

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-05

DATE OF MEETING: May 9th 2017

BUDGET IMPACT:

FUNDING SOURCE:

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

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

ACTION REQUESTED ON:

REZ-2017-05 Jay Carter
R-A to R-1, Well and Septic, 1.46 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a 1.46 acre portion of a ~6 acre piece of property from Residential Agricultural (R-A) zoning to Low Density Residential (R-1) zoning. The main motivation behind the request is to be able to subdivide the subject property for its independent sale. The subject property possesses road frontage on Madison Hwy (SR 31) and Briggston Rd. Briggston Rd is a paved county local road and Madison Hwy (SR 31) is a state maintained minor arterial road. Typical traffic flow capacity of a minor arterial is less than 6,000 AADT, while traffic flow on a county local road is 750-1500 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 within the Urban Service Area and depicted as within a Suburban Area Character Area. Per Comprehensive Plan guidance R-1 zoning is listed as a permitted zoning district within a Suburban Area Character Area. With this request the adjacent residential development and zoning should be considered. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Board of Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	None			
Other Comments with (Source)	This application is overall consistent with the Comprehensive Plan (Planning).			


At their April regular meeting the GLPC reviewed this request and ultimately recommended for its approval by an 8-0 vote. During the public hearing portion of the request no one spoke for or against the case.

OPTIONS:

- 1. Approve
- 2. Approve with Conditions
- 3. Table
- 4. Deny

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

County Planner: Jason Davenport 
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____