

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-03 Johnston Subdivision, School House Pond Road  
(0195 053) R-1 to R-10, County Water & Sewer, ~21 acres

Work Session/Regular Session

DATE OF MEETING: March 23, 2021

BUDGET IMPACT:  
FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2021-03 Johnston Subdivision, School House Pond Road (0195 053) R-1 to R-10, County Water & Sewer, ~21 acres

---

HISTORY, FACTS AND ISSUES: This request represents a change in zoning on approximately 21 acres from R-1 (Low Density Residential) zoning to R-10 (Suburban Density Residential) zoning, with a condition requiring a minimum of 15,000 square feet per lot per the applicants request, in order for a new residential subdivision of single-family lots to be developed.

The subject property is in the Urban Service Area and Suburban Character Area, with access to and from the property from School House Pond Road and Payton Place, both minor collector roads. Per Comprehensive Plan guidance, R-10 zoning is listed as a permitted zoning within that character area.

The request to have a minimum lot size of 15,000 square feet is based on market demand and to serve as a transition between neighboring subdivisions with minimum lot sizes of 10,000, 21,000 and 43,560 square feet.

A petition was signed by over 200 neighboring residents in opposition of the development.

The TRC considered the request and had no objectionable comments. Additionally, Staff finds the request consistent with the Comprehensive Plan and existing land use patterns of the area.

The Planning Commission recommends approval of the request to rezone the property to R-10 with the applicants condition of a minimum lot size of 15,000 square feet by a unanimous vote of (9-0).

OPTIONS: 1) Board's Pleasure  
2) Approve

RECOMMENDED ACTION: Board's Pleasure