

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2022-18

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 28, 2022

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2022-18 Hilton's, Chug A Lug Rd (Part of 0033 023B)
E-A to R-A, Well & Septic, 8.29 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on 8.29 acres from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be subdivided into three new ULDC conforming lots.

Concerning the 2021 Joint Comprehensive Plan, the subject property is in the Rural Service Area and within an Agriculture/Forestry Character Area. The property fronts on both Chug A Lug Road (Paved Minor Collector) and Hardee Road (Unimproved Local). The property is also within a groundwater recharge area protection district (Medium pollution susceptibility – ULDC Section 3.03.03).

The surrounding land uses are a mixture of large tracts of timber, farmland, and low-density residential lots with zoning that dates back to at least 1993. Of the 107 lots within a ½ mile radius of the subject property the lot size ranges are as follows:

0	(0%)	less than 10,000 sf
13	(12%)	are 10,001 - 21,000 sf
31	(29%)	are 21,001 - 43,560 sf
32	(30%)	are 43,561 – 108,900 sf
31	(29%)	are 108,901 sf or greater

Staff finds the request consistent with the existing land use pattern, the Comprehensive Plan and having no other technical concerns from the TRC, recommends approval of the request.

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

RECOMMENDED ACTION: Option 1. Approve

DIVISION: Planning

Staff: JD Dillard
Planning Staff

Recommendation by the Commission: _____