

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the property's history and future development plans, the availability of County Utilities, the compliance with the supplemental standards of the ULDC, and the potential environmental impacts, and therefore generally recommends approval of the request for P-D zoning per the site plan.

At the GLPC meeting, the applicant's engineer spoke in support of the request, talking through the differences in the proposed site plan, Staff's initial comments about its conformity with the ULDC, and the GLPC questions about ingress/egress, emergency services accessibility, overall security and privacy of the property, and the landscaping and buffering requirements against the surrounding properties.

An additional citizen spoke in support of the request, praising the expansion of an affordable housing option in the area, while one neighbor spoke in opposition, mainly about buffering and density as it relates to traffic concerns in the area. The Planning Commission initially motioned and voted to recommend tabling the request until an updated site plan for their review could be provided. However, the motion failed (4-5). A second motion to recommend denial, based on an incomplete site plan for their review ultimately passed unanimously (9-0). The applicant's engineer provided an updated site plan for the TRC to review that addressed the Planning Commission's concerns through layout and noted conditions on the site plan.

Vice Chairman Orenstein asked what are the lot widths, Mr. Dillard responded typically about 45 feet. A standard single-wide mobile home has to be a minimum of 13.5. Vice Chairman Orenstein asked if there were any restrictions on single-wide versus double-wide mobile homes. Mr. Dillard answered no, either would be allowed. Vice Chairman Orenstein asked if the setbacks would vary as far as the distance between the mobile home and side yard. Mr. Dillard answered yes. Commissioner Marshall asked, since this is near Nelson Hills Subdivision, are there any covenants that will ensure that this area will remain maintained. Mr. Dillard responded that a copy could be asked for from the owner. County Manager, Paige Dukes, stated this mobile home park area is one in Lowndes County that has zero complaints as it relates to Code Enforcement. Commissioner Marshall mentioned the widening on Val Del Road and asked if this would be a concern. Director of Engineering Services, Chad McLeod, responded that currently there are no issues at this time and this widening project is in progress. Commissioner Marshall stated his concern is managing the traffic.

FOR CONSIDERATION

Acceptance of Infrastructure for Cameron Lane/Longleaf South Commercial Park

Director of Engineering Services, Chad McLeod, presented the item. Mr. McLeod stated that Longleaf South Commercial Park is located off of Highway 84 West, begins at Wetherington Lane and ends at Cameron Lane. All construction and paperwork have been completed. Engineering and Utilities staff have conducted the final inspection of the construction. The developer has requested Lowndes County to accept the infrastructure, which includes Cameron Lane right of way, road, stormwater structures within the right of way, and water and sewer infrastructure. Commissioner Wisenbaker asked about the acreage, Mr. McLeod answered he would need to verify that information.