

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-14 Wisenbaker Property, 3820 Great North Rd. E-A to R-1, County Well/Septic, ~5.0 acres

Work Session/Regular Session

DATE OF MEETING: October 8, 2019

BUDGET IMPACT:

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: Rezoning Case REZ-2019-14 Wisenbaker Property, 3820 Great North Rd. E-A to R-1, County Well/Septic, ~5.0 acres

HISTORY, FACTS AND ISSUES: This request represents a change in zoning of approximately 5.0 acres from E-A (Estate Agricultural) to R-1 (Low Density Residential) zoning. The motivation behind this request is to enable the applicant to subdivide and create an approximate 1-acre lot for residential use while combining the remaining portion with the applicant's larger adjacent parcel. The property is located at Great North Road and Grover Hicks Road, both County maintained minor collector roads. Concerning the Comprehensive Plan Future Development Map, the subject property is within an Agriculture/Forestry Area. The Comprehensive Plan does not list R-1 zoning as a permitted zoning district within an Agriculture/Forestry Character Area.

Additional factors to consider in this case are: 1) while the Comprehensive Plan does not list R-1 zoning as a permitted zoning district within an Agriculture/Forestry Character Area, it does state, "The rural character should be maintained by...protecting farmland and open space..." (2016 Greater Lowndes Comprehensive Plan Update, pg. 110), which is the intent of the applicant by intending to combine the remnant of the parcel with his larger adjacent parcel, and 2) the considerable number of R-1 zoned properties to the east, including the Sherwood Forest Subdivision, across Grover Hicks Road.

Overall, while staff finds the request inconsistent with the Future Development Map of the Comprehensive Plan, it finds the request consistent with its Community Goals. The TRC considered the request and had no objectionable comments.

At the September regular GLPC meeting, the applicant spoke in favor of the request and no one spoke in opposition. The GLPC recommended for approval of the request by a 7-0 vote.

- OPTIONS: 1. Approve
2. Approve with Conditions