

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the availability of County Utilities, the nearby existing school campus (Lowndes Middle), the adjacent undeveloped Board of Education owned property, and some of the previously imposed conditions that have already been resolved or are under GDOT guidelines, and therefore recommends approval of the request for R-10 zoning with the following conditions:

- 1. All new lots shall front interior roads.
- 2. All lots adjacent to the western border and the southern border of the subject property shall meet or exceed a minimum lot width of 100’.
- 3. No manufactured homes or mobile homes.
- 4. No two-family or duplex residences.
- 5. Minimum lot size of 1/3 acre lots (14,520 sq. ft.) along the southern border instead of ¼ acre lots.

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDATION: Option 2 DIVISION: Planning STAFF: JD Dillard

Recommendation by the Commission: _____