

(Highway Commercial) zoning to R-10 (Suburban Density Residential), and C-H zonings. The general motivation in this case is for the applicant to develop approximately 265 single-family homes, and future commercial acreage. Mr. Dillard stated this is approximately 184 acres with R-1 property as well as Commercial General and the southeastern corner is Commercial Highway zoning with wetlands on the property. The properties are within the Community Activity Center and Suburban Character Area and the Valdosta Airport Overlay. Both of these future land uses do recommend R-10 and Commercial Highway zoning being appropriate. The wetlands on the property have been delineated and some is still to be determined. Mr. Dillard presented the conceptual layouts which haven't been approved yet. Mr. Dillard stated the TRC recommended approval with one condition: Any vehicular ingress/egress off of Cedar Rd. 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 also recommended approval with this condition. No one spoke against this request. Bill Nijem, 1007 North Patterson Street, spoke in favor of this request, representing the applicant. Mr. Nijem stated the applicant is agreeable with the condition. Mr. Nijem stated he was available to answer any questions from the commission. Commissioner Marshall made a motion to approve the request with the one condition: Any vehicular ingress/egress off of Cedar Road 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, seconded by Vice Chairman Orenstein. All voted in favor, no one opposed. Motion carried.

#### **REZ-2026-09 Cameron Place, 4554 Bemiss Rd, ~10.2ac, E-A to P-D & C-G, County Utilities**

County Planner, J.D. Dillard, presented the rezoning request representing a change in zoning on the subject properties from E-A (Estate Agricultural) zoning to P-D (Planned Development) and C-G (General Commercial) zonings. Mr. Dillard stated the applicant is requesting P-D zoning and proposing to develop ninety-one (91) townhomes and amenities on 7.5 acres and 2.5 acres along Bemiss Road requesting to go to C-G (Commercial General). This property is within the Urban Service Area and Neighborhood Activity Center Character Area which recommends both P-D and C-G zonings. It is also in the Bemiss Corridor Overlay which comes with its own supplemental standards regarding access and interconnectivity. This property is unaffected by any wetlands. Therefore, county utilities will adequately serve this without any environmental impacts. Mr. Dillard presented a conceptual site plan. The TRC and the Planning Commission recommended approval of the request for P-D and C-G zonings as depicted on the proposed site plan. Commissioner Smith asked if there was a minimum acreage for Planned Development. Mr. Dillard answered three acres. Vice Chairman Orenstein asked Mr. Dillard to see the exit onto Hamilton Green on the proposed site plan. No one spoke against this request. Matthew Inman, 2704 North Oak Street, spoke in favor of the request as the engineer for the project. Mr. Inman stated this is ninety-one (91) lots and this is an extension of the existing townhomes. Mr. Inman mentioned county utilities will be used and there are thirty-five (35) trees on the southwestern property line, with eight (8) being removed and filled in with Green Giants (large Evergreen) trees. Commissioner Marshall asked to verify this will be an extension of the existing townhomes. Mr. Inman responded yes and the same house plans will be used. Commissioner Marshall made a motion to approve the rezoning request as presented, seconded by Commissioner Smith. All voted in favor, no one opposed. Motion carried.

#### **REPORTS - County Manager**

County Manager, Paige Dukes, asked Utilities Director, Steve Stalvey, to give the commission an update regarding the new meter installation project. Mr. Stalvey reported that the mass meter installation project is progressing well, with billing remaining on schedule. As of the end of the day yesterday, 4,512 meters had been installed with approximately 3,500 remaining. All of Cycle One will be completed this week, with the exception of Stone Creek. Work will continue next week with Cycle Two in Lake Park, followed by Kinderlou during the week of April 27th. Cycle Four is expected to be completed the week of May 4th, and crews will be returning to Stone Creek the week of May 11th to complete Cycle One. The final two weeks of May will be dedicated to completing any remaining installations and project cleanup.