

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-06 Cedric Solomon, GA Hwy 135, E-A
to R-1, Well and Septic, (District 1 and 4)

Work Session/Regular Session

DATE OF MEETING: July 14, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2020-06 Cedric Solomon, GA Hwy 135, E-A to R-1, Well
and Septic, (District 1 and 4)

HISTORY, FACTS AND ISSUES:

In March of 2020, five parcels were reconfigured and subdivided as part of an estate settlement into various size lots at a minimum of 5 acres to comply with the current E-A (Estate Agricultural) zoning. This request is for a change in zoning from E-A to R-1 (Low Density Residential) and an additional subdivision of the property into three ~1.7-acre lots. The general motivation per the applicant's letter of intent is to place "a mobile home on each property" and "up to two per plot" on the property. The Agriculture/Forestry/Conservation Character Area that this property is located within encourages that "the rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design." A change to R-1 zoning would create an island, or spot zoning, within the Character Area, and be inconsistent with the Comprehensive Plan's recommended development strategies.

The subject property possesses 210' of road frontage on GA Hwy 135, a GDOT-maintained major collector road. Per Chapter 8 of GDOT's Regulations for Driveway and Encroachment Control manual, "Individual drives shall not be approved for newly subdivided lots of less than 5 acres. Subdivision streets or shared drives shall be used to provide access to smaller lots or subdivided properties." A shared driveway between the proposed lots is discouraged from a Planning standpoint to decrease the possibility of a land use dispute should any of the three new lots be resold outside of the proposed family residences.

At the June regular GLPC meeting, the Planning Commissioners recommended for denial of the request by a 9-0 Vote. During the public hearing portion, two citizens spoke against the request. Their concerns centered on increased density, the rural character of the area, and a change in the regulations (adoption of the ULDC)

that resulted in the appearance of unequal requirements for building on family land.

Staff finds the request inconsistent with the Comprehensive Plan Character Area and Future Land Use Development Map, as further subdivision of the property will result in spot zoning that increases the population density, affecting the rural character of the area and impacting the traffic and safety on the state route.

OPTIONS: 1) Deny
2) Board's Pleasure

RECOMMENDED ACTION: Deny

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: