

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2021-29 LR83 LLC, 5716 Race Track Road, ~3.6 acres, R-A to R-1, Well & Septic

DATE OF MEETING: December 14, 2021

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2021-29 LR83 LLC, 5716 Race Track Road, ~3.6 acres, R-A to R-1, Well & Septic

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HISTORY, FACTS AND ISSUES: This case represents a change in zoning on the subject property from Residential Agricultural (R-A) to Low-Density Residential (R-1) in order to produce two (2) ULDC conforming lots. The subject property possesses road frontage on Thunderbowl Road, Race Track Road, and Shiloh Road. Access to and from the properties will primarily be on Thunderbowl Road and Shiloh Road. Concerning the Comprehensive Plan Future Land Use Map, the subject property is within the Rural Residential Character Area and Rural Service Area. Per Comprehensive Plan guidance, R-1 zoning is listed as a recommended zoning district within the Character Area.

Factors for consideration include 1) the current rural character and rural land use pattern in the area, 2) the existing R-1 zoning to the north of the subject property, 3) the smaller lots in the surrounding area.

Overall, Planning found this request consistent with the Comprehensive Plan and existing land use pattern. The TRC reviewed this application and noted any development would require soil evaluation by the Department of Public Health for well and septic, and the Planning Commission recommends approval by unanimous vote (10-0).

- OPTIONS:
1. Approve
  2. Approve with conditions
  3. Table
  4. Deny

RECOMMENDED ACTION: Board's Pleasure  
Approve

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: