

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-01 Knights Landing Subdivision, Phase 5

Work Session/Regular Session

DATE OF MEETING: March 9, 2021

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-01 Knights Landing Subdivision, Phase 5

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 58 acres from E-A (Estate Agricultural) zoning to R-10 (Suburban Density Residential) zoning. The motivation for the zoning change is aimed at allowing for the continued development of a residential subdivision, adding approximately 150 single-family residential lots.

The subject property is in the Urban Service Area and part of the Suburban Character Area. Access to and from the property is gained off of Bemiss Knights Academy Road, a minor collector road, as well as Dutchess Court, Duke Court, Bishop Court, and Countess Court, each of which is designated a county-maintained local residential road. Per Comprehensive Plan guidance, R-10 zoning is listed as a permitted zoning within that character area.

In addition to the above information, the following factors should be considered: 1) the precedent set by the approval of the request for the previous phases, 2) the development pattern, 3) the different residential densities to the north (R-1) and south (R-21), 4) the MAZ zoning districts to the east, and 5) the utilization of County water and sewer.

The TRC considered the request and recommends that all lots face interior roads. Additionally, staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

The Planning Commission recommends approval of the request with the condition that all lots front interior roads, to which the applicant was agreeable to, in a unanimous vote of (9-0)

- OPTIONS: 1) Board's Pleasure  
2) Approve with Conditions

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: