

Mr. Dillard presented the case in which the applicant is requesting to remove several of the Conditions that were placed on the property as a result of REZ-2018-07, which ultimately approved for R-10 by a vote of (3-2-1) with the following Conditions:

1. All lots, including the existing residence, shall front interior roads.
2. If there are any proposed entrances off of Lester Road, then the developer will be required to pave Lester Road from the entrance to Copeland Road. The Developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of Lester Road from the developments southernmost entrance to Copeland Road.
3. The developer will be required to construct a pedestrian crossing and sidewalk from the subdivision to Lowndes Middle School. The Developer will be responsible for the design, relocation of utilities, and construction costs for those improvements.
4. 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'.
5. No manufactured homes or mobile homes.
6. No two-family or duplex residences.
7. Minimum lot size of 1/3 acre lots (14,520 sq. ft.) instead of ¼ acre lots.

The subject property is within the Urban Service Area, Valdosta Airport (VLD) Overlay, a drastic groundwater recharge area, and Suburban Character Area, which recommend R-10 zoning. The subject property possesses road frontage on Copeland Rd and Lester Rd, a county-maintained major collector and local road respectively, with proposed access from Copeland Rd only.

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.

Chairman Miller asked if the revised conditions allow for the proposed layout. Mr. Dillard stated they do. Commissioner Bailey asked if County Water & Sewer are available. Mr. Dillard confirmed they are. Further discussion from commissioners involved lot sizes and driveway access.