

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-04 Chase, 6119 Quarterman Rd, ~18 acres, E-A to R-A, Well & Septic

DATE OF MEETING: September 12, 2023

Work Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2023-04 Chase, 6119 Quarterman Rd, ~18 acres, E-A to R-A, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 18 acres at 6119 Quarterman Road from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be subdivided.

The subject property is in the Rural Service Area and an Agricultural/Forestry Character Area, with access to and from the property off Quarterman Road, a County maintained local road. While the general area is depicted as Agricultural/Forestry on the Future Land Use Map, the existing land use pattern, especially along the southern boundaries of Quarterman Road, aligns more with a Rural Residential description. Both character areas encourage maintaining the rural character by limiting new development and promoting rural clusters or conservation subdivision strategies, with high degrees of building separation. Per Comprehensive Plan guidance, R-A zoning is listed as recommended zoning within both character areas.

For reference, there are 131 properties that have access to Quarterman Road, with an average lot size of 12.10 acres.

86% of these lots are below the 12.10-acre average

There are 87 lots in the Quarterman Crossing Subdivision, zoned R-21, with an average lot size of 0.68 acres. Along the southern boundaries of Quarterman Road, there are 19 properties, including the subject property, that contain at least one single-family dwelling, with an average lot size of 11.66 acres.

68% of these lots are below the 11.66-acre average

There are 11 lots between 4.79 acres and 7.98 acres.

The TRC considered the request and had no other objectionable comments and staff finds the request consistent with the Comprehensive Plan. If approved, staff recommends the following condition:

All lots must have a minimum lot width of 210'.

The Planning Commission heard the request, and from several members of the opposition who presented a separate report along with a signed petition, before recommending Denial (7-1). Discussion by the GLPC

centered around the maximum number of lots under R-A zoning, the surrounding properties use of land, and the conservation of the natural environment.

- 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: