

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-14

DATE OF MEETING: December 12<sup>th</sup> 2017

BUDGET IMPACT:

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

FUNDING SOURCE:

( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

REZ-2017-14 Cothron, Tucker RD  
E-A to R-A, Well and Septic, ~5 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning from Estate Agricultural (E-A) zoning to Residential Agricultural (R-A) zoning on a ~5 acre portion of a ~12.5 acre property. The main motivation for the request is to allow for the subdivision of the property into two ~2.5 acre tracts. The applicant has stated that they would like to use one of the tracts for a rental property, likely with a manufactured home, and the other for a future family member's use. The subject property possesses road frontage on Tucker Rd. Tucker Rd is classified as a county local<sup>1</sup> road. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Agriculture/Forestry Character Area and the Urban Service Area. Per Comprehensive Plan guidance R-A zoning is listed as a permitted zoning within an Agriculture/Forestry Character Area. Aspects of this case worthy of consideration include the following: 1. The adjacent High Intensity (M-3) zoning and nearby PCA operations (Containerboard Mill), 2. The conservation covenant on the subject property, 3. The current pursuit of variances (Decision Expected 12/05/17) and code enforcement action related to the operation of a business on the subject property, 4. The nearby Low-Density Residential (R-1) zoning, and 5. The land use/subdivision pattern related to existing lots that are less than 5 acres (12 out of 20 in the nearby surrounding area). The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
		Approval	Approval	
Other Comments with (Source)	Planning found this request overall consistent with the Comprehensive Plan.			

At the November regular GLPC meeting three individuals, including the applicant, spoke in favor of the case and two spoke against it. After a healthy amount of discussion and questioning the GLPC recommended for approval of the request by a 4-1-1 vote. Planning Commissioner Hall voted against the motion and Planning Commissioner Sandlin abstained.

<sup>1</sup> Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of a county road local is 750 to 1,500 AADT. Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.

OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #1 Approval  
TRC: Option #1 Approval

DIVISION: Planning

Contributing Staff: Jason Davenport  
Trinni Amiot  
Sharon Griffith  
VALOR

  
County Manager

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