

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented. Commissioner Willis second. All in favor, no one opposed. Motion carried. (9-0)

**Agenda Items #6**

REZ-2025-06 River Run Farm, 6490 River Run, Naylor, Ga, Map/Parcel# 0259-029C, 27.12 acres

Current Zoning: C-C (Crossroads Commercial)

Proposed Zoning: R-21 (Medium Density Residential)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on a portion of the subject property from C-C (Crossroads Commercial) and CON (Conservation District) zoning to R-21 (Medium Density Residential) and CON (Conservation District) zoning. The general motivation in this case is for the applicant to develop the property residentially. The subject property possesses road frontage on Lake Alapaha Blvd, a locally maintained County Road, is within the Urban Service Area and Suburban Character Area, which recommend R-21 zoning.

Historically, the property has been split zoned C-N (Neighborhood Commercial), R-15 (Medium Density Residential), and F-H (Flood Hazard) since its conception in the late-eighties.

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, the location of the wetlands and flood plains, and the unique shape of the property, and therefore recommends approval of the request for R-21 zoning as depicted on the submitted survey.

Commissioner Bailey asked if the Alapaha Subdivision water system is currently a well system. Mr. Dillard explained 2 new wells are currently being dug on Good Hope Rd. and will include nanofiltration.

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

Speaking in favor of the request:

- Larry Sanders, Applicant – 6490 River Run

Mr. Sanders made himself available for any questions. Additionally, he stated that he is currently in discussions with the county. He intends to create homes that exceed the building standards and codes. He also stated he has spoken to neighbors who are supportive of the request.

Commissioner Bailey asked if there will be a penetrating road built. Mr. Sanders affirmed, saying otherwise a landlocked parcel would be created which is not allowed. Chairman Miller inquired about