

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-04 Radney, 5761 Long Pond Road, R-10 w/conditions to R-10, County Water/Sewer, ~1.0 acre

DATE OF MEETING: March 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-04 Radney, 5761 Long Pond Road, R-10 w/conditions to R-10, County Water/Sewer, ~1.0 acre

HISTORY, FACTS AND ISSUES: The motivation behind this request is to remove the existing conditions from the previous rezoning case (REZ-2019-09) and divide the northern parcel into two ¼ acre lots for the purpose of building “three spec homes at approximately 2,000 sq. ft. within the next 12-18 months.”

Access to and from the subject property is off Long Pond Road and Dykes Pond Road, both County maintained local roads. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Suburban Area. Per Comprehensive Plan guidance R-10 zoning is listed as a permitted zoning district within a Suburban Character Area.

In addition to the above information, the following factors should also 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 service.

The approved conditions from the 2019 rezoning case are as follows:

1. Modular or mobile homes are not allowed;
2. Duplexes are not allowed;
3. The lots shall not be divided past the two (2) lots requested by the applicant

Staff found the request overall consistent with the Comprehensive Plan, and the TRC and had no objectionable comments. The GLPC heard the request at their February meeting with speakers both for and against the request, and a recommendation for approval was made with the following conditions:

1. Modular or mobile homes are not allowed;
2. Duplexes are not allowed;
3. The northern lot (Lot 1) may only be split once into an R-10 conforming lot for the purpose of building a 2,000 s.f. heated single-family home.

The applicant's agent was present and agreeable to the terms as presented, resulting in a final

recommendation of approval with conditions by unanimous vote (9-0).

Typical traffic flow capacity of a local road is 750 to 1500 AADT. Per the GDOT Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year. <http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

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

RECOMMENDED ACTION: Board's Pleasure
Option 2

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: