

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-05

DATE OF MEETING: February 28, 2022

BUDGET IMPACT:

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

ACTION REQUESTED ON:

REZ-2022-05 Lakeland Hwy (0184 054)
E-A to R-A, Well and Septic, ~5.3acres

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

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to divide ~5.3 acres into two equal parcels for single family homes, and in order for the parcels to remain in conformity with the ULDC, a change in zoning would be necessary.

The property has been split, combined, and reconfigured several times through both survey and deed, and is currently divided into two tracts; the Northeastern tract (the subject property) being ~5.3 acres, and the Southwestern tract being ~5.86 acres. The proposed subdivision of the Northeastern tract would create two 2.66 acre tracts, while the Southwestern tract would remain intact.

The subject property is within the Rural Service Area and part of the Agricultural Character Area, and possesses road frontage on Lakeland Highway and Old State Road. Per Comprehensive Plan Guidance, R-A zoning is a recommended classification in an Agricultural Character Area, and is consistent with the low-density land use patterns of the area.

The TRC reviewed the application and has no technical objections.

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

DIVISION: Planning & Zoning

Staff: JD Dillard
Planning & Zoning Staff

Recommendation by the Commission: _____