

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-02 SKT Investments, LLC, Lester Rd. E-A to R-A, Well & Septic, ~10.55 acres (Districts 3 and 5)

Work Session/Regular Session

DATE OF MEETING: February 25, 2020

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-02 SKT Investments, LLC, Lester Rd. E-A to R-A, Well & Septic, ~10.55 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) to R-A (Residential Agricultural). The general motivation is for the applicant to potentially subdivide and place up to 8 single-family dwellings on the property. The subject property possesses road frontage on Lester Road, a county-maintained residential local road with ditches. This portion of Lester Road is approximately 1/2 mile south of Inner Perimeter Road and not part on the portion of Lester Road currently being paved. Concerning the Comprehensive Plan Future Development Map, the subject property is depicted as within the Urban Service Area and in a Rural Residential Character Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning classification within a Rural Residential Character Area.

In addition to the information above, the following factor should be considered: The adjacent R-A zoned properties to the south.

At its January regular meeting, the Greater Lowndes Planning Commission considered the case and voted unanimously (10-0) to recommend approval of the request. Additionally, the TRC considered the request and had no objectionable comments. However, the Health Department stressed that well and septic installation for any and all dwellings will be subject to health department requirements. Staff finds the request consistent with the Comprehensive Plan.

- OPTIONS:
1. Approve
 2. Approve with Conditions
 3. Table
 4. Deny

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: