

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-17 Seckinger Road, ~3.7 acres, E-A to R-1, Well & Septic

DATE OF MEETING: October 11, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-17 Seckinger Road, ~3.7 acres, E-A to R-1, Well & Septic

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 3.7 acres from E-A (Estate Agricultural) zoning to R-1 (Low-Density Residential) zoning, in order for the properties to be reconfigured into ULDC conforming lots.

The current parcels are considered legal non-conforming in their E-A zoning district, along with neighboring E-A parcels in the surrounding area. The subject properties abut R-1 zoning to the east, which were rezoned in 2004 in order to allow the lots to be split for familial ownership.

The subject properties are in the Urban Service Area and Suburban Character Area, with access to and from the properties off Seckinger Road. Per Comprehensive Plan guidance, R-1 zoning is listed as recommended.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area, and the Planning Commission recommends Approval (7-0).

- OPTIONS: 1) Approve
2) Approve with Conditions
3) Table
4) Deny

RECOMMENDED ACTION: Board's Pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: