

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to subdivide the property into conforming lots for individual residences. The subject property possesses road frontage on Corinth Church Rd. and Peat Moss Rd, both locally maintained County Roads, and is within the Urban Service Area and Rural Residential Character Area.

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 use, lot sizes, and zoning pattern, the lack of available utilities, and therefore recommends approval of the request for R-1 zoning.

No one spoke in favor of nor in opposition to the request.

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented, Commissioner Steve Miller second. All in favor, no one opposed. Motion carried. (8-0)

**Commissioner Willis arrived at this time

Agenda Item #4

TXT-2024-02 Lowndes County Board of Commissioners, ULDC Amendments, County-wide

Mr. Dillard explained the ULDC Text Amendment TXT-2024-02 includes general amendments to the Code regarding duplicate definitions, standards eligible for variance and administrative waiver requests, regulation of signage, future text amendment procedures, alignment of technical standards between codes, and administrative and/or clerical changes.

The TRC considered the proposed amendments, and found no technical objections. Based on updates and direction from the County Attorney and County Leadership, Planning Staff recommends approval of Amendments 1 through 7.

Commissioner Bailey had questions regarding the setback lines for side yard and whether an extension of an existing subdivision would be allowed to continue any setbacks that are in the original subdivision. Commissioner Steve Miller had questions regarding the length of the cul-de-sac and if this is a standard length. Mr. Dillard responded that this is standard for cul-de-sacs and the determination is based on lot count, not length.

No one spoke in favor of nor in opposition to the request.