

challenges, and affordable workforce housing needs in the area. No one spoke in opposition to the request, though the GLPC had ample discussion regarding the TRC recommended conditions and considerations, the addition of privacy fencing, the proposed setbacks, and the ingress/egress for the development. Ultimately, the GLPC voted (7-1) to recommend Approval with the modified Conditions below:

GLPC Conditions:

1. Duplexes (Two-family dwellings) are not allowed
2. Side yard setbacks on all lots – 6'
3. Lot 42 and 54 driveway access from Western property line only
4. When the dwellings are within sixteen (16) feet of each other, fences may be constructed in the side yard if they begin and extend out from the rear corner of the building.
5. Accessory structures allowed per lot: No more than 2 structures totaling no more than 400sf combined, located in the rear yard only, and no less than 5' from the side and rear property lines
6. Landscaping/Buffering – Consistent with ULDC 4.07.00, a landscaped buffer of a minimum of four (4) shade trees per 100 linear feet shall be planted around the North, East, and West exterior boundaries, and the Western lot line of Lot 55 (interior green space)
7. No on-street parking allowed

Additional considerations include:

1. This is the first substantive attempt to develop a suburban density neighborhood that utilizes water and sewer in the River Road community.
2. Setting a minimum lot size greater than what is currently depicted to allow for the subject property to better fit into the existing community, e.g. 8,000 sqft lots
3. Additional emergency ingress/egress be added through the western stub out along River Rd., or a boulevard style entrance that is approved by both County Engineering and Fire/Rescue
4. Existing houses on R-21 lots connection to County Utilities
5. The proposed location and design of the Cluster Mailbox Unit
6. Providing additional parking spaces to accommodate guests, visitors, and the use of the green space (Table 6.01.03(A) = 20 spaces)
7. Previous development activity of other PD subdivisions in North Lowndes County related to side yard setbacks
8. Utilize a portion of the central greenspace for a shared bus stop area (Covered, Lights, etc.)
9. Providing a future ROW stub-out to the east and/or west to accommodate for future development.
10. Access and utilization of the stormwater detention/greenspace area as an amenity for the neighborhood (trails, picnic shelter, etc.)
11. The setbacks for Lot #1 need to be adjusted e.g. Setback/Zoning/Property Line Adjustment (Northern Line is Exterior).
12. The current site plan exceeds staff's recommended minimums for front yard setbacks: Front yard setbacks on all lots – 35' from centerline of street, and Secondary Front yard setbacks for Corner lots – 28' from centerline of street (Lots 41, 42, 54)