

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-04

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: February 26, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

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

ACTION REQUESTED ON: REZ-2024-04 Clyattstone Rd. Subdivision (0053 060)
~62acres, R-1 to R-10, County Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to R-10 (Suburban Density) zoning, in order to develop a 110-lot subdivision. The subject property possesses road frontage on Clyattstone Road and Rocky Hill Church Road, a County owned Collector and Local Road respectively, and lies within the Urban Service Area and Suburban Character Area.

In 2020, the adjoining property to the east was rezoned to an R-10 site plan with conditions that included lots abutting Clyattstone Road be no less than 0.5 acres in size, lots fronting interior roads, the inclusion of sidewalks, and neighborhood amenities.

In keeping with the Comprehensive Plan's guidance, new development should be master-planned at a moderate density in these areas, with a greater focus on traditional neighborhood development residential subdivisions; including compatible architecture styles to maintain the regional character of the area, and as a way to capitalize on the recent investment in water and sewer infrastructure.

The TRC reviewed the application and had no technical objections, and Staff finds the request consistent with the Comprehensive Plan and land use patterns, and therefore recommends Approval with Conditions that Lots abutting Clyattstone Road shall be a minimum of 0.5 acres in size.

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

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____