

collected from the community opposing this project. Margie Copeland, 2424 James Road, spoke against the request. Ms. Copeland stated she drives a school bus for Lowndes County and the traffic is a concern. Ms. Copeland stated to have additional traffic on Smith Street and James Road would be too much. Ms. Copeland stated with the increased traffic there is a concern for the children and senior citizens who walk on Smith Street and James Road. William Morgan, 2181 Smith Street, spoke against the request. Mr. Morgan stated he believes this project and this rezoning is dangerous. Mr. Morgan stated there should be a perimeter/boundary established to protect the school. Mr. Morgan asked that the encroachment on Smith Street and James Road be stopped. John McCall, 3308 County Club Road, spoke in favor of the request as the architect for the applicant, Mr. Felix Flannigan. Mr. McCall stated Mr. Flannigan is seeking to have the 7.8 acres rezoned to P-D, currently R-1, one house per acre. Mr. McCall stated this property sits adjacent to James Road and the County has developed this area. Mr. McCall stated per the Comprehensive Plan this area is specifically identified to be developed as a neighborhood activity center, including general retail, service commercial, professional offices and higher-density housing. The Comprehensive Plan states the neighborhood activity center is allowed to be zoned P-D and multi-family housing. If allowed this project will represent approximately a twenty-five million dollar investment. According to Mr. McCall, Mr. Flannigan's family will continue to be a partner in this community. Mr. McCall stated per the previous application, this project will not have any commercial retail development, only housing. Mr. Felix Flannigan, 21611 Spanaway Washington State, spoke in favor of the request as the applicant. Mr. Flannigan stated his family is from this area and resides here. Mr. Flannigan stated this project is a first-class development, gated with cameras, and he is prepared to listen to the community and will make every effort to satisfy the community going forward. Mr. Flannigan stated in looking at the Comprehensive Plan, it indicated this is what the County is looking for on James Road, with a tremendous need for housing. Commissioner Marshall asked regarding concerns about the location of the dumpster on the proposed development and how it faces the south and would it be possible to reconsider the location closer to Smith Street, Mr. Flannigan stated if the dumpster being relocated to a different location is being requested, he would be prepared to look at that issue. Commissioner Marshall asked about the 30-foot buffer being proposed, Mr. Flannigan stated yes that is a natural buffer for P-D zoning. Commissioner Evans asked Mr. Flannigan if a meeting had been scheduled with the residents in the area, Mr. Flannigan responded he has tried, but has not been able to accomplish it. Mr. Flannigan stated Dr. Morgan was asked and indicated that he was the designated spokesman for the community. Commissioner Griner made a motion to approve the request with the condition to move the dumpster to another location other than the southeast corner, Commissioner Wisenbaker second. Vice Chairman Orenstein, Commissioners Wisenbaker and Griner voted in favor of the request, Commissioners Evans and Marshall opposed. Motion carried.

Addition to Basic Decorative Lighting District: Ballantyne Subdivision (81 lots) and Quarterman Estates Subdivision, Phase 4, Section 1 (27 lots)

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request has been advertised as required and staff recommends approval of adding the eighty-one (81) lots of the Ballantyne Subdivision and twenty-seven (27) lots of Quarterman Estates Subdivision, Phase 4, section 1 into the County's basic decorative street lighting district. Mr. Dillard stated the current charge for the basic decorative street lighting is \$61.50 per lot, per year. No one spoke for or against the request. Commissioner Marshall made a motion to approve the basic decorative lighting districts: Ballantyne Subdivision 81 lots and Quarterman Estates Subdivision, Phase 4, Section 1, 27 lots, Vice Chairman Orenstein and Commissioner Griner second. All voted in favor, no one opposed. Motion Carried.