

LOWNDES COUNTY BOARD OF COMMISSIONERS  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-04

DATE OF MEETING: February 9<sup>th</sup> 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-2016-04 Deerwood Rd Subdivision, New Statenville Hwy  
E-A to R-1, Well and Septic, ~5 acres

**HISTORY, FACTS AND ISSUES:**

This case represents a change in zoning on a ~5 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 Deerwood Rd. Deerwood Rd is an unimproved county maintained major collector. Typical traffic flow capacity of a major collector road is between 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. Concerning the 2030 Comprehensive Plan Future Development Map, the subject property is within the Rural Service Area and within a Rural Residential Character Area. Per Comprehensive Plan guidance R-1 zoning is listed as a permitted zoning district within the Rural Residential Character Area. With this request the following factors should be considered: the precedent set for the property owner's large acreage tracts and other large acreage tracts in the surrounding area and the presence of the Lowndes County Fire/Rescue Station to the south. 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)	<p>This application is overall consistent with the Comprehensive Plan. (Planning)</p> <p>The property owner/developer should know that if the rezoning is successful and the proposed 5 lots are subdivided along Deerwood Rd then no additional lots are permitted from the subject property that have access or frontage along Deerwood Rd until it is paved/improved. (Engineering)</p>			

OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

County Planner: Jason Davenport *JD*

  
County Manager

Action by the Board: \_\_\_\_\_