

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2020-15 Ivey Lane Duplexes Ivey Road (0145B 095, 96, 97)  
C-H to R-10, Water and Sewer, ~0.99 acres

Work Session/Regular Session

DATE OF MEETING: October 13, 2020

BUDGET IMPACT:

FUNDING SOURCE:

( ) Annual

( ) Capital

(X) N/A

( ) SPLOST

( ) TSPLOST

COUNTY ACTION REQUESTED ON: REZ-2020-15 Ivey Lane Duplexes Ivey Road (0145B 095, 96, 97) C-H to R-10, Water and Sewer, ~0.99 acres

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from C-H (Highway Commercial) zoning to R-10 (Suburban Density Residential) zoning. The general motivation in this case is for the applicant to develop three (3) new duplexes. In order for the lots to remain in conformance with the ULDC, a change in zoning would be necessary as two-family homes are not allowed in C-H zoning.

The subject property is within the Urban Service Area and part of the Neighborhood Activity Center Character Area, and possesses road frontage on Ivey Road, a County maintained local road. As the proposed development is within the connection requirements found in ULDC Chapter – 6.03.03 for County Water and the connection requirements for County Sewer as found in ULDC Chapter – 6.03.04 any future development will be required to connect to both water and sewer services. The applicant has proposed to make these connections at their expense as indicated in their letter of intent.

The TRC reviewed the application and had no technical objections.

The GLPC heard the request at their September meeting and recommends denial of the request with a vote of (9-2).

OPTIONS: 1. Board's Pleasure

RECOMMENDED ACTION: Board's pleasure

DEPARTMENT: Planning/Zoning

DEPARTMENT HEAD: JD Dillard

ADMINISTRATIVE COMMENTS AND RECOMMENDATIONS: