

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2018-10

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-2018-10 Grace Lake, Enoch Lake Rd & Enoch Lake Cir,
~20 Acres, 1 lot (P-D) to (R-10)

HISTORY, FACTS AND ISSUES:

This case represents an attempt to rezone a 20 acre portion of property originally master planned and approved for an active adult community¹ to allow for the construction of a single-family dwelling. This request represents the second case to rezone all or a portion of a very well master-planned community back to a less dense zoning in the South Lowndes area². The subject property is bounded by both Enoch Lake Road to the west and Enoch Lake Circle to the south. Both roads are private roads with Enoch Lake Road being paved and Enoch Lake Circle being an unimproved (dirt) road. The Future Development Map depicts this property within the Urban Service Area and within a Community Activity Character Area. Within the Comprehensive Plan, Suburban Density Residential (R-10) zoning is not permitted within a Community Activity Character Area. Typically, Community Activity Center Character areas are intended for higher density residential and general commercial development.

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

Division with Recommendation	Planning	Zoning	Engineering	Utilities
	Approval		Approval	Approval
	Health	Fire/Rescue	Inspections	
	Approval	Approval	Approval	
Other Comments with (Source)	This request is overall consistent with the Goals and Policies of the Comprehensive Plan but not consistent with the Character Area Map.			

¹ REZ-2006-63 was a very well master planned P-D request to accommodate an active adult community (Southern Landing). Portions of the approval packet have been attached for reference.

² REZ-2010-07 was the complete reversal of the Villages at Lake Bowden. Originally approved with REZ-2007-01, the Villages at Lake Bowden was a LCBOC approved master planned P-D DRI request (852 dwelling units – 91,360 sqft of commercial, etc.). The master plan was eventually left to foreclosure type proceedings and rezoned back to conditional R-A and R-21 zoning.


At the March regular GLPC meeting the applicant's agent and her husband 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.

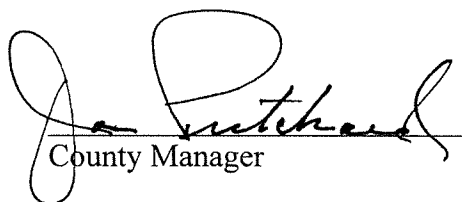
OPTIONS:

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

RECOMMENDED ACTION: Option #1 Approve

DIVISION: Planning

Contributing Staff: Jason Davenport 
Trinni Amiot
Sharon Griffith
VALOR


County Manager

Action by the Board: _____