

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-25

DATE OF MEETING: November 29, 2021 Regular Meeting (x)

BUDGET IMPACT:

Work Session (x)  
Recommendation (x)

FUNDING SOURCE:

Policy/Discussion ( )  
Report ( )

ACTION REQUESTED ON:

REZ-2021-25 Etheridge, Parker Rd  
E-A/CON to R-A, Well/Septic, 5.6 acres

---

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning of 5.6 acres (on the western side of Parker Road) from E-A (Estate Agricultural) and CON (Conservation) zoning to R-A (Residential Agricultural) zoning. The motivation behind this request is to be able to subdivide and create a ULDC conforming parcel upon the recording of the parcel division. The subject property was created from a larger estate that was divided to settle the requirements of a will. While the property is in a conservation covenant, no breach will occur due to the conveyance of the property to a family member. Access to and from the subject property is off Parker Road, a County maintained local dirt road. Concerning the Comprehensive Plan Future Development Map, the subject property is depicted as in an Agriculture/Forestry/Conservation Character Area in the Urban Service Area, in which R-A zoning is listed as a permitted zoning district. While it may sound a little odd to rezone property out of conservation, staff believes this property may be included in some overlap that occurs when flat maps are projected on to the round Earth. During the plat review process, staff will address any wetlands or requirements that are needed to protect any such areas that may exist. Out of the abundance of caution, staff recommends any development or house siting should be mindful of the previous flood zone boundaries.

Overall, staff finds this request consistent with the current growth trends in the area, and with the Community Goals of the Comprehensive Plan. The TRC had no additional objectionable comments.

OPTIONS:

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

DIVISION: Planning & Zoning

Staff: JD Dillard  
Planning & Zoning Staff

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