

LOWNDES COUNTY BOARD OF COMMISSIONERS  
COMMISSION AGENDA ITEM

SUBJECT: REZ-2022-05 Lakeland Hwy (0184 054), E-A to R-A, Well & Septic, ~5.3 acres

DATE OF MEETING: March 8, 2022

Work Session/Regular Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

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

COUNTY ACTION REQUESTED ON: REZ-2022-05 Lakeland Hwy (0184 054), E-A to R-A, Well & Septic, ~5.3 acres

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HISTORY, FACTS AND ISSUES: This request represents a change in zoning on the subject property from E-A (Estate Agricultural) zoning to R-A (Residential Agricultural) zoning. The general motivation in this case is for the applicant to divide ~5.3 acres into two equal parcels for single family homes, and in order for the parcels to remain in conformity with the ULDC, a change in zoning would be necessary.

The property has been split, combined, and reconfigured several times through both survey and deed, and is currently divided into two tracts; the northeastern tract (the subject property) being ~5.3 acres, and the southwestern tract being ~5.86 acres. The proposed subdivision of the northeastern tract would create two 2.66 acre tracts, while the southwestern tract would remain intact.

The subject property is within the Rural Service Area and part of the Agricultural Character Area, and possesses road frontage on Lakeland Highway and Old State Road. Per Comprehensive Plan Guidance, R-A zoning is a recommended classification in an Agricultural Character Area, and is consistent with the low-density land use patterns of the area.

Staff found the request consistent with the Comprehensive Plan, the TRC had no technical objections, and the Planning Commission recommends approval by unanimous vote (9-0).

- 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: