

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-21

DATE OF MEETING: January 24<sup>th</sup> 2017

BUDGET IMPACT:

FUNDING SOURCE:

Annual     SPLOST     Capital     N/A

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

ACTION REQUESTED ON:

REZ-2016-21 Seago, 4678 US Hwy 41 S  
R-1 to R-A, Well & Septic, 2.35 acres

**HISTORY, FACTS AND ISSUES:**

This case represents an attempt by the applicant to change the zoning of a 2.35 acre tract from R-1 (Low Density Residential) to R-A (Residential Agricultural District). The general motivation in this case is to allow for farm animals/livestock on the property. The subject property fronts both Corinth Church Rd (Minor Collector) and US Hwy 41 S (Minor Arterial). Corinth Church Rd is maintained by the County while US Hwy 41 S is maintained by the State. Concerning future plans, the subject property is within the Urban Service Area and depicted as a Community Activity Center on the Character Area Map. R-A zoning is not currently listed as a permitted zoning in a Community Activity Center Character Area. From a planning standpoint, the future plans for this area aim for more commercial growth than agricultural growth. R-A zoning is a more intense zoning than R-1 and represents enough of a step in that direction for Planning to recommend for this case's approval. For reference, Planning found this request inconsistent with the Character Area Map but overall consistent with the Goals and Policies of the Comprehensive Plan. The TRC reviewed this application and recommended the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	

At their November regular meeting the GLPC reviewed this request and ultimately recommended for its approval by an 8-0 vote. A representative of the applicant spoke for the request and no one spoke against it. During the December 13<sup>th</sup> LCBOC meeting the Commissioner's unanimously recommended to table the request. That tabling was the result of Staff's late recommendation related to additional time for negotiations and conversations regarding the size of the subject property. The size of the property is a key part of this case because R-A zoning requires at least 2.5 acres and the applicant's currently only own 2.35 acres. The tabling at the January 10<sup>th</sup> LCBOC meeting was requested on behalf of the southern property owner representative (Mr. King). That request was to allow for additional time to address the terms of the property sale of their property to the subject property. Staff's goal is to obtain an updated

survey for the subject property and authorization from the southern property owners for the rezoning application in time for the January 24<sup>th</sup> LCBOC meeting.

OPTIONS: 1. Approve      2. Approve with Conditions      3. Table      4. Deny

RECOMMENDED ACTION: Option #1 Approval

DIVISION: Planning

County Planner: Jason Davenport *JD*

*Joe Ritchard*  
County Manager

Action by the Board: \_\_\_\_\_