

GREATER LOWNDES PLANNING COMMISSION
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-03

DATE OF MEETING: January 31st 2022

BUDGET IMPACT: N/A

FUNDING SOURCE: ☐ Annual ☐ SPLOST VI ☐ Capital ☒ N/A

ACTION REQUESTED ON:

REZ-2022-03 Windy Hill, Miller Bridge Road
E-A to R-A, 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 Residential Agriculture (R-A), in order to develop an 11-lot subdivision, with proposed lot sizes of 2.5 to 3.11 acres. The subject property is located off Miller Bridge Road, a County maintained paved minor collector within the Rural Service Area and an Agriculture/Forestry Character Area.

Per Comprehensive Plan guidance, R-A zoning is recommended within an Agriculture/Forestry Character Area, while the development strategy aims to maintain the rural character by limiting new development and promoting large lot sizes. There are currently 151 lots within a 1-mile radius of the subject property, 95 of which are 10 acres or less, with a median lot size of 6.6 acres for the area. (See attachments for complete character area description and breakdown of parcels by acreage.)

Factors for consideration include 1) the predominantly agricultural zoning surrounding the subject property, 2) the amount of lands in open or cultivated states, including woodlands and farmlands, 3) the existing development pattern and growth of the community, 4) the proximity to the Rural Residential Character Area, and 5) the precedent set by this case for other similarly sized and located properties in Lowndes County.

The TRC reviewed the request and found it consistent with the Future Land Use Character Map, though inconsistent with the Community Goals and Policies. The development standards for lot width differ based on the use of a central/public water system or individual private wells, and have not been fully evaluated by the DPH or EPD at this time.

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

DEPARTMENT: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Recommendation by the Commission: _____