

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-23

DATE OF MEETING: October 25, 2021

BUDGET IMPACT: N/A

Regular Meeting (x)  
Work Session (x)  
Recommendation (x)  
Policy/Discussion ( )  
Report ( )

FUNDING SOURCE: ( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON: REZ-2021-23 Cotton Property, 3986 Wilkerson Rd  
E-A to R-A, Well & Septic, 5 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 5 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be divided. Section 4.01.01(B) of the ULDC Design Standards for Lots prevents lots from being created that do not meet the minimum dimensional requirements for their zoning district, thus creating the need to request rezoning.

The subject property is located on the corner of Wilkerson Rd and Hickory Grove Rd N and is part of the Rural Residential Character Areas, with access to and from the property from both adjacent roads. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area.

In addition to the information above, the following should be considered: 1) The surrounding zoning is E-A, with an average lot size of at least 5 acres, 2) The closest R-A zoning is approximately .44 miles to the east, on Fletcher Grove Rd, 3) The subject property contains road frontage on two County maintained roads, providing enough road frontage to divide the parcel.

The TRC reviewed the request and found it compliant with the Comprehensive Plan and existing land use patterns of the area.

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

DIVISION: Planning & Zoning

Staff: JD Dillard  
Planning & Zoning Staff

Recommendation by the Commission: \_\_\_\_\_