

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. Mr. Dillard updated the commission regarding the utility, fire and drainage information for Lake Alapaha. The TRC recommended approval, and the Planning Commission heard this request and did have opposition from the neighbors speaking regarding water concerns, storm water, fire and EPD reports. The Planning Commission did recommend approval of this request for R-21 with the conditions that no more than nine lots be developed. Commissioner Orenstein asked to verify the drainage issues, are ditches compromised and no longer flowing, is that the reason that the ditches can't be cleaned until the power lines are located, and the power company will be doing that, County Manager, Paige Dukes answered that is correct. Commissioner Smith asked is this to dig the ditches deeper, Mrs. Dukes answered yes, some piping and civil engineering work will be needed as well.

Amy Watts, 5915 Natures Way, spoke against this request. Ms. Watts mentioned concerns as a neighborhood is the quality of the water. Water system in violation since 2010. only year tested not in violation was 2017. The concern is building more houses and this water system cannot support it. Ms. Watts suggested holding off on building more homes until a new system is implemented and tested. Ms. Watts stated there are low tank alerts regarding the fire alarm system and her major complaint is the contaminants and amount of water.

Pete Sturgill, 5805 Live Oak Drive, spoke against this request. Mr. Sturgill purchased his house in 2017 and the location where these houses are being suggested to build, the water stays there. Mr. Sturgill stated about three years ago a group came in to meet with the county manager and were told that the water system would not smell anymore and a study would be done as it was done at the base and we have low pressure and water on the road. Mr. Sturgill stated this has been going on for seven years and nothing has been done.

Joshua Luke, 5801 Live Oak Drive, spoke against this request. Mr. Luke stated his main concerns are the quality of water and being unable to put out fires. Mr. Luke mentioned he has no issues with new residents, but not being able to support the number of homes in the subdivision currently.

Larry Sanders, 6490 River Run, spoke in favor of the request as the applicant. Mr. Sanders mentioned the stipulation that only nine lots could be rezoned, then he would drop this request. Mr. Sanders would like to build nine more houses on Lake Alapaha Blvd. Mr. Sanders mentioned the flooding issue and stated that has been an issue as long as he has lived there. Mr. Sanders stated he is working with the county to address this issue. The quality of the water does not impact the building of house as well as the pressure and flow conditions. Mr. Sanders stated he would be building these homes himself and there would be one - two homes built a year. Commissioner Orenstein asked to clarify, your intentions are R-21 for the entire 15 acres, only do nine lots to begin with, what is the timeline? Mr. Sanders answered possibly three years, he is unsure of the market. Commissioner Marshall asked Utilities Director, Steve Stalvey, what is the protocol for notifying residents of the contaminants, Mr. Stalvey answered tests are done quarterly and letters are mailed out quarterly and a consumer confidence report which goes out in July to the neighborhood. Commissioner Marshall asked before properties are sold in the area are they required to inform new residents of the water quality? Chairman