

Range Option Decisions:

1. If the Range Options is Chosen
  - a. Where is the dwelling range (trigger) set at (60-80)?
  - b. Which Conditions Apply?

Staff Recommended Conditions for 31-80 Dwelling Range:

Division	Dwelling Trigger	Additional Conditions
Fire/Rescue 5/2024	60-80	Conditions 3 (Roadway Width), 10 (Side Yard Setbacks)
Engineering 9/2024	80	Conditions 5 (Additional Parking), 9 (15,000 sqft Lot Size), 10 (Side Yard Setbacks)
Planning 5/2024	60-80	Conditions 1 (County Water), 2 (Boulevard), 3 (Roadway Width), 4 (Side Yard Fences/HVAC), 5 (Additional Parking), 6 (Curved Streets), 7 (Landscaped Entrance), 9 (15,000 sqft Lot Size), 11 (Lot Width Side Yard)
Zoning 9/2024		Conditions 2 (Boulevard), 3 (Roadway Width), 4 (Side Yard Fences/HVAC), 9 (15,000 sqft Lot Size), 10 (Side Yard Setbacks), 11 (Lot Width Side Yard)
Projects Assistant 9/2024	80	Conditions 1 (County Water), 2 (Boulevard), 3 (Roadway Width), 4 (Side Yard Fences/HVAC), 5 (Additional Parking), 6 (Curved Streets), 7 (Landscaped Entrance), and 8 (Interior/Exterior Landscaping)

Range Option Notes:

1. The proposed conditions would be open to the variance process (ZBOA).
2. With the range option, if the number of dwelling units exceeds the dwelling trigger then the SFMO requirements for two points of ingress/egress would apply.

Additional Overall Considerations:

1. When does the SFMO expect to consider modifying this section again?
2. How do other governments handle this regulation?
3. Did other states amend the IFC code?
4. What other exemptions or modifications does the IFC hold that relate to these regulations?
5. What other exemptions or modifications does the SFMO hold that relate to these regulations?
6. What impacts do the SFMO regulations have on existing development e.g. 107.1.2 and Kinderlou Forest?
7. Existing/proposed/approved subdivision access conditions in the Lowndes County area (Additional Research from Molly Stevenson, Planning Analyst, Attached)