

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

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

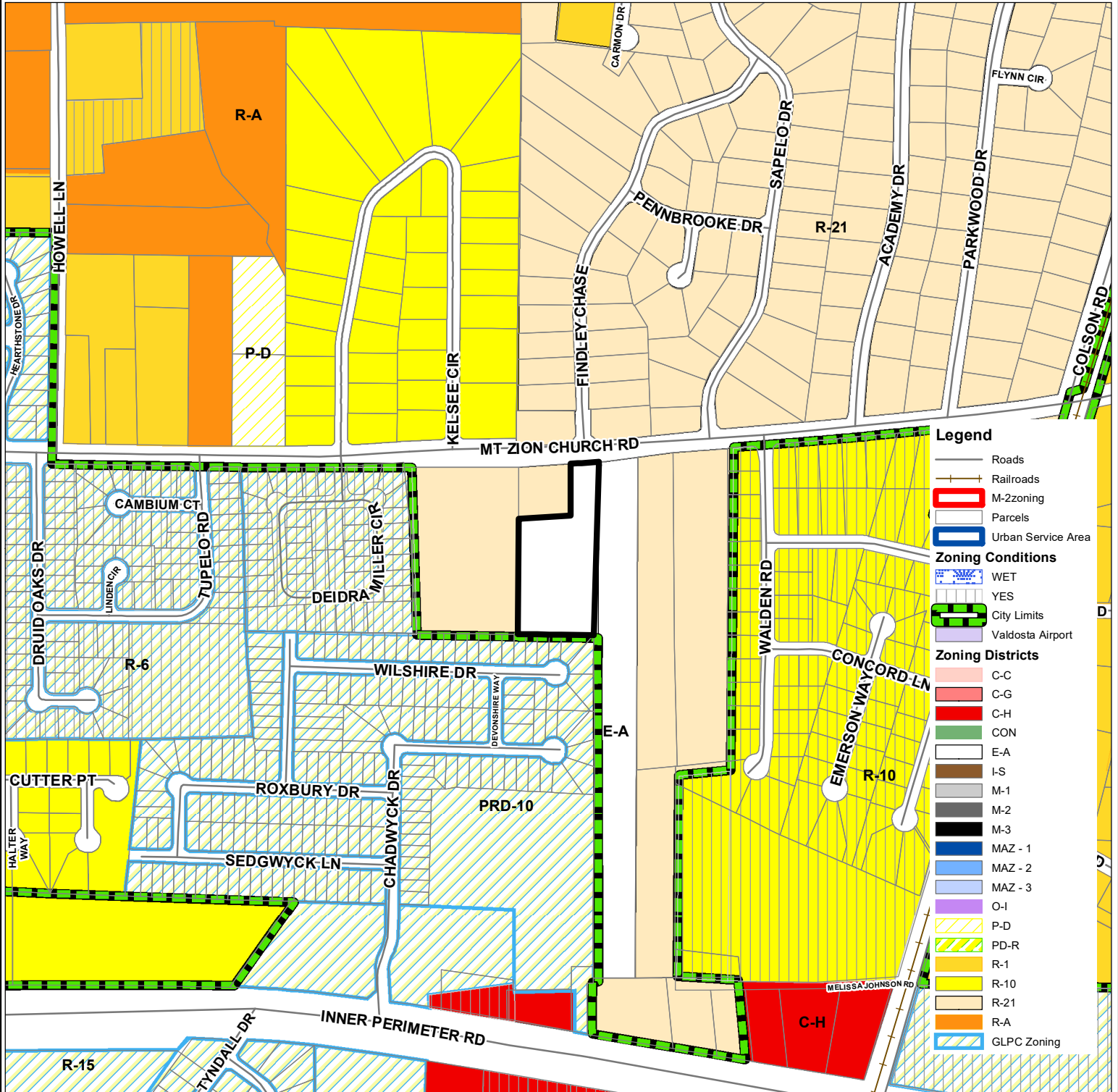
Recommendation by the Commission: _____

REZ-2023-10

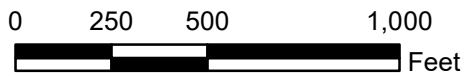
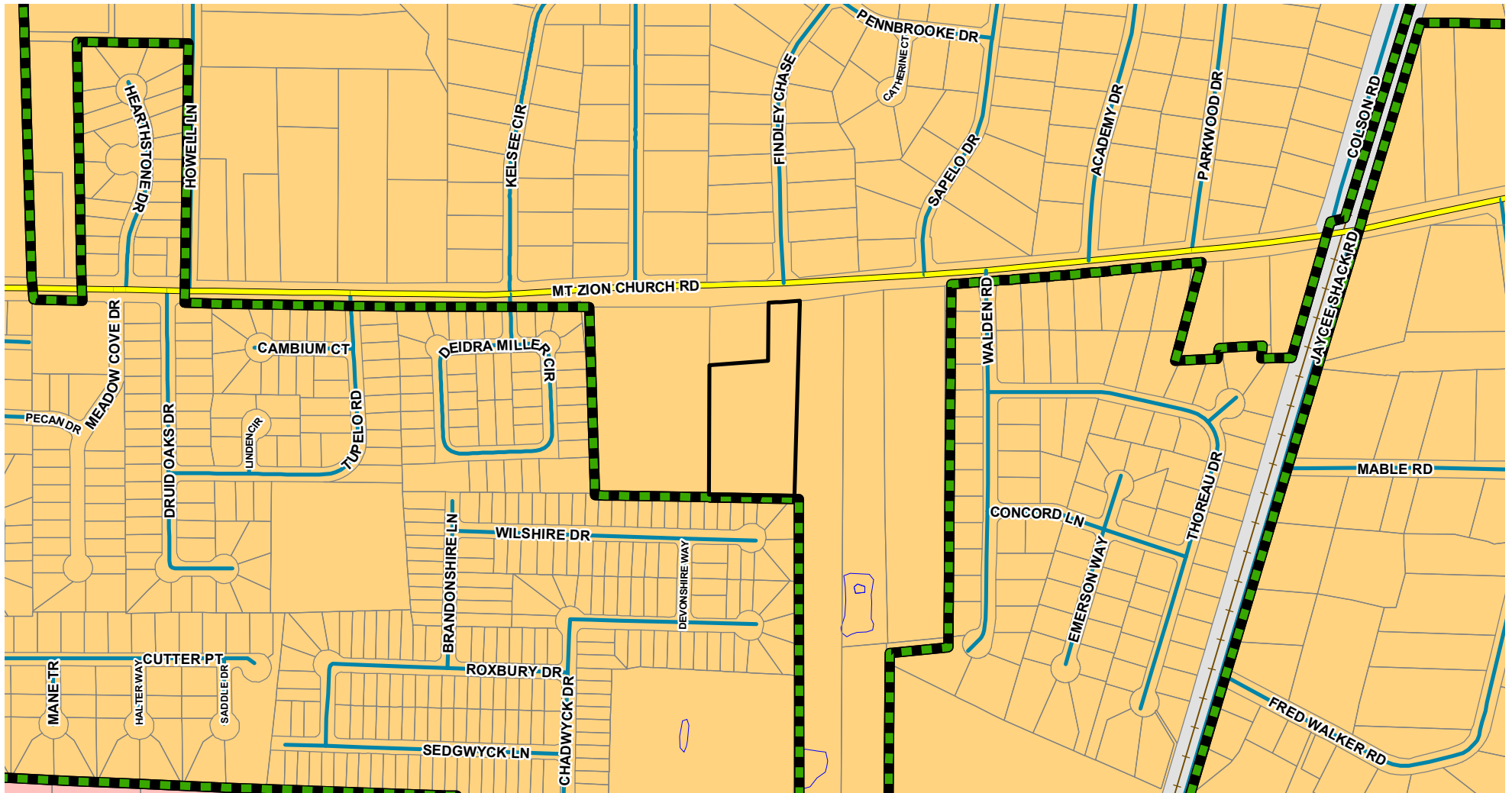
Zoning Location Map

Copeland V
Rezoning Request

CURRENT ZONING: E-A
PROPOSED ZONING: R-21



Copeland V Rezoning Request



Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

- Urban Service Area
- City Limits
- Parcels
- Open Water

- Agriculture / Forestry
- Neighborhood Activity Center
- Community Activity Center
- Park/Recreation/Conservation
- Downtown
- Public / Institutional
- Established Residential
- Regional Activity Center
- Industrial Activity Center
- Remerton Neighborhood Village
- Industrial Area
- Rural Activity Center
- Institutional Activity Center
- Rural Residential
- Linear Greenspace/Trails
- Suburban Area
- Mill Town
- Transitional Neighborhood
- Moody Activity Zone
- Transportation/Communication/Utilities

REZ-2023-10

WRPDO Site Map

Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

Copeland V Rezoning Request

