

program for certain facilities for generators; would these private water systems qualify, such as nursing homes? Mr. Tye answered he would verify with the Assistant FEMA Administrator who is over that program, who would be in town this week, and could clarify. Commissioner Orenstein asked what could be done legally with the existing water systems as well. Mrs. Duker stated the language does not require it to be permanently affixed, it requires there to be a permanent supply from a generator once the power goes out. Mr. Davenport stated the tree bank updates, the main change addresses which trees to protect. Mr. Davenport stated that regarding access, the main issue, a draft has been prepared which addresses policy goals listed in your packet and let this be worked out on a case by case basis with the County Manager. Mr. Davenport stated staff has prepared regulations below that limit the development on a cul-de-sac to a maximum of eighty (80) dwelling units. Chairman Slaughter stated he believed eighty (80) is a good number for the level of safety for first responders, one point ingress/egress. County Attorney, Walter Elliott, stated Mr. Davenport will prepare a new ULDC document incorporating those amendments tonight at the regular session meeting.

**REZ-2024-15 Loch Winn LTD, Loch Laurel Rd & Carroll Ulmer Rd, ~62ac, R-A to R-1 & R-A, Well and Septic**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-A (Residential Agriculture) zoning to R-1 (Low Density Residential) and R-A zoning. The applicant would like to subdivide a portion of the properties into a residential subdivision. The subject property possesses road frontage on Loch Laurel Road and Carroll Ulmer, both maintained county roads, with proposed access off Loch Laurel Road and is within the Urban Service Area and Rural Residential Character Area. Mr. Dillard stated on the conceptual layout the proposed sixty-two (62) acres showing approximately forty-one (41) lots, with lot 11 as an existing cemetery, which is currently being delineated and will not be suitable for development. The TRC analyzed the request including the neighboring land use, lot sizes and zoning pattern, the lack of utilities and the groundwater recharge area and recommends the sixty-two acres (62) be rezoned to R-1 zoning with the remaining one hundred acres remaining R-A. The Planning Commission recommended approval.

**REZ-2024-17 Evans Property, 4836 Bemiss Rd, ~1.4ac, R-1 to C-H, County Utilities**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject properties from R-1 (Low Density Residential) zoning to C-H (Highway Commercial) zoning. The general motivation for the rezoning is to allow the property to be used at its highest and best potential. Mr. Dillard stated the property is within the Urban Service Area, Bemiss Corridor Overlay and Neighborhood Activity Center Character Area with no wetlands. There is an existing mobile home on the southern end of the property; the one to the north has been removed. The Planning Commission and TRC recommended approval.

**Basic Decorative Street Lighting Districts – Val Del Estates, Phases 1-3, Quarterman Estates, Phase 5, Hamilton Green, and Bemiss Springs**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request has been advertised as required and staff recommends approval of adding the seventy-one (71) lots of phases 1-3 of the Val Del Estate Subdivision, twenty-nine (29) of phase 5 of the Quarterman Estates Subdivision, eighty-one (81) lots of the Hamilton Green Townhomes Development and ninety-seven (97) lots of the Bemiss Springs Townhomes Development into Lowndes County's basic decorative street lighting district under the Street Lighting Ordinance. Mr. Dillard stated the current charge for the basic decorative street lighting is \$61.50 per lot, per year.