

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: Rezoning Case REZ-2019-18 Davis, 2180 New Statenville Hwy.  
0188 167G & 0188 172 E-A & R-1 to R-1, Well & Septic, ~13.73 acres  
Districts 3 & 4

Work Session/Regular Session

DATE OF MEETING: December 10, 2019

BUDGET IMPACT: N/A

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2019-18 Davis, 2180 New Statenville Hwy., 0188 167G & 0188 172 E-A & R-1 to R-1, Well/Septic, ~13.73 acres

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HISTORY, FACTS AND ISSUES: This is a request to rezone ~13.73 acres from E-A (Estate Agricultural) & R-1 (Low Density Residential) zoning to R-1 zoning. The motivation behind the request is to enable the applicant to subdivide and create 2 lots for residential use while combining the remaining tract with his adjacent R-1 zoned parcel. The property is located on New Statenville Hwy., a major collector road. Concerning the Comprehensive Plan Future Development Map, the subject property is within a Rural Residential Character Area, in which R-1 zoning is listed as a permitted zoning district.

The following factor should be considered in addition to the above information: The R-1 zoned properties to the south of the applicant's E-A zoned parcel, including the applicant's large R-1 zoned parcel with which Tract 3 is to be combined.

During the GLPC regular meeting in November, two citizens spoke desiring clarification, primarily having to do with the intended use. The applicant was also present to answer any questions. Ultimately, the GLPC unanimously recommended approval of the request.

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

RECOMMENDED ACTION: Approve

DEPARTMENT: Planning

DEPARTMENT HEAD: Molly Stevenson

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: