

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-27 Charles Flythe, Val Tech Road, ~16 acres, C-H to R-1, County Water & Septic

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-27 Charles Flythe, Val Tech Road, ~16 acres, C-H to R-1, County Utilities

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 16.2 acres from C-H (Highway Commercial) zoning to R-1 (Low-Density Residential) zoning, in order for an additional single-family home to be constructed.

Historically, the subject property was zoned A-U, F-H, and C-H, and then changed to R-1, CON, and C-H upon the adoption of the ULDC. In 2006, the applicants requested an appeal to the R-1 zoning in favor of R-A, to better align with the previous A-U zoning and current use of the property for timber cultivation.

The subject property is part of the Urban Service Area and Institutional Character Area, with access to and from the property off Val Tech Road, a local County maintained road. Per Comprehensive Plan guidance, R-1 zoning is not specifically listed as a recommended zoning, however, other residential zonings of greater density are recommended. Any major development of the property either commercially or residentially would be unlikely due to the multiple water bodies and wetlands on the property, in conjunction with the groundwater recharge areas.

The TRC reviewed the request and found it overall compliant with the Comprehensive Plan and existing low-density land-use patterns of the area, noting that future development will be required to County Water. The Planning Commission heard the request and recommends approval via 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: