

residential) zoning, in order for the property to be subdivided to be given to a family member. Additionally, Mr. Dillard stated the Planning Commission recommends approval and the TRC has no objectionable comments. Justin Warren, 5130 Lanes Pond Road, spoke in favor of the request as the applicant. Mr. Warren stated a mobile home was removed from the property and he would like to deed the property to his niece. No one spoke against the request. Commissioner Griner made a motion to approve the request as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.

REZ-2022-03 Windy Hill Subdivision, 7532 Miller Bridge Rd., ~34ac, E-A to R-A, Community Well & Septic, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this is a change in zoning on the subject property from estate agriculture (E-A) to residential agriculture (R-A), in order to develop an 11 lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. Mr. Dillard stated this property is located off Miller Bridge Road. Mr. Dillard stated the Planning Commission recommends denial and the TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies of the Comprehensive Plan. Further, Mr. Dillard stated the development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully evaluated by the DPH or EPD at this time. Commissioner Wisenbaker asked if this was private well and septic, Mr. Dillard answered the proposal as submitted is for a community water system, but the lots are large enough to accommodate private wells, though the soil suitability has not been determined by the Department of Health at this time. Don Powell, 4705 Queensbury Way, spoke in favor of the request. Mr. Powell stated at the December meeting it was suggested to go to 2.5 acres, which has been resurveyed with curb and gutter, paved and there will be a community water system with a deep well as back up. Mr. Powell stated the plan was restructured to address the septic tank issue as well. Mr. Powell mentioned the cost of the houses would be between \$300,000 - \$500,000 which would increase the tax base per year. Jesse Bush, 2944 Dasher Johnson Road, spoke in favor of the request as the engineer with 12 Stones Engineering Company. Mr. Bush stated Mr. Powell has the ability to develop this subdivision regardless of the zoning, the question remains whether the subdivision will have six or twelve homes. Brad Folsom, 2611 North Patterson Street, spoke against the request. Mr. Folsom stated he's representing several property owners in the area and has asked those in opposition to attend the meeting tonight. Mr. Folsom stated this property is within the agriculture, forestry, conservation character area and is not proposed to be changed. Mr. Folsom stated this zoning is permitted, but is inappropriate for several reasons. Mr. Folsom stated the only development near is the Shiloh Ridge development. Mr. Folsom stated he gave copies to the commissioners regarding Shiloh Ridge before the meeting began. Mr. Folsom mentioned that he's spoken to the commissioners and the consensus seems to be that there should not be any more community water systems within Lowndes County. Mr. Folsom stated there is no need to disturb existing land use and growth patterns, making drainage and flooding worse, building in a groundwater recharge area, placing a future burden on the county for a community water system and there is no need to approve this rezoning case. Mr. Folsom stated there is a need to listen to the concerns of the residents who have signed the petition against this rezoning case. Elton D. Redding, 7649 Webb Road, spoke against this request. Mr. Redding stated this development will change the character of the community and he is against this rezoning. Commissioner Marshall made a motion to deny the request as presented, Commissioner Wisenbaker second. All voted in favor, no one opposed. Motion carried.