

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.

At the Planning Commission, the applicant's engineer spoke in favor of the request, with brief discussion about the existing versus proposed conditions and the rising costs of development. No one spoke in opposition, and the GLPC voted unanimously (9-0) to recommend approval with the five (5) new TRC Conditions.

[1] REZ-2015-17 and REZ-2016-23 were both previously denied by the LCBOC (October 13<sup>th</sup> 2015; 3-0-1 vote and January 10<sup>th</sup> 2016; 4-0-1 vote (Both Abstentions Commissioner Marshall)). Within both of those cases, the TRC recommended for approval with conditions (Frontage and Paving). The GLPC recommended for denial in the 2015 case by a 5-1 vote (Hall) and voted for approval in the 2016 case by a 6-2 vote (Raker and Willis). Previous public hearings included both those speaking for and against the case. Those speaking against the case have provided petitions with multiple signatures. Between both public hearings opposition to the case seemed to focus on the proposed increase in density, adding to the traffic congestion in the area associated with Lowndes Middle School, and other effects of additional population in the area e.g., noise, decreased privacy, etc.

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

RECOMMENDED ACTION: Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: