

Restrictive Covenants and Mr. Sanders stated there will be and that each lot will have a minimum of 120' road frontage and 1900 sq ft homes.

Speaking in opposition to the request:

- Lance Newton – 6120 Nature's Way
- Danny Blackmon – 5974 Nature's Way
- Bennie Kennedy – 5809 Live Oak Dr.

Mr. Newton voiced concern about additional development beyond the proposed 9 lots, ditches being filled causing water runoff, and water quality concerns.

Commissioner Willis asked what the total potential density could be on 15 acres in R-21 zoning. Mr. Dillard stated 30 lots are possible strictly speaking, but once infrastructure is installed, that number would be lower. Commissioner Bailey asked for clarification about the 2 new wells on Good Hope Rd. Mr. Dillard reiterated that the wells have been approved, the County Utilities and Engineering departments are currently discussing drainage and power pole relocation with Georgia Power. He also stated the wells are planned to service the Lake Alapaha Subdivisions, but the completion date has not yet been determined.

Mr. Blackmon's question concerned the timing of the wells completion.

Mr. Kennedy voiced concern about water flow volume with regard to fighting fire.

Commissioner Hightower reminded the commissioners that the main objective is to consider the appropriateness of the request. Commissioner Wildes voiced concern about the surrounding natural habitat.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Wildes to recommend approval of the request with 1 condition – There shall be a maximum of 9 lots. Commissioner Bythwood second. Mr. Sanders stated he was not amenable to the condition. Six voted in favor, three opposed. Motion carried. (6-3)

Agenda Items #7

CU-2025-01 Marian Leonard (112 W Moore Street)
CUP for an Art Studio in R-P zoning

Mr. Martin presented the case in which the applicant is requesting a Conditional Use Permit (CUP) for an Art Studio in a Residential Professional (R P) zoning district. The subject property consists of 0.23 acres located at 112 West Moore Street, which is along the north side of the street, about 100 feet east of the intersection with Jeanette Street. (This is the same applicant and property which received rezoning approval late last year from DR-10 to R-P) The property currently contains a 2-story single-