

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-02

DATE OF MEETING: February 9th 2016

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2016-02 Estate of Juanita Johnson
E-A to R-1, Well and Septic, ~11 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on an ~11 acre property from Estate Agricultural (E-A) to Low Density Residential (R-1). The main motivation behind the request is to be able to subdivide the subject property for residential development. The subject property possesses road frontage on Johnson Road SE and New Statenville Highway. Both New Statenville Highway and Johnson Road SE are major collectors. The main difference between them is that New Statenville Highway is a state maintained road while Johnson Road SE is a locally maintained road. Typical traffic flow capacity of a major collector is 3,000 to 6,000 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. The 2030 Comprehensive Plan Future Development Map depicts the subject property as within the Rural Service Area and a Rural Residential Character Area. Per Comprehensive Plan guidance, R-1 zoning is listed as a permitted zoning district within a Rural Residential Character Area. With this request the adjacent residential development and zoning should be considered. At their January regular meeting the GLPC reviewed this request and ultimately recommended for its approval by an 8-0 vote. No one spoke either for or against the request.

The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	None			
Other Comments with (Source)	This application is overall consistent with the Comprehensive Plan (Planning).			

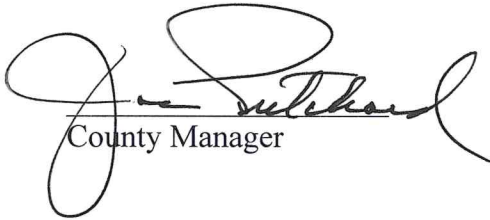
OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

County Planner: Jason Davenport 


County Manager

Action by the Board: _____