

that the granting of a variance in this case matter would not support the purpose and intent of the ULDC as it pertains to existing county utility services in this area of South Lowndes.

Vice Chairman Strickland asked where the closest water/sewer was. Mrs. Tulloch stated that she would defer to Steve Stalvey, the Utilities Director, to answer that question. Mr. Stalvey stated there is a force main that runs along Old Clyattville Road, and a lift station would probably need to be put in, and that the closest water is about 3800 feet from this property. Mr. Stalvey stated there is water and sewer running across the parent property. Mrs. Hobby asked where the lift station might be put in. Mr. Stalvey stated that would need to be engineered. Vice Chairman Strickland verified that there was sewer along Old Clyattville Road and along Madison Highway. Mr. Stalvey stated that it was not all the way along Madison Highway, but is within 1000 foot of the property line, and that it ran from Wild Adventures to the Interstate. Vice Chairman Strickland asked if there was a water main along Old Clyattville Road. Mr. Stalvey said there was not. Mr. Stalvey stated it ran out to the pecan plantation, and was about 3800 feet from this property. Vice Chairman Strickland asked if the applicant could have a private well. Mr. Stalvey stated that was a possibility, but if it was on the parent tract, then a connection would be a requirement. Vice Chairman verified that the water was on the northeast corner of the property. Mr. Stalvey stated that was true. Mrs. Quarterman asked if the parent tract was subdivided, how did that affect the parent tract? Mrs. Tulloch stated that once the parent tract was altered, then additional parent tracts were created. Mrs. Tulloch stated that if they subdivided the property today, it is considered development, and the ULDC must be adhered to. Mrs. Quarterman asked how long a parent tract exists. Mrs. Tulloch stated it lasts as long as nothing is done to it. Vice Chairman Strickland stated they could not develop the property without it being served by water and sewer. Mrs. Hobby verified the boundaries of this property, and the locations of water and sewer. Mr. Stalvey verified the distances of the water and sewer from different portions of the property. Vice Chairman Strickland stated that the water was near I-75, but not near Madison Highway. Mr. Stalvey stated that Madison Highway was near the 1000 ft. buffer. Mr. Stalvey utilized the Board's maps to show them where water was. Mrs. Hobby asked what the recreational use was. Mrs. Tulloch stated that Mr. Lansdale was available for questions, and that was the proposal for the properties along the eastern side. Mr. Brantley asked if this was a requirement for any subdivision. Mrs. Tulloch stated it was.

There being no further discussion among the Board, Vice Chairman Strickland asked if anyone would like to address the Board on behalf of the application. Mike Lansdell, 947 Lake Shore Drive, spoke in support of the application, on behalf of Mr. Wooten. Mr. Lansdell stated that Mr. Wooten intends to develop about 200 acres of the property residentially, and the bulk of the property as timberland recreation. Vice Chairman Strickland asked if that was hunting, riding four-wheelers, and similar activities. Mr. Lansdell stated that was a possibility. Mrs. Quarterman asked if the property was in a conservation. Mr. Lansdell stated it was, for fifteen years. Mrs. Quarterman asked how the properties would be advertised for sale. Mr. Lansdell stated that they would be advertised for recreational use. Mrs. Quarterman stated that people who were interested in recreational uses often wanted cabins, and water and sewer would be needed. Vice Chairman Strickland asked if there was any regulation that would preclude building a house. Mrs. Tulloch stated that some recreational uses allowed houses. Mrs. Quarterman stated they would have to connect to water and sewer. Mrs. Quarterman asked if they could grant variances to one section of the property but not another section. Mrs. Tulloch stated they could. Vice Chairman Strickland asked if the flag lots met road frontage requirements. Ms. Barbara Herring stated they did.

Vice Chairman Strickland asked if anyone would like to speak in support of the application. Ms. Barbara Herring, Southeastern Surveying, 601 N St Augustine, stated that putting in lift stations and force mains took time and money. Mr. Hogan asked if she was in opposition. Ms. Herring stated she was in support of the application, but wanted to make the point that improvements took time and money.