

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-04

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 28, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT:

Report ()

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

ACTION REQUESTED ON:

REZ-2022-04 Radney, 5761 Long Pond Road, 0221A-063C
R-10 w/conditions to R-10, County Water/Sewer, ~1.0 acre

HISTORY, FACTS AND ISSUES:

The motivation behind this request is to remove the existing conditions from the previous rezoning case (REZ-2019-09) and divide the northern parcel into two ¼ acre lots for the purpose of building “three spec homes at approximately 2,000 sq. ft. within the next 12-18 months.”

The approved conditions from the 2019 rezoning case are as follows:

1. Modular or mobile homes are not allowed;
2. Duplexes are not allowed;
3. The lots shall not be divided past the two (2) lots requested by the applicant

Access to and from the subject property is off Long Pond Road and Dykes Pond Road, both County maintained local roads¹. Concerning the Comprehensive Plan Future Development Map, the subject property is within the Urban Service Area and depicted as in a Suburban Area. Per Comprehensive Plan guidance R-10 zoning is listed as a permitted zoning district within a Suburban Character Area.

In addition to the above information the following factors should also be considered: 1) the adjacent R-10 zoning to the north, west and east of the subject property, 2) the R-1 zoning adjacent to the southwest, 3) the R-15 zoning to the southeast, and 4) the proximity of County water and sewer service.

Staff found the request overall consistent with the Comprehensive Plan, and the TRC and had no objectionable comments.

OPTIONS:

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

DIVISION: Planning & Zoning

Staff: JD Dillard

Recommendation by the Commission: _____

¹ Typical traffic flow capacity of a local road is 750 to 1500 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>