

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZONING CASE REZ-2015-01 Gramercy 2

DATE OF MEETING: February 10th 2015

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

BUDGET IMPACT:

FUNDING SOURCE:

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

ACTION REQUESTED ON:

REZ-2015-01 Gramercy 2, Old Pine Rd
R-1 to R-10, Water and Sewer, ~4.1 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a ~4.1 acre subject property from Low Density Residential (R-1) zoning to Suburban Density Residential (R-10) zoning. The general motivation in this case is primarily so that this property can be developed at a greater residential density (~13 lots). The subject property possesses road frontage on Old Pine Rd. Old Pine Rd is a County maintained minor collector road. Typical traffic flow capacity of a minor collector road is between 1,500 to 3,000 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 in the Urban Service Area and depicted as a Suburban Area Character Area. Per Comprehensive Plan guidance R-10 zoning is listed as an appropriate zoning district within a Suburban Area Character Area. With this request the presence of existing water and sewer services, the adjacent and nearby zoning and residential densities should be considered. The TRC reviewed this application and overall found it consistent with the Comprehensive Plan and recommended for its approval with 1 condition. The GLPC heard this request at their January regular meeting and ultimately recommended for its approval with 1 condition by a 9-0 vote. No one spoke either for or against the request during the GLPC public hearing.

Condition #1 All lots shall front interior roads.

OPTIONS:

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

RECOMMENDED ACTION: Option #2

DIVISION: Planning

County Planner: Jason Davenport

County Manager

Action by the Board: _____