

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-14 Ben Beasley, River Rd. R-21 to R-A, County Water
& Septic, ~13acres

DATE OF MEETING: July 12, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2022-14 Ben Beasley, River Rd. R-21 to R-A, County Water & Septic,
~13acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on a portion of the subject property from R-21 (Medium Density Residential) to R-A (Residential Agricultural) zoning. The original parcel was 17 acres and includes two existing residential dwellings that were subdivided into a 1-acre and 3-acre tract earlier this month. If approved, the applicant intends to utilize Family Ties and further subdivide the ~13-acre tract to create up to 5 additional lots. Per ULDC Section 4.04.04 "Lots created as a result of the Family Ties Land Division are exempt from the subdivision standards set forth in Section 4.04.00, the water/sewer connection requirements in Chapter 4 and Chapter 6, and the platting requirements set forth in Chapter 10, provided that the lots are conveyed to a grandparent, parent, spouse, stepparent, adopted parent, sibling, child, stepchild, adopted child, or grandchild of the owner(s) of the parcel to be divided (parent parcel)."

The subject property is in the Urban Service Area and Suburban Area Character Area, and possesses road frontage on River Rd., a county maintained local road. Per Comprehensive Plan guidance, Suburban Character Areas are predominantly focused on moderate density with a greater focus on Traditional Neighborhood Development, though R-A zoning is listed as a permitted zoning within a Suburban Area Character Area.

In addition to the above information, the following factors should be considered: 1) The various residential zoning districts that dominate the area, 2) the existing rural character of the property, 3) the use of family ties to divide the subject property, and 4) the requirement to connect to county water.

The TRC considered the request and had no technical objections, and staff found the request consistent with the Comprehensive Plan. The Planning Commission had questions regarding the Family Ties provisions of the ULDC and the timeframe in which lots are to be conveyed, ultimately recommending approval (4-3).

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: