

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-23 Cotton Property, 3986 Wilkerson Road, 5 acres, E-A to R-A, Well & Septic

DATE OF MEETING: November 9, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-23 Cotton Property, 3986 Wilkerson Road, 5 acres, E-A to R-A, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 5 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided. Section 4.01.01(B) of the ULDC Design Standards for Lots prevents lots from being created that do not meet the minimum dimensional requirements for their zoning district, thus creating the need to request rezoning.

The subject property is located on the corner of Wilkerson Rd and Hickory Grove Rd N and is part of the Rural Residential Character Area, with access to and from the property from both adjacent roads. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

In addition to the information above, the following should be considered: 1) The surrounding zoning is E-A, with an average lot size of at least 5 acres, 2) The closest R-A zoning is approximately .44 miles to the east, on Fletcher Grove Rd, 3) The subject property contains road frontage on two County maintained roads, providing enough road frontage to divide the parcel.

The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land-use patterns of the area, and the GLPC recommend approval by unanimous vote (9-0).

- OPTIONS: 1) Board's Pleasure
2) Approve
3) Approve with Conditions
4) Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: