

buffer, including vegetation. Matthew Cox, 4095 Glen Laurel Drive East, spoke against the request. Mr. Cox stated he had items opposing the original plan and has not seen the revised site plan. Mr. Cox mentioned his concern is that there are not enough parking spaces. Melanie Ferrell, 3548 North Crossing Circle, spoke in favor of the request representing the owner and developer. Ms. Ferrell stated since the Planning Commission's approval of the site plan, concerns from the citizens were taken into consideration. Ms. Ferrell stated the parking spaces have been increased with over two per unit and the building has been moved so no three-story building will be overlooking residential back yards. Vice Chairman Marshall asked regarding the landscape buffer area to include trees? Ms. Ferrell stated yes, trees will be included. Commissioner Orenstein asked if this group of investors have other similar properties? Ms. Ferrell answered there are fiftyfive (55) similar properties throughout Georgia, eleven (11) properties in the Lowndes/Valdosta area and eight (8) of those are similar type of housing. Commissioner Orenstein asked regarding parking, this is not a different design than other properties? Ms. Ferrell stated there are typically two parking spaces per unit and there have been no issues. Commissioner Wisenbaker asked if the parking spaces were assigned? Ms. Ferrell answered no.

**Opposition - Rebuttal:** Matthew Cox, 4095 Glen Laurel Drive East, stated he appreciated the comment regarding landscaping, his main concern is will the landscaping proposal be for upkeep of current landscaping or new landscaping?

**Support - Rebuttal:** Melanie Ferrell, 3548 North Crossing Circle, answered if there are any older trees those would be kept, everything else would be new landscaping. Commissioner Orenstein asked if there were buffer requirements in place as far as the number of trees and shrubs? County Manager, Paige Dukes, responded yes. Vice Chairman Marshall made a motion to approve the request as presented with the revised site plan dated March 4, 2024, Commissioner Griner second. All voted in favor, no one opposed. Motion carried.

#### **REZ-2024-04 Clyattstone Rd Subdivision, ~62ac, R-1 to R-10, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to R-10 (Suburban Density) zoning in order to develop a 110-lot subdivision. Mr. Dillard stated this property lies within the urban service area and suburban character area with some wetlands on the property. Mr. Dillard stated in 2020, the Ballantyne Subdivision was approved towards the east. The Planning Commission recommended approval and the TRC recommends approval with conditions that lots abutting Clyattstone Road shall be a minimum of 0.5 acres in size. Vice Chairman Marshall asked regarding the agreement that was signed by the developer and neighbor, which is included in the packet, if that agreement is binding? County Attorney, Walter Elliott, stated that is an agreement between the two private parties, unless you make it a condition. No one spoke against the request. Mr. Ferrell Scruggs, Jr., 502 Eager Road, spoke in favor of the request representing Cat Creek Development. Mr. Scruggs stated there has been consideration in designing this project with the mixed lots, the size of the lots, and the road layout. It meets the surrounding developments in the comprehensive plan. Mr. Scruggs stated he has worked with Steven Cooper, in the Meadow Woods Subdivision, and they came up with the lot size and square footage. Mr. Scruggs stated it is his intent to develop this subdivision and he has not been contacted by an outside developer. Mr. Steven Cooper, 4709 Summerfield Drive, spoke in favor of the request. Mr. Cooper stated this agreement was signed and to keep in conjunction if it was sold to another developer, it would be followed. Mr. Cooper stated he would like the agreement to be made part of the conditions. Commissioner Orenstein stated when we have groups that can come together and work things out, it is essential to place conditions as part of the rezoning. Commissioner Orenstein made a motion to approve the request with the staff's conditions and the