

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-17

DATE OF MEETING: September 26th, 2022

BUDGET IMPACT: N/A

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

ACTION REQUESTED ON:

REZ-2022-17 Seckinger Road (0092 044 & 045)
E-A to R-1, Well & Septic, ~3.7.acres

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

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 3.7 acres from E-A (Estate Agricultural) zoning to R-1 (Low Density Residential) zoning, in order for the properties to be reconfigured into ULDC conforming lots.

The current parcels are considered legal non-conforming in their E-A zoning district, along with neighboring E-A parcels in the surrounding area. The subject properties abut R-1 zoning to the east, which were rezoned in 2004 in order to allow the lots to be split for familial ownership.

The subject properties are in the Urban Service Area and Suburban Character Area, with access to and from the properties off Seckinger Road. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning within that character area.

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: _____