Concerns that were not addressed at the last meeting:

#1 Taxpayer Costs

According to Ben Warren, it will take a minimum of **200 loads of dirt** to build up Bradford Road, at a cost of **$200 per load**. The dirt itself will total **$40,000**, and the labor to spread it will be an additional **$30,000**—a combined cost of **$70,000 to the county and its taxpayers**.

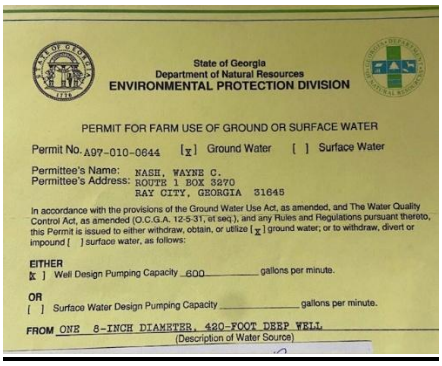
This amount **does not include** the expense of installing pipes for driveways and the entrance from Old Valdosta Highway. In addition, there will be further charges for widening Bradford Road to allow heavy farming machinery safe and clear passage.

It is important to recognize that there are many factors to consider when placing a subdivision in the middle of a farming community. The overall cost could end up being **very expensive for the taxpayers of Berrien County.**

Scope	Cost Estimate per mile
Minimal drainage + moderate build-up (basic culverts, modest fill)	**$30,000 – $80,000**
Moderate drainage + good build up (larger culverts, decent fill/gravel, regular traffic)	**$80,000 – $150,000**
Heavy work (many/large pipes, deep fill, widening, significant grading, remote location)	**$150,000 – $250,000+**

#2 Risks of Wells in Rural Subdivisions going Dry

1. **Aquifer Depletion**
   - When multiple homes are added, the aquifer may be unable to recharge quickly enough, leading to wells going dry—especially in drought years.
2. **Seasonal & Agricultural Competition**
   - In rural areas, wells may compete with **agricultural irrigation systems**, which can pull thousands of gallons a day.
   - During summer months, this competition is more likely to cause wells to run dry.
3. **Water Quality Risks**
   - Shallow subdivision wells are more vulnerable to contamination from **fertilizers, septic systems, and surface runoff**.
   - If groundwater levels drop, wells may start drawing in sediment, iron, or even bacterial contaminants.
4. **Long-Term Community Cost**
   - If wells begin running dry, homeowners may demand deeper drilled wells or connection to a municipal water system—costs that often fall back on the county and taxpayers. (Installing deeper wells can cost **$8,000–$15,000)**



State of Georgia
Department of Natural Resources
ENVIRONMENTAL PROTECTION DIVISION

PERMIT FOR FARM USE OF GROUND OR SURFACE WATER

Permit No. A97-010-0644 [X] Ground Water [ ] Surface Water

Permittee's Name: NASH, WAYNE C.
Permittee's Address: ROUTE 1 BOX 3270
RAY CITY, GEORGIA 31645

In accordance with the provisions of the Ground Water Use Act, as amended, and The Water Quality Control Act, as amended (O.C.G.A. 12-5-31, et seq.), and any Rules and Regulations pursuant thereto, this Permit is issued to either withdraw, obtain, or utilize [X] ground water; or to withdraw, divert or impound [ ] surface water, as follows:

EITHER
[X] Well Design Pumping Capacity 600 gallons per minute.

OR
[ ] Surface Water Design Pumping Capacity _____ gallons per minute.

FROM ONE 8-INCH DIAMETER, 420-FOOT DEEP WELL
(Description of Water Source)

Request that the planning office produce the developer's **Hydrogeologic/Well Impact Study** for the project, including:

1. **Test wells & step-drawdown/24-72 hr pumping tests** with transmissivity & storativity estimates.
2. **Analytical/ numerical drawdown modeling** showing effects on **existing nearby private wells** and on-site wells at full build-out (peak-day and drought scenarios).
3. **Sustainable yield** per lot and **well spacing** rationale tied to the local aquifer unit (e.g., Upper Floridan vs. Claiborne).
4. **Seasonal/drought sensitivity** using USGS hydrographs for the nearest monitoring well(s). ga.water.usgs.gov
5. **Water-quality risk** (septic setbacks, nitrate risk, iron/sediment at low water levels) and a contingency if wells go dry.
6. **Cumulative-use check** against **Georgia's aquifer-wide availability ranges** for that unit

#3

Current taxpayers should have the **decision about what is happening in their backyard**.

The developer claims the subdivision would generate **$40,000 a year in new property tax revenue**. However, between just **three current neighboring properties**, that same $40,000 is already being contributed—**without adding new costs and infrastructure burdens on local taxpayers.**

When weighing this decision, it's important to consider not only the potential revenue but also the **significant expenses and risks shifted to existing taxpayers** if the project moves forward.