

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-15

DATE OF MEETING: September 11th 2018

BUDGET IMPACT:

FUNDING SOURCE:

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

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

ACTION REQUESTED ON:

REZ-2018-15 Misti Ray, 4810 Carter Ln.
E-A to R-1, Well/Septic, ~4.05 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on an existing parcel from Estate Agricultural (E-A) to Low Density Residential (R-1). The general motivation in this case is to meet zoning requirements and to prepare the parcel for reconfiguration into two parcels. Pending zoning approval, the subject property is proposed to be reconfigured into a 1.0 acre lot including an existing house, and a ~3.05 acre lot to include a future house, both of which will possess road frontage on Carter Lane. Carter Lane is a county maintained, paved local road (750 to 1,500 vehicles per day). Concerning the Comprehensive Plan Future Development Map the subject property is depicted as a Rural Residential Character Area and within the Urban Service Area. Per Comprehensive Plan guidance, R-1 zoning is listed as a permitted zoning within that Character Area. Factors for consideration include the following: 1) The precedent of R-1 zoning on the adjacent property to the north as well as other nearby properties including the Southwood Estates Subdivision to the northwest, 2) the presence of multiple water resources on the subject property (Medium Groundwater Recharge Area and Wetlands), and 3) The property owner's intent to subdivide the property in the future. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Other Comments with (Source)	None			

At their August regular GLPC meeting the GLPC recommended for approval of this request by a 6-0 vote. No one spoke either in favor or against the request.

Overall, Planning found this request consistent with the Comprehensive Plan and recommends approval.

OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approval

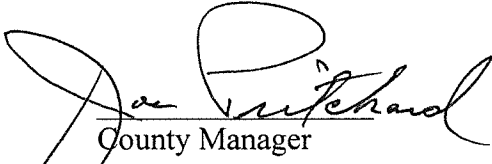
DIVISION: Planning

Contributing Staff: Molly Stevenson

Sharon Griffith

Trinni Amiot

VALOR



County Manager

Action by the Board: _____