

(Residential Agricultural) zoning to M-2 (Heavy Manufacturing) in order to unify the zoning to allow for a saw mill operation and related services. Mr. Dillard stated the property is within the Urban Service and Rural Residential Character Areas, and within a groundwater recharge area, with no wetlands on the property. Mr. Dillard stated that Mr. Colding is trying to allow his sons to be able to take over the business. The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses, lot sizes, and zoning patterns, the availability of County Water, the viability of septic drain fields, the potential environmental impacts, and therefore recommends approval of the request for M-2 zoning with the following conditions:

1. Any proposed commercial/industrial entrances off of Wisenbaker Road will require the developer to pave Wisenbaker Road from the entrance to South Main Street. The 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 Wisenbaker Road from the development's easternmost entrance to South Main Street.
2. No Correctional Facilities, Transitional Care Facilities, and Junk and Salvage Yards shall be allowed.

The Planning Commission recommended approval with the two conditions. Vice Chairman Wisenbaker asked if the applicant was currently grinding mulch. Mr. Dillard responded yes. Commissioner Smith asked about the M-1 zoning behind his property. Mr. Dillard answered that those are trailers behind his property. Commissioner Marshall asked if this was based on recent comp plans from this year. Mr. Dillard answered yes. Chairman Slaughter asked to verify this is a parcel of property that has split zoning and this is an effort to bring everything into conformity based on current use of the parcel. Mr. Dillard responded yes.

TWR-2026-02 Bermuda Run, New 159' Telecommunications Tower near North Valdosta Road and Hyta Mederer Drive

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this is not a zoning decision, it is a quasi judicial decision whether the standards for a telecommunications tower have been met in accordance with Section 5.05.05 of the ULDC. The property is located off of Hyta Mederer Drive, inside of Langdale Park, which is zoned Conservation (CON) and is allowed to be used for the construction of a new telecommunications tower subject to compliance with the standards. Mr. Dillard stated the proposed tower is within a Floodway zone and additional information was requested by staff a couple of years ago to receive an updated Conditional Letter of Map Revision (CLOMR) from the Federal Emergency Management Agency (FEMA) which has been provided. This is a 10,000 square foot leased area off of Hyta Mederer Drive proposing approximately 600 square feet for actual equipment to go with the proposed tower. The applicant is proposing a 155-foot tower, with a four-foot lightning rod at the top with the overall height of 159 feet. Mr. Dillard mentioned the capacity for existing towers to handle additional traffic. The applicant provided sites with eight picture locations. The TRC recommended approval with the standards set forth in Section 5.05.05 of the ULDC. The Planning Commission recommended approval for this new tower. Commissioner Smith asked if this was halfway down the dirt road that goes into Langdale Park, but not near the river area. Mr. Dillard answered yes, that is correct.