

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2020-10

DATE OF MEETING: August 31, 2020

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT:

Recommendation (x)

Policy/Discussion ()

FUNDING SOURCE:

Report ()

() Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2020-10 Benny Cowart

4115 Ezelle Road (0188 160)

E-A to R-1, Well and Septic, ~7.904 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning. The general motivation in this case is for the applicant to divide the property between his four children. The subject property possesses road frontage on Ezelle Road, a Minor Collector road¹. Concerning the Comprehensive Plan Future Development Map the subject property is in the Rural Service Area and depicted as in a Rural Residential Character Area. Per Comprehensive Plan guidance R-1 zoning in this case, is a permitted zoning within a Rural Residential Character Area.

In addition to the above information, the following factors should be considered: 1) The adjacent R-1 zoned parcel to the southeast, 2) In order for the parcels 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 acreage required for E-A zoning, and 3) Each newly created parcel will still be large enough to satisfy the size requirements for individual well and septic.

The TRC considered this request and had no objectionable comments.

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: Option #1

DIVISION: Planning & Zoning

Staff: JD Dillard

Planning & Zoning Staff

Recommendation by the Commission: _____

¹ Typical traffic flow capacity of a minor collector road is 1500 to 3000 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>