

## APPOINTMENTS

### **Appointments for the Greater Lowndes Planning Commission, Lowndes County Board of Assessors, Lowndes County Library Board, & Valdosta-Lowndes County Conference Center and Tourism Authority**

Chairman Slaughter stated that all appointments would be presented during the regular session meeting.

## PUBLIC HEARING

### **Basic Decorative Street Lighting Districts – Grove Pointe, Phase V, Sec. 3, The Landings, Phase 4, and Val Del Estates, Phases 4 & 5**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request is to add fifty-two (52) lots of Phase V, Section 3 of the Grove Pointe Subdivision, fifty-two (52) lots of Phase 4 of the Landings Subdivision and forty-nine (49) lots of Phase 4 and 5 of the Val Del Estates Subdivision 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.

### **REZ-2025-16 Copeland Road Subdivision, 2480 Copeland Rd, ~18ac, County Utilities, R-10/c to R-10**

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request seeks to remove several of the conditions that were placed on the property as a result of REZ-2018-07, which was ultimately approved for R-10 with the following conditions:

1. All lots, including the existing residence, shall front interior roads.
2. If there are any proposed entrances off of Lester Road, then the developer will be required to pave Lester Road from the entrance to Copeland Road. The Developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities, and construction costs for the paving of Lester Road from the development's southernmost entrance to Copeland Road.
3. The developer will be required to construct a pedestrian crossing and sidewalk from the subdivision to Lowndes Middle School. The developer will be responsible for the design, relocation of utilities, and construction costs for those improvements.
4. All lots adjacent to the western border and the southern border of the subject property shall meet or exceed a minimum lot width of 100'.
5. No manufactured homes or mobile homes.
6. No two-family or duplex residences.
7. Minimum lot size of 1/3 acre lots (14,520 sq. ft.) instead of 1/4 acre lots.

The applicant has applied for straight R-10 zoning and given the property's history, it is within the Urban Service Area, Valdosta Airport (VLD) Overlay, a drastic groundwater recharge area, and Suburban Character Area, which recommend R-10 zoning. The subject property possesses road frontage on Copeland Road and Lester Road, a county-maintained major collector and local road respectively, with proposed access from Copeland Road only.

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 availability of County Utilities, the nearby existing school campus (Lowndes Middle), the adjacent undeveloped Board of Education owned property, and some of the previously