

concerns, Mr. Dillard stated that is correct. Bruce Smith, 2941 Loch Laurel Road, spoke against this request. Mr. Smith stated he would ask to consider two conditions, if approved, to require an environment impact study and to ask the developer to add a fence to the property line on the Loch Laurel Road. Nick Burns, 3101 Loch Laurel Road, spoke against this request and asked if approved, to require an environmental impact study as a condition. David Adams, 2826 Arrowleaf Drive, spoke against this request and his concern is regarding the road coming from Buckeye Drive and safety concerns. Mr. Adams stated his second concern is the water that may come back on his property, due to this development. Caleb Reed, 2910 Buckeye Drive, spoke against this request with concerns regarding the increased traffic. Mr. Reed stated his second concern is the water issue which varies on the level and pushes into the ditches and yard area. No one spoke in favor of the request. Commissioner Wisenbaker asked Mr. Dillard on a development this size with water issues, is there an EPA impact study? Mr. Dillard stated there is an analysis that has to be done by the developer's engineer. Commissioner Wisenbaker made a motion to approve this request excluding Buckeye Drive as a point of ingress/egress and to approve as presented, Vice Chairman Marshall seconded. Commissioners Evans, Wisenbaker, Vice Chairman Marshall and Commissioner Griner voted in favor of the request, Commissioner Orenstein opposed. Motion carried.

REZ-2024-17 Evans Property, 4836 Bemiss Rd, ~1.4ac, R-1 to C-H, 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 R-1 (Low Density Residential) zoning to C-H (Highway Commercial) zoning. The general motivation for the rezoning is to allow the property to be used at its highest and best potential. Mr. Dillard stated the property is within the Urban Service Area, Bemiss Corridor Overlay and Neighborhood Activity Center Character Area with no wetlands. There is an existing mobile home on the southern end of the property; the one to the north has been removed. The Planning Commission and TRC recommended approval. No one spoke for or against this request. Vice Chairman Marshall made a motion to approve the request, Commissioner Evans seconded. All voted in favor, no one opposed. Motion carried.

Basic Decorative Street Lighting Districts – Val Del Estates, Phases 1-3, Quarterman Estates, Phase 5, Hamilton Green, and Bemiss Springs

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 seventy-one (71) lots of phases 1-3 of the Val Del Estate Subdivision, twenty-nine (29) of phase 5 of the Quarterman Estates Subdivision, eighty-one (81) lots of the Hamilton Green Townhomes Development and ninety-seven (97) lots of the Bemiss Springs Townhomes Development into Lowndes County's basic decorative street lighting district under the Street Lighting Ordinance. 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 this request. Commissioner Wisenbaker made motion to approve, Commissioner Orenstein seconded. All voted in favor, no one opposed. Motion carried.

Beer and Wine License - Dominic Joseph Socco of Uncle Carlo's Gelato, LLC - 1024 Lakes Blvd., Lake Park, GA

Finance Director, Stephanie Black, presented the item. Ms. Black stated this request is for the sale of beer and wine for consumption on premises due to a change of ownership. No one spoke for or against this request. Commissioner Wisenbaker made a motion to approve the license, Commissioner Orenstein seconded. All voted in favor, no one opposed. Motion carried.