

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-30 Interstate Land Management, LLC, Briarwood Rd.,  
~66 acres, R-1 to R-A, Well & 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-2021-30 Interstate Land Management, LLC, Briarwood Rd., ~66 acres,  
R-1 to R-A, Well & Septic

---

HISTORY, FACTS AND ISSUES: This case represents an attempt by the applicant to rezone their property from Low-Density Residential (R-1) to Residential Agricultural (R-A). The motivation for this request stems from the applicant's desire to allow for agricultural uses on the lots. Should the rezoning request be approved, the multiple parcels will be combined. While the application lists 1929 Seminole Drive as the address, the subject property is predominantly landlocked, with access to the property off Briarwood Road adjacent to one of the five parcels in this request.

The surrounding area is zoned R-1, with limited commercial zoning to the east. The subject properties are generally open fields in cultivation, or heavily wooded and serve as a buffer between the surrounding properties. The Comprehensive Plan depicts this property within the Urban Service Area and a Suburban Character Area. From an infrastructure standpoint, both County Water and Sewer buffers touch the subject property on the west, and connection to utilities is required for any future development. Per Comprehensive Plan guidance, R-A zoning is listed as a recommended district within the character area. From a planning standpoint, this property was rezoned to R-1 with the adoption of the ULDC because of its proximity to water and sewer services and location with respect to existing residential development.

The TRC reviewed the request and found it compliant with the Comprehensive Plan and the Planning Commission voted unanimously to recommend Approval (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: