

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-29

DATE OF MEETING: November 29th 2021

Regular Meeting (x)

Work Session (x)

BUDGET IMPACT:

Recommendation (x)

Policy/Discussion ()

Report ()

FUNDING SOURCE:

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

ACTION REQUESTED ON:

REZ-2021-29 LR83, LLC, Race Track Road

R-A to R-1, Well & Septic, 3.6 acres

HISTORY, FACTS AND ISSUES:

This case represents a change in zoning on the subject property from Residential Agricultural (R-A) to Low Density Residential (R-1). The general motivation in this case is so that the subject property can be subdivided in to two (2) smaller lots. The subject property possesses road frontage on Thunderbowl Road, Race Track Road and Shiloh Road. Access to and from the properties will be on Thunderbowl Road and Shiloh Road. Concerning the Comprehensive Plan Character Area Map the subject property is depicted as a Rural Residential Character Area and is outside the Urban Service Area. Per Comprehensive Plan guidance R-1 zoning is listed as a permitted zoning within the Rural Residential Character Area.

Factors for consideration include: 1) the current rural character and rural land use pattern in the area, 2) the existing R-1 zoning to the north of the subject property, 3) the smaller lots in the northern area.

Overall, Planning found this request consistent with the Comprehensive Plan. The TRC reviewed this application and noted any development would require soil evaluation by the Department of Public Health for well and septic.

OPTIONS:

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

DIVISION: Planning & Zoning

Staff: JD Dillard

Planning & Zoning Staff

Action and Motion by the Board:_____