

11. The development shall have a buffer consistent with 4.07.06 adjacent to the Ashwood mobile home park.
12. The development shall have a 24' ingress/egress easement to the east for future development.

The Planning Commission and TRC approved the request. The Planning Commission approved the request and recommended a 13th condition that a fence be installed along the eastern boundary of the property. Commissioner Wisenbaker asked if the tree issue was resolved, Mr. Dillard answered not as of yet, but the applicant is planning to plant 400 inches of slash pines to mitigate the trees which were taken down.

**REZ-2026-06 Val Del Mobile Home Park, ~34ac, 3910 Val Way, R-A & P-D to P-D, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this case represents a change in zoning on approximately 34 acres of property from Residential Agricultural (R-A) and Planned Development (P-D) zoning to an all Planned Development (P-D) zoning to unify a mobile home community that began in the 1970's and expanded in the 1990's. The property is within the Urban Service Area and Rural Residential Character Area per the Comprehensive Plan which recommends P-D zoning. There are wetlands on this property. The original MHP along Val Way and Del Circle contained approximately 30 homes, then in 1997, an expansion north onto Heart Lake Drive proposed an additional 14 lots, and in 1998 revised it to 72 lots, which were never fully developed. The new P-D layout reconfigures the park into an approximately 155 lot layout, including recreation space and common areas in accordance with ULDC standards. Some of the conditions being proposed, a ten (10) foot buffer, meaning trees every 10 feet. Mr. Dillard read the notes attached to the site plan:

1. Lot lines shown are for graphical purposes only. Lots will not be subdivided or sold individually. Property will remain single ownership.
2. Each home shall be connected to Lowndes County Utilities.
3. Paving for internal access drives shall be constructed to county standards and will be privately maintained.
4. Each home shall have 2 parking spaces in compliance with section 6.01.03.
5. Development shall conform with section 4.03.26 and 4.06.00.
6. Site lighting is planned to be expanded and provided in the community and shall be directed away from adjacent properties.
7. All exterior homes shall be placed a minimum of 30' from outer property boundary.
8. The community identification sign shall conform with 4.03.26K.
9. There shall be a non-encroachment easement along Val-Del Road with the exception of the drive entrances.
10. Other development standards not listed or shown shall be governed by suburban density residential (r-10) standards.
11. One tree will be required for every 3 lots in addition to buffer planting requirements.
12. On street parking will not be allowed.
13. The pedestrian pathway to be all-weather surfaces.