

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-20 Ballyntyne 6712 Clyattstone Road (0071 008) R-1  
to R-10, Water & Sewer, ~40.3 acres

Work Session/Regular Session

DATE OF MEETING: January 12, 2021

BUDGET IMPACT: N/A

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-20 Ballyntyne 6712 Clyattstone Road (0071 008) R-1 to R-10,  
Water & Sewer, ~40.3 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning from R-1 (Low Density Residential) zoning to R-10 (Suburban Residential) zoning. The general motivation in this case is for the applicant to develop the infrastructure for a 105± lots residential subdivision consisting of detached single-family homes.

In 2006, a Planned-Development was proposed for Map and Parcels 0053 060 and 0071 008, consisting of 343 lots at a minimum of 6,000 sf, and 4 condominium areas containing 48 units, at a density of approximately 3.6 units per acres on the ~107-acres site. The site included multiple recreation areas and walking trails within the proposed development. The TRC recommended approval, while the GLPC recommended denial unanimously, by a 7-0 vote. Ultimately, the BoC denied the request by a 2-0 vote.

The subject property is within the Urban Service Area and part of the Suburban Character Area, where traditional neighborhood developments at an R-10 density are recommended. The property possesses road frontage on Clyattstone Road and Simpson Lane, both County maintained dirt roads, currently being paved.

The TRC reviewed the application and had no technical objections, and Staff finds the request consistent with the Comprehensive Plan and future land use patterns of the area.

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

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS:

The proposed R-10 site plan and conditions, includes recreational amenities, mixed lot sizes, and interconnected sidewalks. Staff finds the proposal in line with neighboring developments and provides for a transition of home and lot sizes with neighboring properties.

Staff recommends tabling the request in order for the proposed R-10 site plan and conditions to be discussed amongst the neighbors and developers, and any additional changes to the site plan be reviewed by Staff before taking final action.