

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-25 Ethridge, Parker Road, 5.6 acres, E-A, R-1 & CON to R-A, Well & Septic

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-25 Ethridge, Parker Road, 5.6 acres, E-A & CON to R-A, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning of 5.6 acres (on the western side of Parker Road) from E-A (Estate Agricultural), R-1 (Low-Density Residential), and CON (Conservation) zoning to R-A (Residential Agricultural) zoning. The motivation behind this request is to be able to subdivide and create a ULDC conforming parcel upon the recording of the parcel division. The subject property was created from a larger estate that was divided to meet the requirements of a will. While the property is in a conservation covenant, no breach will occur due to the conveyance of the property to a family member. Access to and from the subject property is off Parker Road, a County maintained local road. Concerning the Comprehensive Plan Future Development Map, the subject property is depicted as in an Agriculture/Forestry/Conservation Character Area in the Urban Service Area, in which R-A zoning is listed as a recommended zoning district. While it may sound a little odd to rezone property out of conservation, staff believes this property may be included in some overlap that occurs when flat maps are projected onto the round Earth. During the plat review process, staff will address any wetlands or requirements that are needed to protect any such areas that may exist. Out of an abundance of caution, staff recommends any development or house siting should be mindful of the previous flood zone boundaries.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments, and the Planning Commission recommends approval by unanimous vote (10-0).

- OPTIONS:
1. Approve
 2. Approve with conditions
 3. Table
 4. Deny

RECOMMENDED ACTION: Board's Pleasure
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: