

Rodney Smith, 4759 Ben Salem Way, spoke against this request. Mr. Smith stated he has been a resident of Lowndes County since 2017, and has worked in Lowndes County since 2003. Mr. Smith mentioned there have been hundreds of homes added to Val Del Road and the traffic has increased substantially. Mr. Smith also mentioned the school zones have changed for his location and, if this area continues to grow, so will the crime.

Matthew Williams, 4775 Bethany Drive, spoke against this request. Mr. Williams stated the infrastructure is not good. Mr. Williams asked how is the county trying to save taxpayers money when the county will have to run lines under Val Del Road to accommodate this project. Mr. Williams mentioned the storm water runoff, leaving the zoning R-A instead of rezoning to R-1, additional traffic issues, and he has lived in this area for forty years. Mr. Williams is not against improvements, but he is against having this subdivision in front of his property.

Lincy Hurtado, 15514 Highway 122 Barney, Georgia, spoke in favor of the request. Ms. Hurtado mentioned she is the builder and is requesting R-1 zoning to build stick-built homes, 2,500-2,750 square feet, four bedrooms, three bathrooms, one acre or more per property, similar in size and style as Creekside West or Union Springs, very comparable to the area. Ms. Hurtado stated this would involve up to five lots.

Commissioner Orenstein asked to clarify with Mr. Dillard the comments Ms. Hurtado made regarding placing five mobile homes on this property, Mr. Dillard answered yes sir, in R-A zoning, under family ties provisions, it does allow for additional homes for family members. Commissioner Orenstein asked what the recommendation of staff is, Mr. Dillard answered R-1 is the most appropriate measure for single low density residential in this area. Commissioner Orenstein asked if she did four of five lots, four lots would be 1.53 acres, per lot, Mr. Dillard answered correct. Commissioner Orenstein asked to clarify Mr. Williams' comments as far as the number of apartments in the area? Commissioner Orenstein asked Director of Engineering Services, Chad McLeod, if he knew the number of apartments, Mr. McLeod asked if he was referring to the apartments behind Camelot Crossing, Mr. McLeod answered he did not have that number, but Mr. Dillard answered 280 units. Commissioner Orenstein asked regarding the county running water to Ms. Hurtado's property, there are no taxpayers paying for this service, Mr. Dillard answered that any development off of the water line would be paid at the expense of the developer. Commissioner Orenstein, asked if a perk test will have to be completed through the health department, Mr. Dillard answered yes, that is correct. Commissioner Orenstein asked regarding drainage running south across Bethany Road, logged wetland areas, property that continues to flood is a flood plain, buildings in a flood plain, Mr. McLeod answered, based on our observation, the water will drain that existing property more towards Val Del Road and the owner of the property has a right to make sure all the water goes where it should go and engineering will get involved in making sure all wetlands have environmental impact studies done. Commissioner Marshall asked with 2.5 acre lots being advertised, can twelve homes be put there, Mr. Dillard answered R-1 does allow for accessory dwelling units that would be limited by lot size. Commissioner Orenstein asked in addition to the primary residence, are there any intentions to build additional accessory structures to house people? Ms. Hurtado answered no. Commissioner Orenstein asked if there would be any mother-in-law suites constructed or mobiles homes placed on the property? Ms. Hurtado answered no. Commissioner Orenstein made a motion to approve with the conditions of no more than five residences on five lots, second by Commissioner Smith. Commissioners Orenstein, Marshall and Smith approved, Vice Chairperson Evans opposed. Motion carried.