

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-09 Mark Courson, 5761 Long Pond Rd.
(0221A-063C) R-1 to R-10, County Water/Sewer, ~1.0 acre

Work Session/Regular Session

DATE OF MEETING: July 9, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2019-09 Mark Courson, 5761 Long Pond Rd. (0221A-063C)
R-1 to R-10, County Water/Sewer, ~1.0 acre

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from Low Density Residential (R-1) to Suburban Density Residential (R-10). The motivation behind this request is so that this property can be divided from one lot into two residential lots. For reference, a comparison chart of the residential zoning districts and most of their allowable uses has been attached. The subject property possesses road frontage on Long Pond Road and Dykes Pond Road, both of which are County-maintained local roads. Concerning the Comprehensive Plan Future Development Map, the subject property is in a Suburban Character Area and depicted in an Urban Service Area. Per Comprehensive Plan guidance, R-10 zoning is listed as a permissible zoning within a Suburban Character Area.

With respect to this request, the following factors should be considered: 1. The adjacent R-10 zoning to the north, west and east of the subject property, 2. The R-1 zoning adjacent to the southwest, 3. The R-15 zoning to the southeast, and 4. The proximity of County water and sewer services.

The TRC considered this request and had no objectionable comments.

The GLPC heard this request at its June regular meeting. For reference, the applicant was present and willing to answer any questions, and two citizens spoke in opposition to the request, voicing concerns centered on the health of the lakes, the traffic impact, and allowable uses for the subject property in R-10 zoning. After discussion, the GLPC recommended approval with the following condition by a 9-0 vote: The lots shall not be divided past the proposed two lots requested by the applicant.

Overall, Staff found this request consistent with the Comprehensive Plan.

- OPTIONS: 1. Approve
2. Approve with Conditions

3. Table

4. Deny

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: