

REZ-2025-02 Hamilton Green Ph. 2, 4618 Bemiss Rd, 1.12ac, C-G to P-D, County Utilities

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from C-G (General Commercial) and P-D (Planned Development) zoning to P-D zoning. The general motivation in this case is for the applicant to develop an additional 12-units of townhomes and amenities for the Hamilton Green neighborhood. The subject property possesses road frontage on Bemiss Road, a state highway, is within the Urban Service Area, Bemiss Corridor Overlay and Neighborhood Activity Center Character Area, which recommend P-D zoning. The TRC and Planning Commission recommended approval.

REZ-2025-03 Thomas Linville, 4888 Break Thru Rd., ~16.3ac, R-1 to E-A, Well & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to E-A (Estate Agricultural) zoning. The general motivation in this case is for the applicant to combine the properties into a single conforming lot for use agriculturally. The subject property possesses road frontage on Break Thru Road and Johnston Road, both locally maintained County roads, is within the Rural Service Area and Agricultural / Forestry Character Area, which recommend E-A zoning. Mr. Dillard stated there are wetlands on the surrounding properties. The TRC and Planning Commission recommend approval. Mr. Dillard stated there were concerns from the neighbors with the applicant's business using Break Thru Road to bring in additional traffic. The applicant designs fire suppressant systems and no chemicals would be stored on the property. Commissioner Wisenbaker mentioned Break Thru Road is a dirt road and there is a concern from the residents regarding heavy truck traffic.

REZ-2025-04 River Run Farm, 6490 River Run, ~27ac., C-C to R-21, County Water & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on a portion of the subject property from C-C (Crossroads Commercial) zoning to R-21 (Medium Density Residential) zoning. The portion of the property zoned CON (Conservation) is proposed to remain zoned CON. 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. Mr. Dillard stated currently the applicant owns approximately 23 acres of R-21 zoning and is requesting an additional 15 acres to be added to the R-21 zoning having a total of 35 acres. The Planning Commission recommended approval of the R-21 zoning with the condition that no more than nine lots be developed on the 15.3 acres, (6-3). Commissioner Orenstein asked if the recommendation from the Planning Commission is to rezone to R-21 but limit to nine lots? Mr. Dillard stated initially the applicant stated he would develop nine lots along Lake Alapaha Blvd., and the main concerns of the neighbors are the water quality. Commissioner Marshall asked how will this impact the water issue, Chairman Slaughter answered there is no impact with the water, the water issue is due to the byproducts and the water is being treated. Mr. Stalvey stated there is a project to get two new wells in to help and adding a 20,000 gallon pressure tank and testing will begin as soon as the wells are completed. Commissioner Orenstein asked if the entire 15 acres is rezoned to R-21 there will not be a negative effect on the water system, Mr. Stalvey answered, no sir. Commissioner Wisenbaker, asked if a new well will resolve the water issues, Mr. Stalvey answered this can not be guaranteed. Commissioner Orenstein asked if we follow the Planning Commission's recommendation, to only allow nine lots, how would we do that? Chairman Slaughter answered the request is for R-21 and you would have to approve or deny R-21.