

developers have met with the neighbors. Mr. Dillard stated below are the proposed conditions for your consideration:

1. The proposed subdivision shall be developed at no greater density than as depicted on the site plan dated 1/22/2021. Any amendments or modifications to the site plan shall adhere to the processes as described in Chapter 10 of the ULDC.
2. All lots shall front interior roads.
3. The minimum heated square footage for homes shall be as follows:
 - a. R-10 lots – 2,000 sf
 - b. R-15 lots – 2,200 sf
 - c. R-21 lots – 2,400 sf

Mr. Dillard stated a condition on the site development plan was added to include the lots abutting on Clyattstone Road or within 1,000 feet of Clyattstone Road on Simpson Lane shall be a minimum of .5 acre in size. County Manager, Paige Dukes, stated she spoke with the County Attorney, and there are two site plans before the commission and if the commission should choose to go with planned development (P-D), a P-D would need to be readvertised in accordance with ULDC. Additionally, Mrs. Dukes stated if the commission chose to go with R-10 what is depicted as a recreation area would need to be retitled a picnic area. County Attorney, Walter Elliott, recommended to ask Mr. Matt Phelps to revise this document before tomorrow night's meeting to reference an updated document. Chairman Slaughter asked Mr. Dillard to contact Mr. Phelps for the revision.

FOR CONSIDERATION

Agreement with SGRC to Develop 2021 Lowndes County Comprehensive Plan Update, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the purpose of this agreement is to ensure the 2021 Comprehensive Plan update will be in compliance. Mr. Dillard additionally stated the Southern Georgia Regional Commission (SGRC) would be assisting with the developments and required elements.

SGRC 5311 Regional Transit Authorizing Resolution, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this resolution would authorize Lowndes County to enter into an agreement with the Southern Georgia Regional Commission (SGRC) to operate a 5311 Rural Transit Service on the County's behalf. Mr. Dillard stated under the regional model, Lowndes County would be responsible for trips originating in Lowndes County; it's estimated for Lowndes County to pay 10% of the shortfall. Vice Chairman Griner asked if there was no shortfall, there would be no charge, Mr. Dillard answered yes, that is correct.

Georgia Department of Transportation (GDOT) Contract Item Agreement/Memorandum of Understanding Lake Park Bellville Road, Utilities Director, Steve Stalvey, presented the item. Mr. Stalvey stated the Georgia Department