

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-08

DATE OF MEETING: April 10th 2018

BUDGET IMPACT:

FUNDING SOURCE:

Annual SPLOST Capital N/A

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

ACTION REQUESTED ON:

REZ-2018-08 Hughes, 4968 Lakeland Hwy
E-A to R-1, Well and Septic, 2.81 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on two properties totaling 2.81 acres from Estate Agricultural (E-A) to Low Density Residential (R-1). The main motivation behind the request is to bring the smaller E-A lots into conforming status to allow for property line adjustments and future residential improvements. All properties possess road frontage on Lakeland Highway. Lakeland Highway is considered a minor arterial road. Typical traffic flow capacity of an arterial is greater than 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. The 2030 Comprehensive Plan Future Development Map depicts the subject property as within the Rural Service Area and an Agricultural Forestry Character Area. Per Comprehensive Plan guidance, R-1 zoning is not listed as a permitted zoning district within a Rural Residential Character Area. The easternmost lot has a previously recorded survey and is legal non-conforming. The other lot was created from a deed by previous owner(s). Staff does not believe the adjacent property owner is willing to sell enough acreage to make the acreage 2.5 or even 5 acres to address the lot with the lot size/deed issue. Due to those circumstances and even with the inconsistency of the Comprehensive Plan Planning staff is recommending approval to try and bring both properties into a conforming status.

The TRC reviewed this application and recommended/noted the following:

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


At their March regular GLPC meeting the applicant's agent spoke in favor of the case and no one spoke against it. Ultimately, the GLPC recommended for approval of this request by a 7-0 vote.

OPTIONS:

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

RECOMMENDED ACTION: GLPC: Option #1
TRC: Various – Please See Above Table

DIVISION: Planning

Contributing Staff: Jason Davenport 
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____