

GREATER LOWNDES PLANNING COMMISSION
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-28 Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 29th 2021 Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON:

REZ-2021-28 Windy Hill, Miller Bridge Road
E-A to R-1, Community Water & Septic, ~34 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from Estate Agriculture (E-A) to Low Density Residential (R-1), in order to develop a 21-lot subdivision. The subject property is located off Miller Bridge Road, a County maintained paved minor collector, with proposed lot sizes ranging from 1.25 acres to 1.74 acres. Due to the medium pollution susceptibility of the groundwater recharge area, the majority of the lots are 1.25 acres each in accordance with Section 3.03.04(A) of the ULDC. Concerning the 2030 Comprehensive Plan Future Development Map, the subject property is within the Rural Service Area and depicted as part of an Agriculture/Forestry Character Area. The development strategy for the Agriculture/Forestry area states: "The rural character should be maintained by strictly limiting new development and protecting farmland and open space by maintaining large lot sizes and promoting use of conservation easements. Residential subdivisions should be severely limited and any minor exceptions should be required to follow a rural cluster zoning or conservation subdivision design." (See attached for complete character area description.)

Per Comprehensive Plan guidance, R-1 zoning is not a recommended permitted zoning within an Agriculture/Forestry Character Area. Factors for consideration include the predominantly agricultural zoning surrounding the subject property and the lack of an urbanized area in the community. Located approximately 0.75 miles south of the subject property is the Shiloh Ridge subdivision. Rezoned to P-D in 1999, the average lot size is 3 acres, with the majority of the development in conservation and passive recreational use. (See attached Land Use Certificate for the conditions of the rezoning)

The TRC reviews requests based on the technical requirements of each discipline. While the TRC found this request inconsistent with the Comprehensive Plan, it should be noted that no technical objections were found in the proposed site plan. Of note, with lots large enough to accommodate individual wells, a community water system may not be necessary.

OPTIONS:

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

DEPARTMENT: Planning

Staff: JD Dillard
Planning & Zoning Staff

Action and Motion by the Board: _____