

part of the request. The applicant's proposal for an all-residential development fits in well with both the zoning and development patterns of the area, and the City of Valdosta is currently the only nearby provider of sufficient water/sewer services necessary to accommodate the scope of this development.

Staff finds the annexation request consistent with the Comprehensive Plan, and recommends approval to the City Council.

Speaking in favor of the requests:

- Jason Glas and Bobby Diaz, Applicants – 805 Harmon Dr.
- Bill Kent, Innovate Engineering – 2214 N Patterson St.

Mr. Glas explained that the County previously approved a 37 lots development and the proposed development is consistent with and compliments the surrounding subdivisions and will include sidewalks and landscape buffers as well as amenities to include a fenced playground and picnic shelter near the pond. Mr. Diaz stated they, as contractors will be building the homes themselves. There will be a single ingress/egress from Mt. Zion Church Rd.

Chairman Hightower inquired as to the proposed home sizes. Mr. Glas stated the homes will be 1800 to 2200 sq ft. Commissioner Bythwood asked if there would be any stub outs in addition to the single proposed access point. Mr. Glas stated there would be stub outs for future expansion. Commissioner Rountree asked if a single access point meets the requirement. Mr. Martin confirmed and further stated there is not enough road frontage off Mt. Zion Church Rd. for 2 entrances, so the solution is stub outs.

Mr. Kent explained that cul de sacs are designed so emergency vehicles can turn around and the pond will be utilized for stormwater management

Speaking in opposition to the requests:

- Glenn Koepp – 3586 Knights Mill Rd.
- David Washabaugh – 4125 Mt. Zion Church Rd.
- Andy Curry – 4107 Mt. Zion Church Rd.

Mr. Koepp stated he is not necessarily opposed to the request but is interested in the plans for the drainage ditch that runs along the eastern boundary of the subject property.

Mr. Washabaugh stated his adjacent property is zoned agricultural in the County where hunting is allowed. He is concerned that unnecessary calls to law enforcement may be made. Additionally, he asked who is responsible for emergency services "on the cusp".

Mr. Curry inquired as to whether privacy fences will be required.

Commissioner Rountree asked if Privacy Fences/Barriers can be a condition. Mr. Martin confirmed.