

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-08 Copeland Property Tucker Road and Johnson Road
South E-A to R-A, County Water and Septic, ~6.07 acres

Work Session/Regular Session

DATE OF MEETING: August 11, 2020

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2020-08 Copeland Property Tucker Road and Johnson Road South E-A to R-A, County Water and Septic, ~6.07 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to potentially subdivide the property and deed a portion to a family member. The subject property possesses road frontage on both Tucker Road and Johnson Road South, both County Local roads. Concerning the Comprehensive Plan Future Development Map the subject property is in the Urban Service Area and depicted as in a Transportation/Communication/Utilities Character Area. Per Comprehensive Plan guidance R-A zoning in this case, while not specifically called out, would be implied as a permitted zoning within a Transportation/Communication/Utilities Character Area as "Any other zoning district if compatible with surrounding zonings and uses...".

The GLPC heard the request at their regular July meeting and recommended Approval of the request by a unanimous vote (11-0). The TRC considered this request and had no objectionable comments.

In addition to the above information, the following factors should be considered: 1) The tied R-A zoned property to the southeast, across Johnson Road South, 2) In order for the parcel to remain in conformance with the ULDC after division, a change in zoning would be necessary as the newly created parcels will each be less than the minimum 5 acres required for E-A zoning, and 3) Any development of the property will require connection to the County Water System.

Typical traffic flow capacity of a county local road is <1500 AADT. Per the GDOT 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.

<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>

OPTIONS: 1. Approve

2. Board's pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: