

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2023-10 Copeland, 3728 Mt. Zion Church Rd., ~4ac, E-A to R-21

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-2023-10 Copeland, 3728 Mt. Zion Church Rd., ~4ac, E-A to R-21

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 3.5 acres at 3728 Mt. Zion Church Road from E-A (Estate Agricultural) zoning to R-21 (Medium Density Residential) zoning, in order for the property to be developed as a neighborhood.

The subject property is in the Urban Service and Suburban Character Area, with access to and from the property off Mt. Zion Church Road, a County maintained Collector Road. Per Comprehensive Plan guidance, R-21 zoning is listed as a recommended zoning within that character area.

Historically, the property was zoned A-U but changed to R-21 in 2006 with the adoption of the ULDC. The previous owners requested it be returned to A-U/E-A, and it has remained such ever since.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan and the existing land use pattern. The GLPC heard the request at their August meeting, and recommend Approval (8-0).

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: