

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-02

DATE OF MEETING: January 31<sup>st</sup> 2022

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

REZ-2022-02 Justin Warren, 4128 Johnson Road.  
R-1 to R-21, Well & Septic, 1.97 acres

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

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 1.97 acres from R-1 (Low Density Residential) zoning to R-21 (Medium Density Residential) zoning, in order for the property to be subdivided into a ULDC conforming lot.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from Johnson Road S., a minor collector road<sup>1</sup>, and Third Street, a local unpaved road. Per Comprehensive Plan guidance, R-21 zoning is listed as a recommended zoning within the character area.

While R-A is prevalent in the neighborhood to the north and west, the subject property has R-1 and R-21 zonings adjacent on all sides. The lack of wetlands/water resources on the property are supportive of the desire to subdivide.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent 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: \_\_\_\_\_

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<sup>1</sup> Typical traffic flow capacity of a minor collector road is 1,500 to 3,000 AADT. Per the GDOT Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year.  
<http://www.dot.ga.gov/informationcenter/statistics/Documents/AADTDefinitions.pdf>