

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 1/4 acre lots.

The Planning Commission recommended approval of the request with the five (5) new TRC conditions. No one spoke against this request. Matthew Inman, Axis Engineering, 2759 Cotton Bay Crossing, spoke as the engineer of the project and was available to answer any questions. Commissioner Wisenbaker asked if the ingress/egress could be onto Lester Road instead of Copeland Road. Mr. Inman stated Copeland Road was chosen due to the layout of the road and the traffic. Mr. Inman stated one entrance was considered, but two entrances served the subdivision better. Commissioner Wisenbaker stated one of the main obligations to this county is public safety and financial responsibility. Commissioner Wisenbaker stated his preference would be to have one entrance and exit onto Lester Road. Mr. Inman stated if emergency services were needed, the preference would be two points of ingress/egress. Commissioner Wisenbaker stated he would consider two entrances onto Lester Road in an effort to keep the traffic away from the students attending the middle school. Mr. Inman stated the neighbors on Lester Road would prefer Copeland Road to be used. Vice Chairman Orenstein asked if there was an effort to resolve this matter with the residents. Mr. Inman responded yes. Vice Chairman Orenstein asked, assuming there is no exit onto Lester Road, would a condition asking the developer to provide fencing and a buffer to Lester Road be an option. Vice Chairman Orenstein added that versus selling individual lots to builders and different fencing being used, to have everything be consistent. Mr. Inman responded the houses should all be built at the same time with privacy fencing being installed and a condition could be made to build the lots at the same time. Chairman Slaughter stated consistency with the buffer on the fencing instead of leaving it up to the property owners and making the developer install the fencing. Commissioner Smith asked if Copeland Road was going to be widened in the future will it be designed to handle the additional traffic, Director of Engineering Services, Chad McLeod answered yes it will be designed for traffic improvements in that area. Vice Chairman Orenstein made a motion to approve the rezoning request with the five conditions presented, adding another condition that the developer be responsible for fencing against Lester Road prior to selling lots to the builder, second by Commissioner Smith. Vice Chairman Orenstein, Commissioners Evans and Smith voted in favor. Commissioners Wisenbaker and Marshall opposed. Motion carried.

REZ-2025-17 Shiloh Road, ~8.2 ac 6641 Shiloh Road, E-A to R-A, Well & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural) in order for the property to be subdivided into legally conforming parcels. The subject property is within the Rural Service Area and Agricultural Character Areas, which recommend R-A zoning, while access to the property is from Shiloh Road, a County maintained Collector. There is a small pond/wetland area in the southwest corner, and an existing residence and accessory structure in the northeast corner. The TRC analyzed the request, the standards governing the exercise of zoning power set forth