

and proposed access, and therefore recommends approval of the request for C-G zoning with the following conditions:

1. No Alcohol Package Stores, Cemeteries, Clubs, Lodges, Meeting or Event Facilities, Car Washes, Gas Stations, Hotels, Motels, or Vehicle Sales Lots, shall be allowed; and
2. Any vehicular ingress/egress off of Old Bemiss 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, railroad crossing improvements, and construction costs for the paving of the section mentioned above.

At the Planning Commission meeting, the applicant's attorney spoke in favor of the request and offered an amendment to Condition #2: Prior to operation of a business on parcel 0145B 094A, the owner/developer shall provide paved access to a paved public street. In the event a developer/owner is required to use Old Bemiss Road as its primary point of ingress/egress, the road shall be paved by the owner/developer to the nearest paved street, and the property owner/developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, railroad crossing improvements, and construction costs for the paving of the section mentioned above. In the event paved ingress/egress runs through parcel 0145B 094B to provide access directly onto Bemiss Knights Academy Road as contemplated, the owner/developer shall have no obligation to improve Old Bemiss Road. It may be used as a construction entrance while the access road to the south is being paved and after business operations commence, ingress/egress may continue over Old Bemiss Road as a secondary access point.

No one spoke against this request. Jack Langdale, 701 North Patterson Street, spoke in favor of the request on behalf of Southern Forest Holdings, a company located in Florida that has taken an interest in the area over the last few years. Mr. Langdale stated the company purchases and remodels multi-family and commercial properties for rental purposes and has completed projects in Lowndes County, Cook County, and Albany. Mr. Langdale stated this request involves rezoning two properties, one owned by T.L. Webb Family Properties and Blackwater Development. In viewing the layout of the proposed fish pond, you can see the empty warehouses which are to be renovated for office storage use. An ideal tenant might be a lawn care company that might need office space and have storage for equipment. Mr. Langdale stated he has spoken to Mr. James Warren, the owner of Blackwater Development, which is the property on the south side, regarding access across that tract going to Bemiss Knights Academy Road. That conversation led to the rezoning of three parcels on the west side of the road, leaving the fish farm property. Mr. Langdale stated that on behalf of both landowners they are requesting the rezoning on both facilities and request approval with the revised condition #2. Scott Alderman, 5273 Bethany Drive, spoke in favor of the request representing Mike Davis and his wife, who are the administrators of the T.L. Webb Properties; Mr. Alderman is their broker. Mr. Alderman stated that everyone is coming together to make an abandoned property better and more productive. He expressed his appreciation for the board's consideration and believes this project would be a positive development and an example of everyone working together. Commissioner Marshall made a motion to approve condition #1 and to approve the amendment to condition #2, seconded by Commissioner Smith. All voted in favor, no one opposed. Motion carried.

REZ-2026-12 McBurrough, 4909 Bemiss Rd., ~2.4ac, R-21 & R-1 to C-G, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-21 (Medium Density Residential) and R-1 (Low Density