

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2019-06 Glenn Gregory, Stallings Road, E-A to R-A and R-1,  
Well/Septic, ~ 11.111 acres

Work Session/Regular Session

DATE OF MEETING: May 14, 2019

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TPLOST

COUNTY ACTION REQUESTED ON: REZ-2019-06 Glenn Gregory, Stallings Road, E-A to R-A and R-1,  
Well/Septic, ~ 11.111 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning of approximately 11.111 acres, from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) and R-1 (Low Density Residential) zonings. The motivation behind this request is two-fold: to rezone 5.988 acres (0148-066 & 066A) from E-A to R-A in order to create ULDC conforming parcels, originally created via a Family Ties Division; and to rezone 5.123 acres (0148-066) from E-A to R-1 in order to subdivide the southwest portion into 3 lots. Access to and from the subject property is off Stallings Road, a minor collector. Stallings Road is a County maintained minor collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Suburban Area. Per Comprehensive Plan guidance both R-A and R-1 zonings are listed as a permitted zoning districts within a Suburban Character Area.

In addition to the above information, the following factors should also be considered: 1) the adjacent R-A zoning to the north, west and east of the northern portion request, 2) and the R-1 zoning to the west of the southern portion request.

The GLPC heard this request at their April regular meeting and recommended for its approval by a 10-0 vote. For reference, the applicant was present to answer any questions and no one spoke against the request at the public hearing.

The TRC considered this request and had no objectionable comments.

Staff found the request overall consistent with the Comprehensive Plan.

- OPTIONS: 1. Approve  
2. Approve with Condition(s)  
3. Table  
4. Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

GLPC Recommendation: Option #1 - Approve