

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-18

DATE OF MEETING: November 13th 2018

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2018-18 Knights Landing, Phase III
3982 Bemiss Knights Academy Road
E-A to R-10, Water/Sewer, ~42.71 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on an ~42.7 acre portion of an ~121.5 acre property from Estate Agriculture (E-A) zoning to Suburban Density Residential (R-10) zoning. The motivation for the zoning change is aimed at allowing for the continued development of a residential subdivision. Access to and from the property is gained off of Medieval Court, Valiant Court and Crusader Court, each of which is designated a county-maintained local residential road. Typical traffic flow capacity of a local residential road is < 750 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. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as a Suburban Area Character Area. Per Comprehensive Plan guidance, R-10 zoning is listed as a permitted zoning within that character area.

Factors for consideration include: 1) the precedent set by the approval of the request for the previous phases, 2) the development pattern, 3) the different residential densities to the north (R-1) and south (R-21), 4) the MAZ zoning districts to the east, 5) and the utilization and extension of County water and sewer.

The TRC reviewed this application and had no objectionable comments:

The GLPC heard this request at their October regular meeting and recommended for its approval by a 6-0 vote. For reference, no one spoke either for or against the request at the GLPC public hearing. Ultimately, Planning found this request consistent with the Comprehensive Plan and recommends its approval.

OPTIONS:

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

RECOMMENDED ACTION:

GLPC and Staff: Option #1

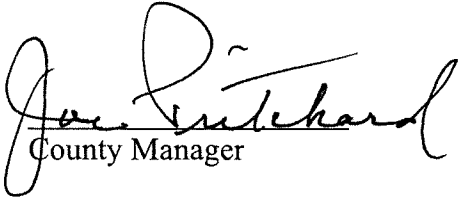
DIVISION: Planning

Contributing Staff: Molly Stevenson

Sharon Griffith

Trinni Amiot

VALOR



County Manager

Action by the Board: _____