

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-04

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: August 28, 2023

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2023-04, 6119 Quarterman Rd, ~18ac., E-A to R-A, Well/Septic

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 18 acres at 6119 Quarterman Road from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning, in order for the property to be subdivided.

The subject property is in the Rural Service Area and an Agricultural/Forestry Character Area, with access to and from the property off Quarterman Road, a County maintained local road. While the general area is depicted as Agricultural/Forestry on the Future Land Use Map, the existing land use pattern, especially along the southern boundaries of Quarterman Road, aligns more with a Rural Residential description. Both character areas encourage maintaining the rural character by limiting new development and promoting rural clusters or conservation subdivision strategies, with high degrees of building separation. Per Comprehensive Plan guidance, R-A zoning is listed as a recommended zoning within both character areas.

For reference, there are 131 properties that have access to Quarterman Road, with an average lot size of 12.10 acres.

- 86% of these lots are below the 12.10-acre average
- There are 87 lots in the Quarterman Crossing Subdivision, zoned R-21, with an average lot size 0.68 acres.

Along the southern boundaries of Quarterman Road, there are 19 properties, including the subject property, that contain at least one, single-family dwelling, with an average lot size of 11.66 acres.

- 68% of these lots are below the 11.66-acre average
- There are 11 lots between 4.79 acres and 7.98 acres

The TRC considered the request and had no other objectionable comments, and staff finds the request consistent with the Comprehensive Plan. If approved, staff recommends the following condition:

- All lots must have a minimum lot width of 210’.

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

RECOMMENDATION: Option 2

DIVISION: Planning

Staff: JD Dillard

Recommendation by the Commission: _____