

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2023-10

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-2023-10, 3728 Mt. Zion Church Rd, 3.5ac,  
E-A to R-21, Well/Septic

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on approximately 3.5 acres at 3728 Mt. Zion Church Road from E-A (Estate Agricultural) zoning to R-21 (Medium Density Residential) zoning, in order for the property to be developed as a neighborhood.

The subject property is in the Urban Service and Suburban Character Area, with access to and from the property off Mt. Zion Church Road, a County maintained Collector Road. Per Comprehensive Plan guidance, R-21 zoning is listed as a recommended zoning within that character area.

Historically, the property was zoned A-U but changed to R-21 in 2006 with the adoption of the ULDC. The previous owners requested it be returned to A-U/E-A, and it has remained such ever since.

The TRC considered the request and had no objectionable comments, and staff finds the request consistent with the Comprehensive Plan and the existing land use pattern.

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

RECOMMENDATION: Option 1

DIVISION: Planning

Staff: JD Dillard

Recommendation by the Commission: \_\_\_\_\_