

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-06 - Skip Van Nus 6250 & 6258 Chancy
Dr. (0049 014), E-A to R-A, Well & Septic, ~9.56 Acres

DATE OF MEETING: May 11, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-06 - Skip Van Nus 6250 & 6258 Chancy Dr. (0049 014), E-A to R-A, Well & Septic, ~9.56 Acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 9.56 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided.

Since any division of the property will create at least one parcel possessing less than 5 acres, the required minimum acreage in E-A zoning, it is necessary to rezone to R-A zoning so that the divided parcels will not create non-conforming lots and thus remain ULDC compliant, as stated in Section 4.01.01 of the ULDC, "Design Standards for Lots".

The subject property is within the Ridgecrest Subdivision, just south of the Hahira city limits and is part of the Urban Service and Rural Residential Character Areas, with access to and from the property from Chancy Drive, a residential local road (<750 AADT). Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

In addition to the previously stated information, the following should be considered:

- 1) The average size of the 15 parcels that front Chancy Drive is 2.72 acres,
- 2) Only 2 parcels possess the minimum 5 acres required in its current zoning classification - the subject property and one other,
- 3) The subject property contains approximately 65 feet of road frontage, providing enough to divide the parcel and maintain the minimum 60 feet road frontage requirement per lot, and
- 4) Adjacent to the north of the subject property is R-21 zoning.

At its regular April meeting, the GLPC considered the request and recommended approval by a 9-0 vote. No one spoke in favor nor against the request. Additionally, the TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land use patterns in 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: