

GREATER LOWNDES PLANNING COMMISSION
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2021-30 Regular Meeting (x) Work Session (x)
DATE OF MEETING: November 29th 2021 Recommendation (x) Policy/Discussion ()
BUDGET IMPACT: Report ()
FUNDING SOURCE: () Annual () Capital () SPLOST (X) N/A
ACTION REQUESTED ON: REZ-2021-30 Interstate Land Management, LLC,
 Briarwood Rd, ~66 - (R-1) to (R-A)

HISTORY, FACTS AND ISSUES:

This case represents an attempt by the applicant to rezone their property from Low Density Residential (R-1) to Residential Agricultural (R-A). The motivation for this request stems from the applicant's desire to allow for agricultural uses on the lots. Should the rezoning request be approved, the multiple parcels will be combined. While the application lists 1929 Seminole Dr. as the address, the subject property is predominantly landlocked with Briarwood Road adjacent to one of the five parcels in this request.

The surrounding area is zoned R-1, with limited commercial zoning to the east. From an infrastructure standpoint, both County Water and Sewer buffers touch the subject property on the west. Connection to utilities is required for any future development. The Comprehensive Plan depicts this property as within the Urban Service Area and as within a Suburban Character Area. Per Comprehensive Plan guidance, R-A zoning is listed as a permitted zoning within the character area. From a planning standpoint this property was rezoned to R-1 with the adoption of the ULDC because of its proximity to water and sewer services and location with respect to existing residential development.

In addition to the information above, the following should be considered: 1) The surrounding zoning is R-1, with a range of lot size from 1 acre to 7 acres, 2) The adjacent R-A zoning to the south.

The TRC reviewed the request and found it compliant with the Comprehensive Plan, and had no additional comments.

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

DIVISION: Planning & Zoning Staff: JD Dillard
 Planning & Zoning Staff

Recommendation by the Commission: _____