

and accidents.

Ms. Jackson provided statistics regarding farms and rural use in the area stating that farming provides \$28 million in revenue to Lowndes County. She also voiced concerns about the toxic impact the development would have on livestock, waterways and the water supply.

Mr. Dawson stated he is an adjacent property owner and he and other adjacent property owners have invested hundreds of thousands of dollars in their properties and don't want a commercial venture in their back yard. He stressed there are no other commercial ventures in that area.

Mr. Cope voiced concern about a precedent being set.

Ms. Newton was, in addition to concern about a precedent being set, concerned about the surrounding properties being devalued.

Mr. Richardson concurred with what others had said.

Mr. O'Steen explained he moved out of the city to enjoy the rural setting, away from light pollution where dark, starry nights are observable. He is also concerned about the dangerous curve and reduced visibility near the subject property. He stressed he hopes the wishes of many will be heard as opposed to the dollars of a few.

With time for further discussion expired, Chairperson Rountree ended the public hearing section. Mr. Nijem asked if he could provide a rebuttal to which Chairperson Rountree explained that the public hearing section was closed but there would be opportunity to speak at the Lowndes County Board of Commissioners' Public Hearing on December 13, 2022. Chairperson Rountree then called for a motion. Motion by Commissioner Willis to recommend denial of the request, based on Spot Zoning. Commissioner Graham second. Seven commissioners voted in favor of the motion to deny, Commissioner Wildes voted in opposition to the motion. Motion carried.

Agenda Item #6

HA-2022-09 Chuck Smith, 601 GA Hwy 122 W, Ron Borders, 415 West Hill Avenue, CUP for a Light Manufacturing facility in C-H zoning

Mr. Martin presented the case, stating the applicant is requesting a Special Exception approval of a proposed building less than 1,000 square feet GFA within the Gateway Corridor Overlay District. The subject property is currently zoned C-H and it consists of 0.64 acres located at 601 GA Highway 122 West in Hahira. This is the remaining vacant front outparcel of the Food Lion shopping center. The applicant is proposing to develop