

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZONING CASE REZ-2015-03 Scurry Property

DATE OF MEETING: February 10<sup>th</sup> 2015

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT:

Recommendation (x)

FUNDING SOURCE:

Policy/Discussion ( )

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

Report ( )

ACTION REQUESTED ON:

REZ-2015-03 Scurry Property, Skipper Bridge Rd  
R-A to R-1, Well and Septic, ~ 1.97 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a ~1.97 acre subject property from Residential Agricultural (R-A) zoning to Low Density Residential (R-1) zoning. The motivation for the zoning change is aimed at allowing for the development of the subject property. The primary reason that development is not currently allowed is because the subject property does not meet the minimum lot size requirement within R-A zoning (2.5 acres). The subject property possesses road frontage on Skipper Bridge Rd. Skipper Bridge Rd is a County maintained major collector road. 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 in the Rural Service Area and depicted as within 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 following factors should be considered: the alternatives to allowing development on the subject property i.e. purchasing a portion of adjacent property vs. rezoning, the history of the subject property i.e. originally cut out around 1988-1990, the precedent set with the approval of the subject property, the development as a single property and not for the development of a subdivision, the lot size as it relates to not being able to further subdivide, small portions of R-1 zoning to the north and south, the potential for future residential development to the south, and the larger acreages of most of the surrounding properties in the area. The TRC reviewed this application and overall found it consistent with the Comprehensive Plan and recommended for its approval. The GLPC heard this request at their January regular meeting and ultimately recommended for its approval by a 9-0 vote. The applicant spoke for the request and no one spoke against the request during the GLPC public hearing. In her comments the applicant focused on the history of the subject property and her plans for future residential development.

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: \_\_\_\_\_