

Agenda Item #5

REZ-2025-12 Adair Estates, 4146 Hwy. 122 E., 0045 009, ~1.5ac.
Current Zoning: E-A (Estate Agricultural)
Proposed Zoning: R-1 (Low Density Residential)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) to R-1 (Low Density Residential) zoning, in order to bring the lot and its allowable uses into conformity. The subject property possesses road frontage on GA HWY 122 East, a State Route, and is within the Urban Service Area and Agricultural Forestry Character area.

While the Future Land Use map depicts the area as Agricultural and does not recommend R-1 zoning, the surrounding land uses and lot sizes are primarily a cluster of residential parcels interspersed with woodlands and farmland.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses and lot sizes, the viability of Well & Septic systems, and the ability to properly apply the standards of the ULDC, and therefore recommends approval of the request for R-1 zoning.

Commissioner Bailey asked if any public water and sewer services are available in the area. Mr. Dillard stated they are not. Chairman Miller asked how long the parcel had been that size in that zoning district. Mr. Dillard explained it has been that way since the 1990's at least, if not longer.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

No one spoke in favor of, nor in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Rountree to recommend approval of the request as presented by staff. Commissioner Bailey second. All voted in favor, no one opposed (9-0). Motion carried.

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REZ-2025-13 ENCC, LLC, 9353 GA Hwy. 135, 0248 044A, ~1 ac.
Current Zoning: E-A (Estate Agricultural)
Proposed Zoning: C-C (Crossroads Commercial)

Mr. Dillard presented the case in which the applicant is requesting a change in zoning on the subject property from E-A (Estate Agricultural) zoning to C-C (Crossroads Commercial) zoning, in order to bring the property into compliance for commercial use. The subject property was