

approve this request, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

REZ-2020-20 Ballyntyne 6712 Clyattstone Road (0071 008) R-1 to R-10, Water & Sewer, ~40.3 acres, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated below are the proposed conditions for your consideration.

1. The proposed subdivision shall be developed at no greater density than as depicted on the site plan dated 1/26/2021. Any amendments or modifications to the site plan shall adhere to the processes as described in Chapter 10 of the ULDC.
2. All lots shall front interior roads.
3. The minimum heated square footage for homes shall be as follows:
 - a. R-10 lots – 2,000 sf
 - b. R-15 lots – 2,200 sf
 - c. R-21 lots – 2,400 sf

No one spoke against the request. Zachary Cowart, 109 West Adair Street, spoke in favor of the request. Mr. Cowart stated the subdivision was downsized from 108 lots to 81, adding sidewalks, increasing greenspace, increasing lot size, and the neighbors concerns were addressed. Steven Cooper, 4709 Summerfield, spoke in favor of the request. Mr. Cooper thanked the commission, county staff, and the developers for meeting with the residents and addressing their concerns and residents are supportive of this new development. Vice Chairman Griner made a motion to approve the rezoning request for R-10 referencing the site plan dated January 26, 2021, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.

FOR CONSIDERATION

Agreement with SGRC to Develop 2021 Lowndes County Comprehensive Plan Update, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated the purpose of this agreement is to ensure the 2021 Comprehensive Plan update will be in compliance. Commissioner Marshall, asked what is the anticipated completion date, Mr. Dillard responded October 31, 2021. Vice Chairman Griner made a motion to approve the request, Commissioner Marshall second. All voted in favor, no one opposed. Motion carried.

SGRC 5311 Regional Transit Authorizing Resolution, Planning and Zoning Director, J.D. Dillard, presented the item. Mr. Dillard stated this resolution would authorize Lowndes County to enter into an agreement with the Southern Georgia Regional Commission (SGRC) to operate a 5311 Rural Transit Service on behalf of Lowndes County. Vice Chairman Griner, asked does this change the 5711 program, Mr. Dillard answered no. Commissioner Marshall made a motion to approve the request, Commissioner Orenstein second. All voted in favor, no one opposed. Motion carried.