial development. The subject property fronts US HWY 84, is within the Corridor Overlay, and is bound on the south by railroad tracks. The property is within the Urban Service Area and Community Activity Character Area per the Comprehensive Plan, which recommends C-H and P-D zonings. There are no wetlands on this property. Mr. Dillard reviewed the rough draft site plan and read the notes which the applicant made:

1. Individual buildings may be subdivided into single parcels. Lot configuration will be determined based on actual building footprint constructed.
2. At the time this development is completed, and all lots have been developed, any portions of lots that have not been developed will be converted to common area.
3. Each building shall be connected to Lowndes County Utilities.
4. All internal drive aisles shall include a 24' access easement.
5. 473 parking spaces are depicted. All parking shall be shared. At the completion of development, adequate parking shall be constructed based on the individual building uses and in conformity with section 6.01.03.
6. Development shall conform with section 4.06.00.
7. Site lighting shall be directed away from adjacent properties.
8. Maximum total building square footage shall be 350,000 s.f. with no single building exceeding 100,000 s.f.
9. Maximum building height shall be 60 feet for all buildings located within 120 feet from highway 84 and shall be 45 feet maximum for all other buildings.
10. If an individual user requires outdoor storage, it shall be fully screened from view from adjacent properties and the public right-of-way.