

the Withlacoochee River, should not end up like that.

Sprawl far from existing services costs more in sending school buses, Sheriff deputies, and the county fire department, than the county can recover through property taxes. This was the conclusion of a study the county paid for in 2007: [The Local Government Fiscal Impacts of Land Use in Lowndes County: Revenue and Expenditure Streams by Land Use Category](#), Jeffrey H. Dorfman, Ph.D., Dorfman Consulting, December 2007. As Dr. Dorfman summarized in [a different presentation](#), “*Local governments must ensure balanced growth, as sprawling residential growth is a certain ticket to fiscal ruin\* \* Or at least big tax increases.*”

While this rezoning would be a problem with any commercial applicant, this application is sloppy. For example, they don't seem to know where Dollar General already has stores. The [rezoning plat](#) has Skipper Bridge Road labeled as “STATE ROUTE 122” and its title bar says “NORTHEAST INTERSECTION OF US HIGHWAY 19 AND HIGHWAY 202”. That intersection is [north of Thomasville](#). The [table of distances](#) to existing Dollar Generals does not include the one in Ray City, 8.5 road miles away, closer than the ones listed on Bemiss Road and Old US 41 N. The table lists one at 7920 Bemiss Road, which is the corner of New Bethel Road in Barretts, but there is no Dollar General there. Maybe they confused that address with 7290 Bemiss Road at Walkers Crossing (GA 125 @ GA 122), which is 6.7 miles away, closer than all of them except the one in Hahira.

The [Site Plan Aerial](#) shows part of the parking lot and the store on wetlands. It also shows a retention pond. But the [agenda sheet](#) says: “*It should be noted that, unless required by a condition of approval, the site plan is not binding and has not been approved by Lowndes County.*” Instead of just trusting the applicant, it would be better to trust the citizens of Lowndes County who do not want this rezoning.

Planning Commissioner Franklin Bailey, [whom the county just reappointed](#), said [back in 2013 about the Hahira Dollar General](#) rezoning, which also did not have water management details nor a site plan finalized, “*There's just a lot here we don't have.*” The Planning Commission voted unanimously to recommend approving that one, after nobody spoke against. But after many people spoke against the current rezoning, GLPC voted 7:1 to recommend denying this one, with Franklin Bailey voting for the motion. We don't need more Dollar Generals in the north of Lowndes County.

Please deny the rezoning to preserve agriculture, forestry, rural lifestyles, hunting, fishing, wetlands, the Withlacoochee River, our drinking water, and the county's tax base.

For the rivers and the aquifer,  
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