

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from R-A (Residential Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Bethany Drive and Val Del Road, a local and collector County maintained road respectively, is within the Rural Service Area and Rural Residential Character Area, which recommend R-1 zoning.

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 and lot sizes, the availability of County water, the viability of septic systems, and the unique shape of the property, and therefore recommends approval of the request for R-1 zoning as depicted on the submitted survey.

Commissioner Bailey asked about utilities provisions. Mr. Dillard stated water is within the 1000' buffer requirement but will require boring under Val Del Rd. Chairman Miller asked how many lots are possible if rezoning is approved. Mr. Dillard stated a maximum of 6 lots would be possible with that acreage.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Lincy Hurtado, Applicant – 15514 US Hwy 122 W

Ms. Hurtado stated she was present to answer any questions.

Speaking in opposition to the request:

- Matthew Williams, Jr. – 4775 Bethany Dr.
- Susan Colson Allen – 5052 Bethany Dr.

Mr. Williams' concerns related to already present drainage issues and the impact even greater density would have. He also voiced concerns about increased property taxes and that he was originally told the request only involved 2 additional residences.

Commissioners Bailey and Hightower verified Mr. Williams' residence location and if the drainage issues affect him directly. Mr. Williams stated his property floods with the runoff. Commissioner Bailey asked staff what would be required in the plat review process. Mr. Dillard explained that a subdivision of this nature requires a more intense review by engineering which includes stormwater provisions. Commissioner Hightower asked for clarification of utilities. Mr. Dillard stated water would be provided by Lowndes County but each lot would have a septic system. Commissioner Bailey asked if R-21 zoning is possible. Mr. Dillard explained the applicant is only requesting R-1. Chairman Miller asked if there are future plans to subdivide the remnant. Mr. Dillard stated that is not a current consideration and if it were in the future, it would require another rezoning request.