

imposed conditions that have already been resolved or are under GDOT guidelines, and therefore recommends approval of the request for R-10 zoning with the following conditions:

1. All new lots shall front interior roads.
2. 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'.
3. No manufactured homes or mobile homes.
4. No two-family or duplex residences.
5. Minimum lot size of 1/3 acre lots (14,520 sq. ft.) along the southern border instead of 1/4 acre lots.

There is a total lot change of approximately six lots overall from the current conditions to the proposed new conditions. The Planning Commission recommended approval of the request with the five (5) new TRC conditions.

Commissioner Wisenbaker asked if there was any consideration of ingress and egress on Copeland Road instead of Lester Road. Mr. Dillard responded yes, TRC still recommended approval for these proposed access points on Copeland Road. This is not a final design. Commissioner Wisenbaker stated he is concerned with the traffic on Copeland Road in front of the schools and it needs to be considered for the ingress/egress to go on Lester Road instead of Copeland Road. Chairman Slaughter asked Director of Engineering Services, Chad McLeod, with Copeland Road improvements as one of the TIA projects would the ingress/egress from decel lanes or turn lanes would that be something that would be included in the design of Copeland Road. Mr. McLeod stated it would have to be studied, that will be a widening project on Copeland Road it will go from two to either three or four lanes but will be taken into consideration with traffic studies. Chairman Slaughter stated there was opposition regarding ingress/egress off of Lester Road, years ago. Mr. Dillard stated there was previously opposition and Lester Road was unpaved at that time, it has since been paved with no opposition presented to staff. Commissioner Wisenbaker stated that from a financial standpoint coming off of Lester Road would not require a deceleration lane, so financially it would be better to use Lester Road. Mr. McLeod stated that will be considered. Commissioner Smith asked if Lester Road is paved from Copeland Road to Inner Perimeter, Mr. McLeod answered that is correct. Commissioner Marshall, stated as it pertains to the new school that will be built, the school zone will be shifted. Mr. McLeod stated that is correct and it depends on the exit and entrance that the school will be using will depend on the school zone. Mr. McLeod stated we haven't seen a master plan to see the entrance and exit. Chairman Slaughter asked County Manager, Paige Dukes to schedule a meeting with the school board and commissioners to be on the same page. Our understanding of the school has changed, and they are leaning towards one school instead of two schools.

REZ-2025-17 Shiloh Road, ~8.2 ac 6641 Shiloh Road, E-A to R-A, Well & Septic

County Planner, J.D. Dillard, presented the item. Mr. Dillard stated this request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural) in order for the property to be subdivided into legally conforming parcels. The subject property is within the Rural Service Area and Agricultural Character Areas, which recommend R-A zoning, while access to the property is from Shiloh Road, a County maintained Collector. There is a small pond/wetland area in the southwest corner, and an existing residence and accessory structure in the northeast corner. 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