

REZ-2021-16 G W Farms, 5999 Val Del Road, R-A to R-1, Well & Septic, ~98.95 acres, Planning and Zoning Director, J.D. Dillard presented the item. Mr. Dillard stated this request is to rezone the property from the current zoning of Residential Agricultural (R-A) to Low-Density Residential (R-1) in order to be subdivided at a greater density with 73 lots. Approximately 20 lots are greater than the one acre minimum and a community pool/common area is proposed within the development. The subject property does possess road frontage on Val Del Road. The Planning Commission found this request inconsistent with the Comprehensive Plan. The TRC noted any development would require soil evaluation by the Department of Public Health for well and septic as well as adherence to the supplemental engineering standards for properties containing or adjacent to wetlands. The Planning Commission recommended denial. Commissioner Orenstein asked if 20 lots are larger than one acre, Mr. Dillard responded yes based upon the preliminary site plan. Chuck Dunmon, 5930 Val Del Road, spoke against the request. Mr. Dunmon mentioned his concerns regarding the 73 one acre lots regarding well and septic systems, perk tests, storm water and the Comprehensive Plan. Commissioner Griner asked how close is this property to the City of Hahira, Mr. Dunmon answered four miles away. Sharon Respass, 6002 Val Del Road, spoke against this request. Mrs. Respass mentioned the reason her family moved to Val Del Road was the character of the neighborhood. Mrs. Respass stated with a rezoning denied over a year ago that the arguments against rezoning haven't changed since that time and to please retain the current zoning on Val Del Road. John Quarterman, 6565 Quarterman Road, spoke against the request. Mr. Quarterman stated he was glad to see the Planning Commission and staff recommending against this rezoning. Mr. Quarterman stated character areas matter and this subdivision should be denied. Richard Coleman, 109 South Ashley Street, spoke in favor of the request on behalf of the applicant. Mr. Coleman stated 72 acres would be developed and 25 acres would be left for a detention pond in the front with 72 lots being developed in the back. Mr. Coleman mentioned the traffic count on Val Del Road, the intersection of Val Del Road and North Valdosta Road and the water runoff issue with the detention pond keeping the water in the subdivision. Steve Daugherty, 6380 Cooper Road, spoke in favor of the request. Mr. Daugherty stated he lives north of Moody Air Force Base and he would like to see Lowndes County continue to grow. Commissioner Griner asked Director of Engineering Services Chad McLeod, if Coppage Road is being paved to the westside, Mr. McLeod answered yes. Commissioner Marshall asked if anyone else has been given the opportunity to purchase the property, Chairman Slaughter stated the property owner isn't here in this meeting and is the only one to answer that question. Commissioner Wisenbaker made a motion to deny this request. The motion failed for lack of a second. Commissioner Griner made a motion to approve the rezoning from R-A to R-1 with a condition of the 20 ft buffer between Val Del Road and the first property owners, Commissioner Orenstein second. Commissioners Orenstein, Marshall and Griner voted in favor of the request, Vice Chairman Evans and Commissioner Wisenbaker opposed. Motion carried.

REZ-2021-17 Jeffrey Atkison, 4365 Williams Rd, R-1 to R-A, Well & Septic, ~8.0 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this request is for Low Density Residential (R-1) to Residential Agricultural (R-A) in order for the applicant to provide dog training services. The Planning Commission recommended approval and the TRC had no objectionable comments and the applicant is working through the State Department of Agriculture for the necessary licensing and permits to operate a kennel/training facility. No one spoke for or against this request. Commissioner Wisenbaker made a motion to approve the request, Commissioners Griner and Orenstein second. All voted in favor, no one opposed. Motion carried.