

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2015-15

DATE OF MEETING: September 8th 2015

BUDGET IMPACT:

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

FUNDING SOURCE:

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

ACTION REQUESTED ON:

REZ-2015-15 Grant, 6309 Mullins Ln
E-A to R-A, Well/Septic, 2.69 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning from Estate Agricultural (E-A) zoning to Residential Agricultural (R-A) zoning. The motivation for the zoning change is aimed at allowing for the subject property to sell a portion of its property (Tract "I" 2) to the southern property owner for the development of a church (~150 seats). Access to and from the property is gained off of Mullins Lane. This section of Mullins Lane is a county-maintained unimproved local road. Typical traffic flow capacity of a local road is less than 750 AADT. Per GDOT definition the 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. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Rural Service Area and depicted as an Agricultural Area. Per Comprehensive Plan guidance R-A zoning is listed as a permitted zoning within an Agricultural Area. With this request the following factors should be considered: the dominant E-A zoning pattern to the north of US Hwy 84 East, the current lot size of the southern property (~2.47 acres), the precedent set for R-A in the area (if approved), the existing C-C and R-21 zoning to the south (Lake Alapaha), and the potential investment in the southern property related to this rezoning. Ultimately, Planning found this request overall consistent with the Comprehensive Plan and the TRC recommended for its approval. The GLPC reviewed this request at their August regular meeting and unanimously recommended for its approval. No one either spoke for or against the request during the GLPC public hearing.

Although the TRC did not believe that it should be a condition of approval we did want the applicant and the future church to be aware of the distance to the Lowndes County water line to the south. Current regulations require a water connection if the water line is within 1000' of the subject property. Right now, due to recent construction, the water line to the south is around 1,400' away.

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: Option #1

DIVISION: Planning

County Planner: Jason Davenport


County Manager

Action by the Board: _____