

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2017-07

DATE OF MEETING: September 26th 2017

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2017-07 Tomlinson, US Hwy 41 S
E-A to R-A, Well and Septic, ~6.04 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on a ~6.04 acre property from Estate Agricultural District (E-A) zoning to Residential Agricultural District (R-A) zoning. The main motivation for the request is to allow for the subdivision of the property to help with the development of a new residence for a family member (daughter-in-law). The subject property possesses road frontage on US Hwy 41 S. US Hwy 41 S is classified as an arterial¹. Concerning the 2030 Comprehensive Plan Character Area Map, the subject property is within the Rural Residential Character Area and the Urban Service Area. Per Comprehensive Plan guidance R-A zoning is listed as a permitted zoning within a Rural Residential Character Area. The TRC reviewed this application and recommended/noted the following:

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval	Approval	Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Recommended Conditions with (Source)	None.			
Other Comments with (Source)	Planning found this request overall consistent with the Comprehensive Plan.			

At the August regular GLPC meeting the Planning Commissioners ultimately recommended for approval of the request by a 7-0 Vote. During the public hearing portion of the request the applicant and one of the property owners spoke for it and no one spoke against it.

¹ Road classifications are determined by the Lowndes County Thoroughfare Plan. Typical traffic flow capacity of an arterial is in excess of 6,000 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.

OPTIONS:

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

RECOMMENDED ACTION: Approval

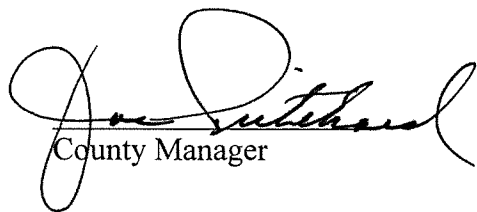
DIVISION: Planning

Contributing Staff: Jason Davenport *JD*

Trinni Amiot

Sharon Griffith

VALOR


County Manager

Action by the Board: _____